



# *City of Tarpon Springs, Florida*

PLANNING AND ZONING DEPARTMENT

324 E. PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FL 34688-5004  
(727) 942-5611  
Fax (727) 943-4651  
[www.ctsfl.us](http://www.ctsfl.us)

**BOARD OF ADJUSTMENT AGENDA  
SEPTEMBER 28, 2022, REGULAR MEETING  
CITY HALL AUDITORIUM  
324 PINE STREET  
6:30 P.M.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 3. APPLICATION #22-88 – VARIANCE TO ALLOW A FENCE TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT.**  
**LOCATION: 160 READ STREET**
- 4. STAFF COMMENTS**
- 5. BOARD COMMENTS**
- 6. ADJOURNMENT**

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to [pmcneese@ctsfl.us](mailto:pmcneese@ctsfl.us). Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to [akeen@ctsfl.us](mailto:akeen@ctsfl.us).



**CITY OF TARPON SPRINGS**  
**BOARD OF ADJUSTMENTS**  
**[SEPTEMBER 28, 2022]**

**STAFF REPORT**

**Application No. / Project Title:** #22-88 (Marterie)  
**Staff:** Allie Keen, AICP, Senior Planner  
**Applicant / Owner:** Anthony Marterie  
**Property Size:** +/- 14,374 square feet  
**Current Zoning:** RM (Residential Multifamily)  
**Current Land Use:** RM (Residential Medium)  
**Location / Parcel ID:** 160 Read Street / 12-27-15-15228-000-0100

**BACKGROUND SUMMARY:**

The applicant is requesting a variance to allow a fence to be 6 feet, 2 feet taller than permitted in the front yard of a residential district. The applicant is proposing to construct an aluminum picket fence on the east side of the existing home.

**PRELIMINARY STAFF RECOMMENDATION:**

Based on the information available at the time this report was prepared, staff recommends approval of this request, with the following condition:

1. Once the fence is constructed, if the Police Department deems it to be a safety issue due to sight visibility, the fence will be required to be modified to mitigate the issue.

**LAND DEVELOPMENT CODE CONSIDERATIONS:**

**District Intent:** The Residential Multifamily District is established to provide for multifamily dwellings at a mix of densities, limited by the parcel’s designation on the City’s Future Land Use Map Series, and allow for other uses generally compatible