

JOHN HODGES

#22-46

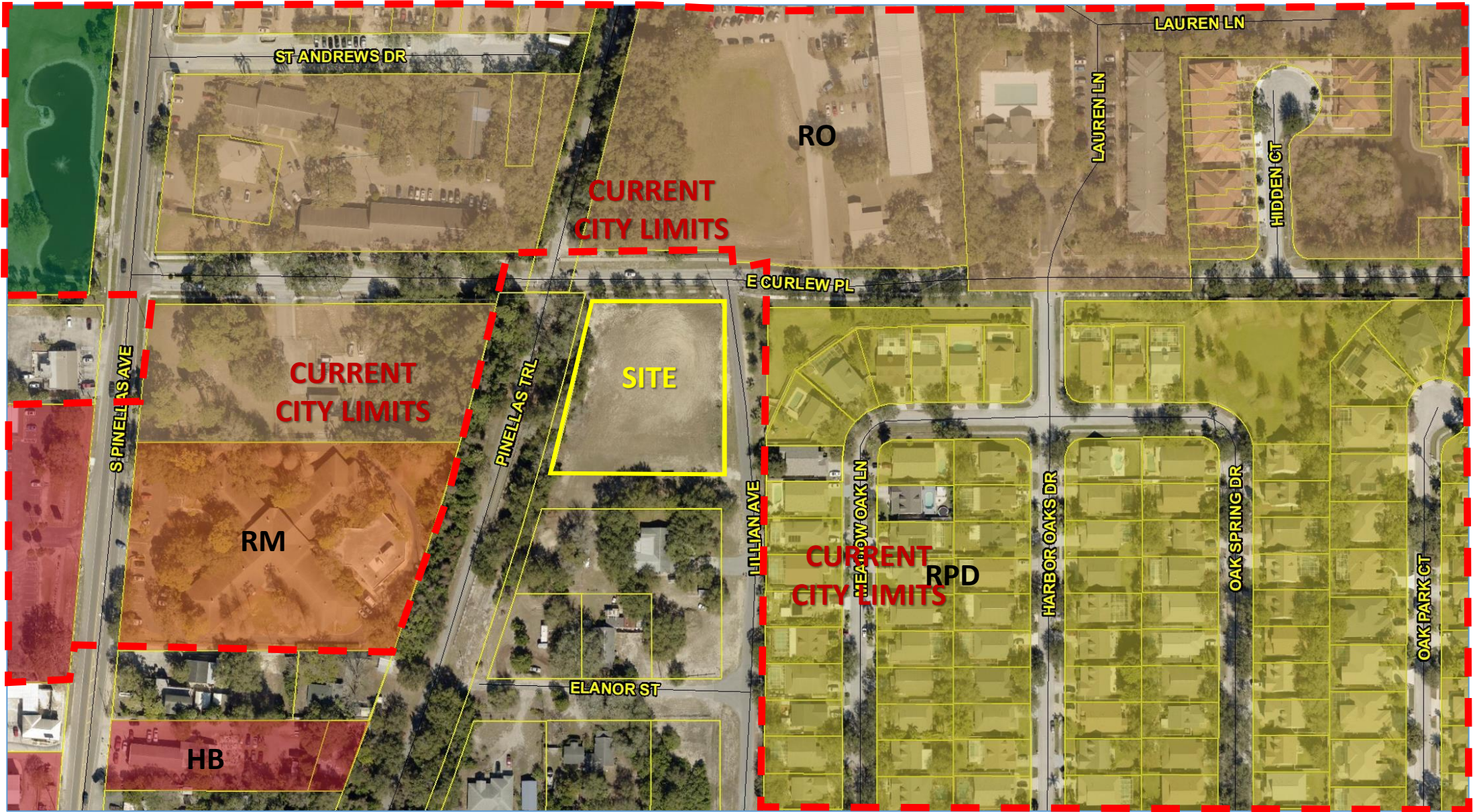
Planning & Zoning Board – June 20, 2022

Board of Commissioners – July 12, 2022

July 26, 2022



SITE LOCATION, LAND USE, ZONING



SUMMARY OF REQUESTS

#22-46 – southwest corner of Lillian Avenue and Curlew Place.

1. Annex

- 1.204 acres (1 parcel) into City of Tarpon Springs

2. Future Land Use Map Amendment (FLUM)

- Current: RL (Pinellas County – Residential Low)
- Proposed: RL (City of Tarpon Springs – Residential Low)

3. Rezoning

- Current: R-3 (Pinellas County – Single Family Residential)
- Proposed: R-70A (Tarpon Springs – Single Family Residential)

- **Applicant / Owner:** John Hodges / H2004, Inc.
- The property is currently vacant.

REVIEW CRITERIA - ANNEXATION

- 1) The area to be annexed is contiguous to the City's boundaries and is reasonably compact.
- 2) The impact upon public facilities can be accommodated and the City can serve the property upon annexation.
- 3) Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.
 - a) *The Interlocal Planning Agreement is no longer in effect.*
 - b) *Owner assents to City's Comprehensive Plan as it applies to the subject property and density/intensity of the proposed use(s) equal to the County's Comprehensive Plan.*
 - c) *Proposed designations are of equal density and intensity to those in the current County Comprehensive Land Use Plan. Future Land Use Map amendment will not need to be processed at the state level (Chapter 163.3184, Florida Statutes).*

REVIEW CRITERIA – FLUM AMENDMENT

- 1) Generally consistent with the applicable Comprehensive Plan policies.
- 2) Consistency with the Countywide Plan. Countywide Residential Low Medium category will remain unchanged.

BASIS OF PROPOSED ZONING

Zoning of R-70A (Single Family Residential)

- 1) is consistent with immediate area of residential zoning within City limits.
- 2) is consistent with general zoning pattern in the immediate area in unincorporated Pinellas County.
- 3) is consistent with the Residential Low Future Land Use Map category

REVIEW CRITERIA - REZONING

- 1) The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.
- 2) The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.
- 3) The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated.

PRELIMINARY STAFF RECOMMENDATION

- **#22-46 – *Approval of the Following:***
 - **Ordinance 2022-15** – Annexation of 1.204 acres into Tarpon Springs
 - **Ordinance 2022-17** – Amending FLUM from Pinellas County RL (Residential Low) to City of Tarpon Springs RL (Residential Low)
 - **Ordinance 2022-16** – Amending Zoning Atlas from Pinellas County R-3 (Single Family Residential) to City of Tarpon Springs R-70A (Single Family Residential).



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[JUNE 20, 2022 / JULY 12, 2022 & JULY 26, 2022]

STAFF REPORT – JUNE 13, 2022

Application No. / Project Title: #22-46

Staff: Patricia L. McNeese, AICP, Principal Planner

Applicant / Owner: H2004, Inc.

Property Size: 1.204 acres

Current Zoning: Pinellas County – R-3 (Single Family Residential)

Proposed Zoning: R-70A (Single Family Residential)

Current Land Use: Pinellas County – RL (Residential Low)

Proposed Land Use: RL (Residential Low)

Location / Parcel ID: Southwest corner of Lillian Avenue and Curlew Place /
 24-27-15-62190-001-0010

BACKGROUND SUMMARY:

The applicant is requesting annexation of approximately 1.204 acres (comprised of one parcel) in conjunction with a proposed Future Land Use Map (FLUM) amendment from Pinellas County RL (Residential Low) to City of Tarpon Springs RL (Residential Low), and, a rezoning of the property from Pinellas County R-3 (Single Family Residential) to City of Tarpon Springs R-70A (Single Family Residential).

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends approval of the following:

1. **Ordinance 2022-15** annexing approximately 1.204 acres into the City of Tarpon Springs municipal boundary.
2. **Ordinance 2022-17** amending the Future Land Use Map (FLUM) from Pinellas County land use designation RL (Residential Low) to City of Tarpon Springs land use designation RL (Residential Low).
3. **Ordinance 2022-16** amending the Official Zoning Atlas from Pinellas County zoning designation R-3 (Single Family Residential) to City of Tarpon Springs zoning designation R-70A (Single Family Residential).

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Mowed grass, few trees
Vehicle Access:	The property is bounded by three rights of way, two of which are improved: Lillian Avenue and Curlew Place.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	RO (Residential Office)	I (Institutional)
South:	Pinellas County R-3 (Single Family Residential)	RL (Residential Low)
East:	RPD (Residential Planned Development)	RL (Residential Low)
West:	RO (Residential Office)	R/OG (Residential Office General)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning: Pinellas County – R-3	Proposed Zoning: R-70A
Max. Density (per Residential Low Future Land Use Map category)	5 dwelling units per acre	5 dwelling units per acre
Lot Standards:		
Min. Lot Area	6,000 square feet	6,500 square feet
Min. Lot Width	60 feet	60 feet
Min. Lot Depth	80 feet	80 feet
Max. Height	35 feet	35 feet
Setbacks:		
Front Yard	Structure = 20 feet Porch, Patio, Deck = 10 feet	25 feet
Side Yard	6 feet	7.5 feet
Side Street	10 feet	15 feet
Rear Yard	10 feet	20 feet
Min. Net Floor Area	n/a	1,000 square feet

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The subject property is located in unincorporated Pinellas County and is zoned R-3 (Single Family Residential) with a Residential Low (RL) FLUM designation. The applicant is seeking voluntary annexation into the City of Tarpon Springs to connect to City water and sanitary sewer facilities.
2. The applicant has not requested a specific zoning district. Staff recommends rezoning to R-70A (Single Family Residential) and a FLUM amendment to RL (Residential Low), the City



designations that correspond closest to the current Pinellas County designations. The proposed R-70A zoning is also consistent with the pattern of City and County zoning for residential development in the immediate area in proximity to South Pinellas Avenue. The current Countywide Plan designation of Residential Low Medium (RLM) will remain unchanged.

3. The subject property is contiguous to the City's municipal boundary on all but the southern side. City water and sewer services are available to this property.
4. The applicant has not stated development intentions for this parcel. At 1.204 acres the property is currently allocated six (6) residential dwelling units under the Pinellas County Residential Low (RL) FLUM category. The property will continue in the Residential Low (RL) FLUM category with a maximum of six (6) allowable residential dwelling units.

REVIEW STANDARDS / STAFF ANALYSIS - ANNEXATION:

Section 208.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 171.043, Florida Statutes provide standards for annexations. These standards, along with planning staff's analysis are provided below:

- 1. Whether the property in question would create a municipal or county enclave upon annexation; i.e.: whether the area to be annexed is contiguous to the City's boundaries and is reasonably compact.**

Staff Analysis: The property is contiguous to the existing Tarpon Springs municipal limits on the north, east and west side and will not create an enclave.

- 2. The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.**

Staff Analysis: The property has the following public facilities service characteristics:

- Potable water capacity and infrastructure to serve the property is available from the City.
- Sanitary sewer capacity and infrastructure to serve the property is available from the City.
- Fire service will be provided by Tarpon Springs Fire Rescue.
- Both Lillian Avenue and Curlew Place are improved and maintained by the City. The Dorothy Street right-of-way to the south is an unimproved right-of-way under City jurisdiction.
- The property is within the City's solid waste service area. The City has the ability to provide solid waste service to this property.

- 3. Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.**

- a. Is the subject property within the City of Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan and the Agreement?**

Staff Analysis: The subject property is within the Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan. In September 2007, a state appeals court released a decision invalidating Pinellas County Ordinance No. 00-63. Ordinance 00-63 was approved by voters in a November 2000 referendum and the ordinance replaced certain state laws



governing voluntary annexation with local procedures that were intended to encourage better planning. Chief among the provisions was a set of boundaries delineating unincorporated areas eligible for annexation by specific municipalities.

The court affirmed that Pinellas County has the authority to create its own voluntary annexation procedures but stated that they must be written into the county charter, which was not part of the original referendum. Therefore, Ordinance No. 00-63 is no longer in effect. Pinellas County has been notified of the application in accordance with state law.

- b. Has the Owner assented to the City’s Comprehensive Plan as it applies to the subject property and is the density or intensity of the proposed use(s) equal to or less than the County’s Comprehensive Plan?**

Staff Analysis: The owner has voluntarily agreed to the above pursuant to the applications on file with the Planning and Zoning Department. The proposed intensity of the property is equal to that addressed in the Pinellas County Comprehensive Plan. The assigned zoning of R-70A (Single Family Residential) is consistent with the RL (Residential Low) FLUM designation.

- c. Are the existing or proposed designations more intensive than those of the current County Comprehensive Land Use Plan requiring the processing of a land use plan amendment in accordance with the procedures contained in Chapter 163.3184, Florida Statutes?**

Staff Analysis: The density/intensity of the proposed amendment to the Tarpon Springs Future Land Use Map is consistent with the density/intensity in the current Pinellas County Comprehensive Plan for the subject property.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

Future Land Use Map Amendment

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the current and proposed future land use categories are summarized below:

	Current FLU: Pinellas County – RL (Residential Low)	Proposed FLU: Tarpon Springs - RL (Residential Low)
Intent:	It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.	The Residential Low Land Use Category is intended for areas outside urban activity centers, and is generally intended for areas that are to be developed in a low density residential manner. This category is generally intended to serve as a transition between suburban and rural residential areas.



	Current FLU: Pinellas County – RL (Residential Low)	Proposed FLU: Tarpon Springs - RL (Residential Low)
Primary Uses:	Residential	Residential
Max. Density:	5 dwelling units / acre	5 dwelling units / acre
Non-Residential Maximum Floor Area Ratio:	0.40	0.40
Non-Residential Maximum Impervious Surface Ratio:	0.65	0.65

Staff Analysis: The proposed FLUM designation is equivalent to the current Pinellas County designation in terms of intent, density, and intensity. The need for the amendment is due to the voluntary annexation into the City of Tarpon Springs for the purpose of connecting to City water and sewer services.

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides standards for zoning map amendments. These standards, along with planning staff’s analysis are provided below:

1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

Staff Analysis: See the above analysis of the FLUM amendment to RL (Residential Low). The proposed R-70A zoning district is consistent with the RL FLUM category and the goals, objectives and policies of the Comprehensive Plan.

2. The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

Staff Analysis: The property is located Oak Crest Subdivision, a residential plat created in 1925. The applicant’s parcel consists of the combined Lots 1 through 5, Block 1 of the original plat. The majority of remaining property in Oak Crest, extending to the south has been developed with single family residences. The adjacent areas to the west and southwest are also developed with single family residential subdivisions under predominant residential zonings of Tarpon Springs R-70A and Pinellas County R-3. The Harbor Oaks Residential Planned Development (RPD) is located on the east side, and the north adjacency is characterized by Residential Office zoning. The Pinellas Trail runs alongside the subject property on the west side and serves as a buffer between the residential area and the mixed use corridor along South Pinellas Avenue. The subject property has existing improved street frontage and available public service facilities. Single family residential zoning under the R-70A designation is appropriate to this property and compatible with the surrounding area.



- 3. The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

Staff Analysis: The proposed amendment will continue to allow single family residential development on an existing parcel in an area where public infrastructure is already in place. This amendment promotes orderly and efficient development of an existing residential area.

- 4. The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

Staff Analysis: The City is already serving this area with existing infrastructure and has the capacity and ability to serve this parcel with all listed public facilities. The proposed annexation of this single family lot will not adversely affect the City's ability to provide public facilities and will not degrade levels of service for any facilities.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on April 14, 2022, for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide Presentation
2. Applicant Narrative
3. Surveys
4. Draft Ordinances 2022-15, 2022-16 and 2022-17

Patricia McNeese

From: Katie H <petvet4u@yahoo.com>
Sent: Saturday, April 2, 2022 7:47 AM
To: Patricia McNeese
Subject: Annexation reason

External Email- Use caution with links and attachments

Pat,

I forgot to submit reason for annexation on the property at Lillian Ave and Curlew Place.

I would prefer not annex. I am required to annex given the water is at the property line. Paying the up charge to tap into Tarpon water and not annex would be my preferred choice.

I am amenable to annexing in the future once adjacent properties annex.

Hopefully it's not too late ?

Thank you,
Katie Hodges

[Sent from Yahoo Mail on Android](#)

DESCRIPTION: LOT(S) 1 THROUGH 8, BLOCK 1, OAK REST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

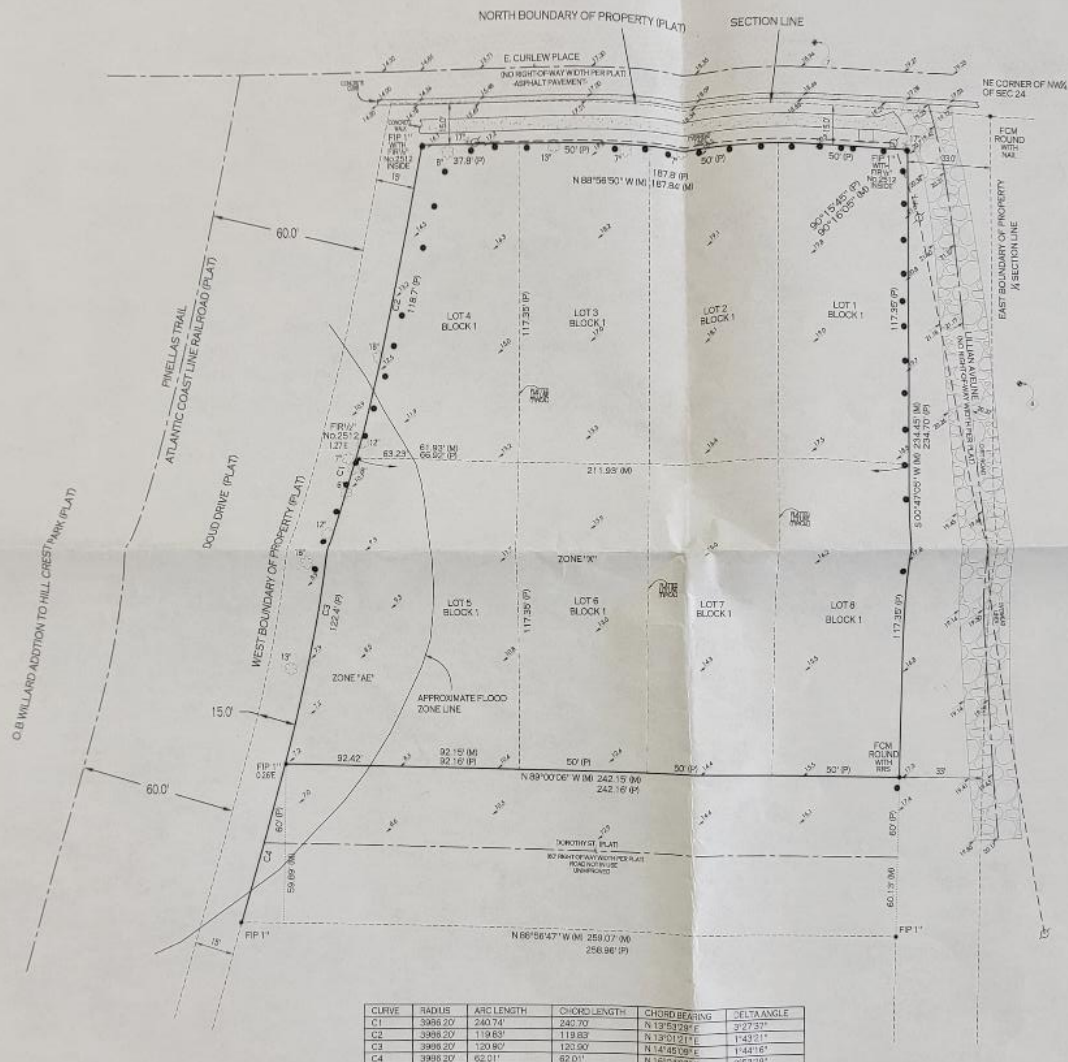
BOUNDARY SURVEY

SEC. 24, TWP. 27 S, RNG 15 E.
PINELLAS COUNTY, FLORIDA

Scale: 1" = 30'

1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 8183

Initial Point Land Surveying, L.L.C.



- ### ELEVATION DATA
- REFERENCE BENCH MARK, PINCO C, HAVING AN ELEVATION OF 28.40 FEET (NAVD88).
 - ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - SURFACE ELEVATIONS ARE DEPICTED AS AND & ARE IN FEET AND DECIMALS OF FEET.
 - PROJECT BENCHMARKS:
 - PARKER KALON NAIL IN ASPHALT ELEVATION = 18.68 FEET
 - SIR WITH CAP LB#8183 ELEVATION = 20.69 FEET

- ### LEGEND
- = WOOD FENCE POST
 - = POWER POLE
 - = GUY WIRE
 - = TBM
 - = OAK TREE
 - = PINE TREE

MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH ZONE 16N, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

NOTE:
PLAT DOES NOT MATHEMATICALLY CLOSE WITHIN LOTS 1-8, BLOCK 1 AND CONTAINS DIMENSIONAL ERRORS.
WEST BOUNDARY LINE WAS DETERMINED BASED OFF A BEST FIT CURVE FROM PREEXISTING MONUMENTATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3086.20'	240.74'	242.70'	N 13° 52' 39" E	2° 27' 32"
C2	3086.20'	119.83'	119.83'	N 13° 51' 21" E	1° 43' 21"
C3	3086.20'	120.80'	120.50'	N 14° 45' 09" E	1° 44' 16"
C4	3086.20'	62.01'	62.01'	N 16° 54' 02" E	0° 53' 28"

- ### SURVEYOR'S NOTES:
- This survey is based on the legal description as provided by the client.
 - This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
 - This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations, utilities, utilities, etc.
 - This survey does not reflect nor determine ownership.
 - See legend for symbols and/or abbreviations used hereon.
 - Dimensions shown hereon are in feet and decimal portions thereof.
 - Building ties are not to be used to construct diked or platted lines.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 33-17, Florida Administrative Code, pursuant to section 475.307, Florida Statutes.

[Signature]
Date: 2/18/18
Professional Surveyor and Mapper LB# 12318/8183

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL.

(A) = ARC LENGTH	(C) = CURVE	BSW = BENCH MARK	BY = BENCH	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
A/C = ASH CONDUIT	CA = CHAIN LINE RING	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
AV = ALUMINUM FENCE	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
BA = BENCH MARK	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
BOC = BACK OF CURB	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
BW = BARBED WIRE FENCE	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
C = CURVE	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
CG = CALCULATED	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
CAV = CARRY THROUGH AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
CB = CONC BENCH	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS
CCS = CONCRETE BLOCK STRUCTURE	CA = CONCRETE AREA	CA = CONCRETE AREA	CA = CONCRETE AREA	CC = POINT OF CURVATURE	FC = POINT ON CURVE	SM = SET MARK AND ORS

APPARENT FLOOD HAZARD ZONE: "X" & "AE" BFE = 10.0' COMMUNITY NO. 12318 & 12329 (MAP NUMBER 12 03C-0019-C) EFFECTIVE DATE: 09/10/2009

BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF DOROTHY ST. HAVING A GRID BEARING OF N89°00'00" E

Drawn By: JH Date of Survey: 2-18-18 Party Chief: JH
Checked By: JH DWG File: LULIAN File: LULIAN

This Survey Prepared for and Certified to:
PFLUM, INC.
Professional Title Insurance Company

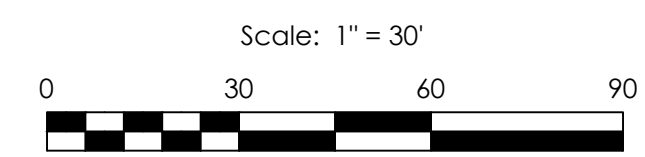
SURVEY ABBREVIATIONS

DESCRIPTION: LOT(S) 1 THROUGH 4, BLOCK 1, OAK CREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

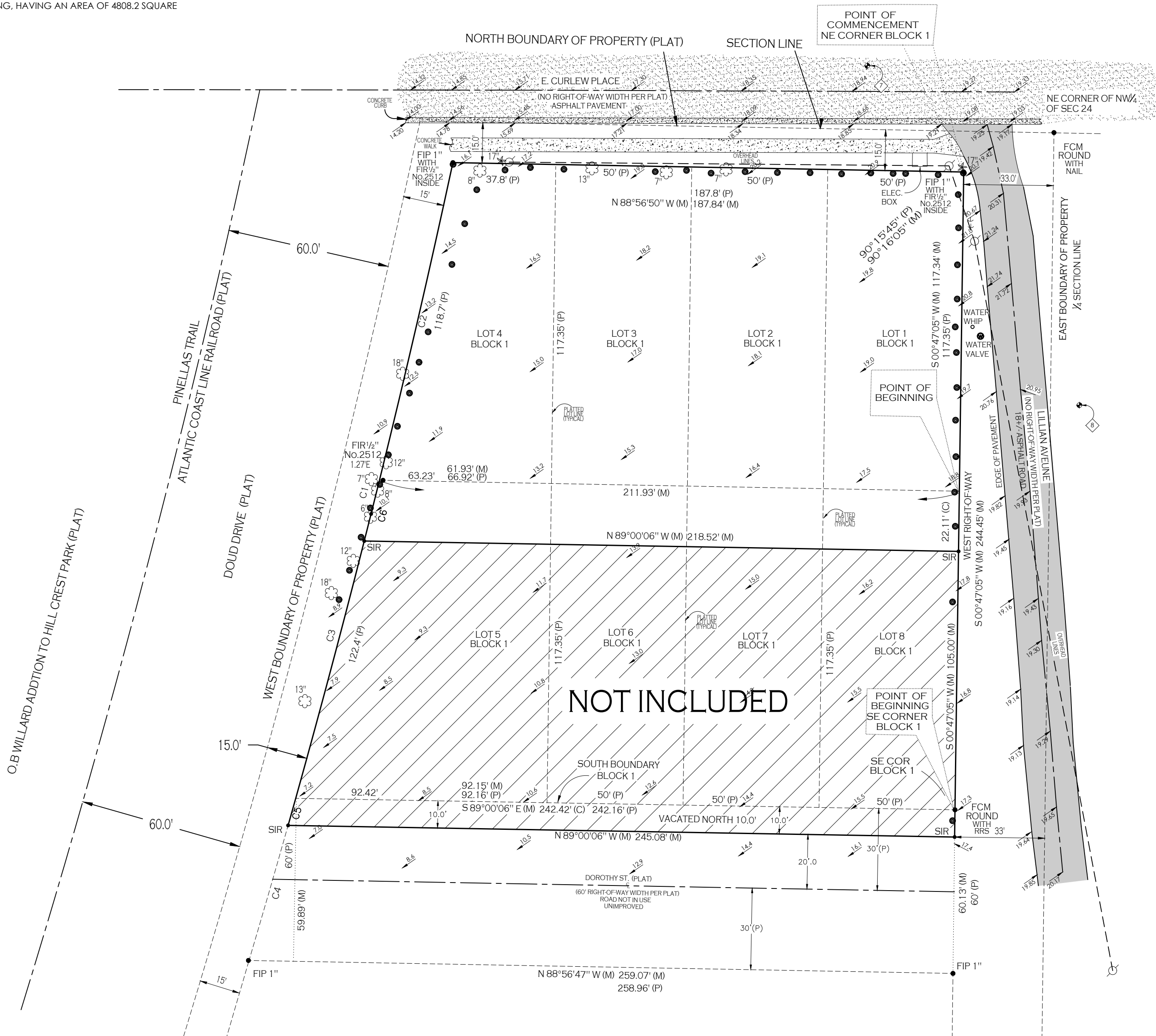
TOGETHER WITH A PORTION OF LOT(S) 5-8, BLOCK 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK 1, AS DEMARCATED WITH A 1" DIAMETER PIPE (LS#2512 CAP INSIDE) AND THENCE ALONG THE EAST BOUNDARY OF SAID BLOCK 1, S 0°47'05" W, 117.34 FEET (C) TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 SAID POINT BEING THE POINT OF BEGINNING THENCE CONTINUE S 0°47'05" W A DISTANCE OF 22.11 FEET; THENCE N 89°00'06" W A DISTANCE OF 218.52 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.03 FEET, WITH A RADIUS OF 3986.20 FEET, WITH A CHORD BEARING OF N 14°02'57" E, WITH A CHORD LENGTH OF 23.03 FEET; THENCE S 88°54'59" E A DISTANCE OF 213.24 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 4808.2 SQUARE FEET, 0.110 ACRES

BOUNDARY SURVEY

SEC. 24, TWP. 27 S, RNG 15 E.
PINELLAS COUNTY, FLORIDA



1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 8183



ELEVATION DATA

1. REFERENCE BENCH MARK, PINCO C, HAVING AN ELEVATION OF 28.40 FEET (NAVD88).
2. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. SURFACE ELEVATIONS ARE DEPICTED AS AND & ARE IN FEET AND DECIMALS OF FEET.
4. PROJECT BENCHMARKS:
 - = PARKER KALON NAIL IN ASPHALT ELEVATION = 18.68 FEET
 - = SIR WITH CAP LB#8183 ELEVATION = 20.69 FEET

LEGEND

- = WOOD FENCE POST
- = POWER POLE
- = GUY WIRE
- = TBM
- = OAK TREE
- = PINE TREE

MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

NOTE:
PLAT DOES NOT MATHEMATICALLY CLOSE WITHIN LOTS 1-8, BLOCK 1 AND CONTAINS DIMENSIONAL ERRORS. WEST BOUNDARY LINE WAS DETERMINED BASED OFF A BEST FIT CURVE FROM PREEXISTING MONUMENTATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3986.20'	240.74'	240.70'	N 13°53'29" E	3°27'37"
C2	3986.20'	119.83'	119.83'	N 13°01'21" E	1°43'21"
C3	3986.20'	120.90'	120.90'	N 14°45'09" E	1°44'16"
C4	3986.20'	62.01'	62.01'	N 16°04'02" E	0°53'29"
C5	3986.20'	10.34'	10.34'	N 15°41'45" E	0°08'55"
C6	3986.20'	23.03'	23.03'	N 14°02'57" E	0°19'52"

- #### SURVEYOR'S NOTES:
- 1.) This survey is based on the legal description as provided by the client.
 - 2.) This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
 - 3.) This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations (footings), utilities, etc.
 - 4.) This survey does not reflect nor determine ownership.
 - 5.) See legend for symbols and/or abbreviations used hereon.
 - 6.) Dimensions shown hereon are in feet and decimal portions thereof.
 - 7.) Building ties are not to be used to construct deed or platted lines.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the above described property was made under my supervision and meets the applicable Standards of Practice for surveys as set forth in the Florida Board of Land Surveyors in Chapter 51-17, 057, F.A.C., 17-02, Florida Administrative Code, pursuant to Section 472.02, Florida State Statutes.

STATE OF FLORIDA

Jeff M. Hartley, Surveyor and Mapper, License No. 17008, Date: 08/24/2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[A] = ARC LENGTH	CL = CENTERLINE	EW = EDGE OF WATER	INV = INVERT	PCC = POINT OF COMPOUND CURVE	POL = POINT ON LINE	SN&D = SET NAIL AND DISK LB#8183
A/C = AIR CONDITIONER	CLF = CHAIN LINK FENCE	ESMT = EASEMENT	LB = LICENSED BUSINESS	PCP = PERMANENT CONTROL POINT	PRC = POINT OF REVERSE CURVE	SIR = SET IRON ROD LB# 8183
AF = ALUMINUM FENCE	CMP = CORRUGATED METAL PIPE	F/C = FENCE CORNER	LS = LICENSED SURVEYOR	P/E = POOL EQUIPMENT	PRM = PERMANENT REFERENCE MONUMENT	TBM = TEMPORARY BENCH MARK
BM = BENCH MARK	COL = COLUMN	FCM = FOUND CONCRETE MONUMENT	(M) = MEASURED	PI = POINT OF INTERSECTION	PT = POINT OF TANGENCY	TOB = TOP OF BANK
BOC = BACK OF CURB	CONC = CONCRETE	FES = FLARED END SECTION	MES = MITERED END SECTION	PK = PARKER KALON	PUE = PUBLIC UTILITY EASEMENT	TWP = TOWNSHIP
BWF = BARBED WIRE FENCE	C/S = CONCRETE SLAB	FIR = FOUND IRON ROD	NCF = NO CORNER FOUND	PL = PLAT BOOK	RAD = RADIUS	UE = UTILITY EASEMENT
C = CURVE	COV = COVERED AREA	FIR = FOUND IRON ROD	O/A = OVERALL	PC = POINT OF CURVE	(R) = RECORD	VF = VINYL FENCE
(C) = CALCULATED	(D) = DEED	FL = FLOW LINE	OHW = OVERHEAD WIRE(S)	POB = POINT OF BEGINNING	RL = RADIAL LINE	WF = WOOD FENCE
CATV = CABLE TELEVISION RISER	D/E = DRAINAGE EASEMENT	FN&D = FOUND NAIL & DISK	O.R. = OFFICIAL RECORDS	POC = POINT OF COMMENCEMENT	RRG = RANGE	WIT = WITNESS
CB = CORD BEARING	D/W = DRIVEWAY	FOP = FOUND OPEN PIPE	(P) = PLAT	POL = POINT ON LINE	R/S = RAIL ROAD SPIKE	
CBS = CONCRETE BLOCK STRUCTURE	EL OR ELEV = ELEVATION	FPP = FOUND PINCHED PIPE	PB = PLAT BOOK	PRC = POINT OF REVERSE CURVE	R/W = RIGHT OF WAY	
CHD = CHORD	EOP = EDGE OF PAVEMENT	HWF = HOG WIRE FENCE	PC = POINT OF CURVE	PRM = PERMANENT REFERENCE MONUMENT	SEC = SECTION	

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 125139 (MAP NUMBER 12103C-0019-H) EFFECTIVE DATE: 08/24/2021

BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF DOROTHY ST. HAVING A GRID BEARING OF N89°00'06" W

REVISIONS: UPDATE SURVEY PER NEW PORTION OF VACATED RIGHT-OF-WAY RESOLUTION. 10-8-20
UPDATE STREET AND ADDED NEW UTILITIES. 10-8-20
UPDATED SURVEY PER NEW LEGAL 2-22-22

Drawn By: JH Date of Survey: 2-18-18 Party Chief: JH
Checked By: JH DWG File: LILLIAN NORTH File: LILLIAN

This Survey Prepared for and Certified To:
H2004, Inc
Platinum National Title
Westcor Land Title Insurance Company

JOB# 5021

SURVEY ABBREVIATIONS

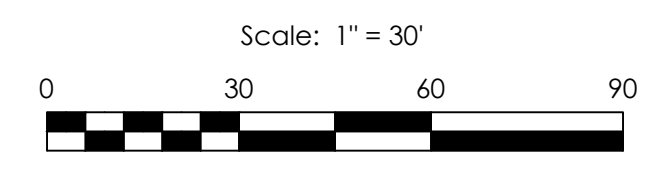
DESCRIPTION: LOT(S) 5 THROUGH 8, BLOCK 1, OAK CREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF RIGHT-OF-WAY, LYING CONTIGUOUS WITH THE SOUTH BOUNDARY OF BLOCK 1, OF "OAK CREST", AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK 1, AS DEMARCATED WITH A 1" DIAMETER PIPE (LS#2512 CAP INSIDE) AND THENCE ALONG THE EAST BOUNDARY OF SAID BLOCK 1, S 00°47'05" W, 234.45 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, AS DEMARCATED WITH A 4" DIAMETER CONCRETE MONUMENT (WITH SPIKE) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE S 00°47'05" W, 10.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LILLIAN AVENUE, THENCE N 89°00'06" W, 245.08 FEET; THENCE 10.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE, HAVING A RADIUS OF 3986.20 FEET, A CHORD DISTANCE OF 10.34 FEET WHICH BEARS N 15°41'45" E, THENCE LEAVING SAID CURVE AND ALONG THE SOUTH BOUNDARY OF SAID BLOCK 1, S 89°00'06" E, 242.42 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2437.5 SQUARE FEET (0.1 ACRES, M.O.L.) AND SITUATE IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY FLORIDA.

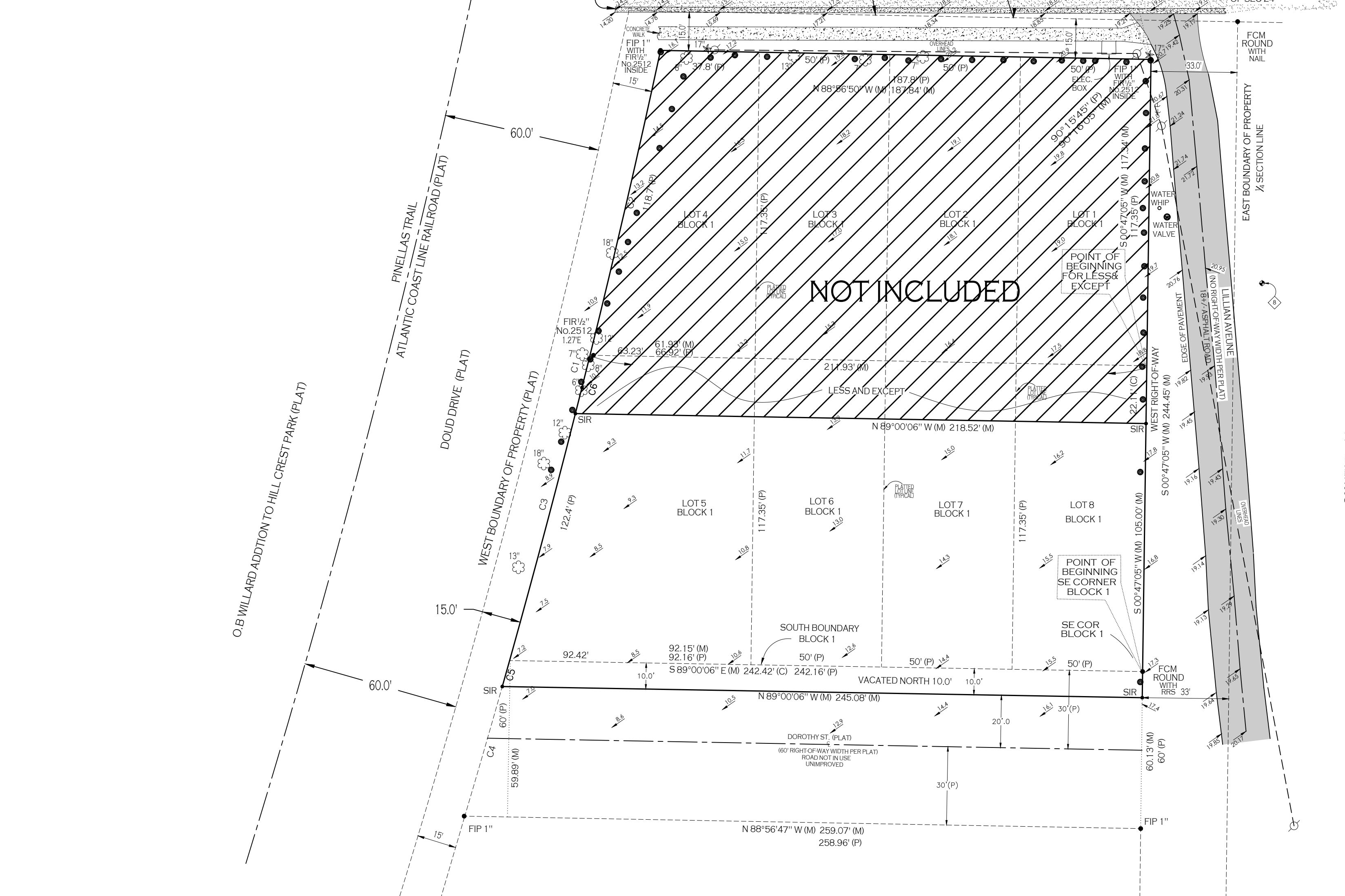
LESS AND EXCEPT A PORTION OF LOT(S) 5-8 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK 1, AS DEMARCATED WITH A 1" DIAMETER PIPE (LS#2512 CAP INSIDE) AND THENCE ALONG THE EAST BOUNDARY OF SAID BLOCK 1, S 00°47'05" W, 117.34 FEET (C) TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S 00°47'05" W A DISTANCE OF 22.11 FEET; THENCE N 89°00'06" W A DISTANCE OF 218.52 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.03 FEET, WITH A RADIUS OF 3986.20 FEET, WITH A CHORD BEARING OF N 14°02'57" E, WITH A CHORD LENGTH OF 23.03 FEET; THENCE S 88°54'59" E A DISTANCE OF 213.24 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 4808.2 SQUARE FEET, 0.110 ACRES

BOUNDARY SURVEY

SEC. 24, TWP. 27 S, RNG 15 E.
PINELLAS COUNTY, FLORIDA



1708 Water Oak Drive
 Tarpon Springs, Florida
 Phone: (727)-831-1990
 FloridaPLS7123@gmail.com
 LB# 8183



ELEVATION DATA

- REFERENCE BENCH MARK, PINCO C, HAVING AN ELEVATION OF 28.40 FEET (NAVD88).
- ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SURFACE ELEVATIONS ARE DEPICTED AS & ARE IN FEET AND DECIMALS OF FEET.
- PROJECT BENCHMARKS:
 - = PARKER KALON NAIL IN ASPHALT ELEVATION = 18.68 FEET
 - = SIR WITH CAP LB#8183 ELEVATION = 20.69 FEET

LEGEND

- = WOOD FENCE POST
- = POWER POLE
- = GUY WIRE
- = TBM
- = OAK TREE
- = PINE TREE

MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

NOTE:
 PLAT DOES NOT MATHEMATICALLY CLOSE WITHIN LOTS 1-8, BLOCK 1 AND CONTAINS DIMENSIONAL ERRORS. WEST BOUNDARY LINE WAS DETERMINED BASED OFF A BEST FIT CURVE FROM PREEXISTING MONUMENTATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3986.20'	240.74'	240.70'	N 13°53'29" E	3°27'37"
C2	3986.20'	119.83'	119.83'	N 13°01'21" E	1°43'21"
C3	3986.20'	120.90'	120.90'	N 14°45'09" E	1°44'16"
C4	3986.20'	62.01'	62.01'	N 16°04'02" E	0°53'29"
C5	3986.20'	10.34'	10.34'	N 15°41'45" E	0°08'55"
C6	3986.20'	23.03'	23.03'	N 14°02'57" E	0°19'52"

- #### SURVEYOR'S NOTES:
- This survey is based on the legal description as provided by the client.
 - This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
 - This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations (footings), utilities, etc.
 - This survey does not reflect nor determine ownership.
 - See legend for symbols and/or abbreviations used hereon.
 - Dimensions shown hereon are in feet and decimal portions thereof.
 - Building ties are not to be used to construct deed or platted lines.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the described property was made under my supervision and in accordance with the applicable Standards of Practice for surveyors established by the Florida Board of Land Surveyors in Chapter 63-17, Florida Administrative Code, and Florida Statutes, Chapter 472.02, Florida State Statutes.

Date: _____

STATE OF FLORIDA
 Jeff M. Hartley, Professional Surveyor and Mapper, License No. LS#7123 LB#8183

NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR

[A] = ARC LENGTH	CL = CENTERLINE	EW = EDGE OF WATER	INV = INVERT	PCC = POINT OF COMPOUND CURVE	POL = POINT ON LINE	SN&D = SET NAIL AND DISK LB#8183
A/C = AIR CONDITIONER	CLF = CHAIN LINK FENCE	ESMT = EASEMENT	LB = LICENSED BUSINESS	PCP = PERMANENT CONTROL POINT	PRC = POINT OF REVERSE CURVE	SIR = SET 'X' IRON ROD LB# 8183
AF = ALUMINUM FENCE	CMP = CORRUGATED METAL PIPE	F/C = FENCE CORNER	LS = LICENSED SURVEYOR	P/E = POOL EQUIPMENT	PRM = PERMANENT REFERENCE MONUMENT	TBM = TEMPORARY BENCH MARK
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APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 125139 (MAP NUMBER 12103C-0019-H) EFFECTIVE DATE: 08/24/2021

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REVISIONS: UPDATE SURVEY PER NEW PORTION OF VACATED RIGHT-OF-WAY RESOLUTION. 10-8-20
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Drawn By: JH Date of Survey: 2-18-18 Party Chief: JH
 Checked By: JH DWG File: LILLIAN SOUTH File: LILLIAN

This Survey Prepared for and Certified To:
 H2004, Inc
 Platinum National Title
 Westcor Land Title Insurance Company

JOB#5022

SURVEY ABBREVIATIONS

ORDINANCE 2022-15

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA ANNEXING 1.204 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LILLIAN AVENUE AND CURLEW PLACE (APPLICATION 22-46); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record has requested to annex said property described in Section 2; and,

WHEREAS, the parcel is contiguous to the City of Tarpon Springs municipal boundary and is located within the City's planning area; and,

WHEREAS, annexation of the property will not create an enclave; and,

WHEREAS, the City of Tarpon Springs can provide services to the property; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this annexation Ordinance on June 20, 2022; and,

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That this Ordinance will not create an enclave upon annexation.
2. That the annexation of the property will not have an adverse impact upon public facilities.
3. That the City will be able to provide public services to the property upon annexation.
4. That the property is consistent with the City's Future Land Use Map.

Section 2. ANNEXATION

In accordance with Chapter 171.044, F.S. the property described as,

“Lots 1 through 8, Block 1, Oak Crest, according to plat thereof as recorded in Plat Book 15, Page 15, of the Public Records of Pinellas County, Florida,”

is hereby annexed from unincorporated Pinellas County into the corporate limits of the City of Tarpon Springs and the boundaries of Tarpon Springs are hereby redefined to include the described property.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon adoption.

ORDINANCE 2022-17

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 1.204 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LILLIAN AVENUE AND CURLEW PLACE, FROM, PINELLAS COUNTY LAND USE DESIGNATION RL (RESIDENTIAL LOW) TO CITY OF TARPON SPRINGS LAND USE DESIGNATION RL (RESIDENTIAL LOW) (APPLICATION #22-46); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of said property totaling 1.204 acres, more or less, has applied to amend the Future Land Use Map designation of the property from the Pinellas County RL (Residential Low) category to the City of Tarpon Springs RL (Residential Low) category; and,

WHEREAS, the permitted uses within the RL (Residential Low) land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to re-zone the property from the Pinellas County R-3 (Single Family Residential) zoning district to the City of Tarpon Springs R-70A (Single Family Residential) zoning district; and,

WHEREAS, the property owner has also requested to annex said property into the municipal limits of Tarpon Springs; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on June 20, 2022; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to RL (Residential Low) land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Residential Suburban for the property described as:

“Lots 1 through 8, Block 1, Oak Crest, according to plat thereof as recorded in Plat Book 15, Page 15, of the Public Records of Pinellas County, Florida.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval, contingent upon approval of Ordinance 2022-15 for annexation, and, in conjunction with approval of Ordinance 2022-16 for rezoning.

DRAFT

ORDINANCE 2022-16

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS FOR 1.204 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LILLIAN AVENUE AND CURLEW PLACE, FROM, PINELLAS COUNTY ZONING DESIGNATION R-3 (SINGLE FAMILY RESIDENTIAL) TO CITY OF TARPON SPRINGS ZONING DESIGNATION R-70A (SINGLE FAMILY RESIDENTIAL) (APPLICATION #22-46); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend to the zoning district designation of said parcel from the Pinellas County R-3 (Single Family Residential) zoning district to the City of Tarpon Springs R-70A (Single Family Residential) zoning district; and,

WHEREAS, the applicant is also requesting a change to the Future Land Use designation from Pinellas County RL (Residential Low) to the City of Tarpon Springs RL (Residential Low) category; and,

WHEREAS, the proposed R-70A (Single Family Residential) zoning district is consistent with the proposed future land use category of RL (Residential Low); and,

WHEREAS, the planned uses within the R-70A District are compatible with surrounding and existing land uses; and,

WHEREAS, the property owner has also requested to annex said property into the municipal limits of Tarpon Springs; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on June 20, 2022; and,

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.

2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.
3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described as:

“Lots 1 through 8, Block 1, Oak Crest, according to plat thereof as recorded in Plat Book 15, Page 15, of the Public Records of Pinellas County, Florida.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval, contingent upon approval of Ordinance 2022-15 for annexation, and, in conjunction with approval of Ordinance 2022-17 for Future Land Use Map amendment.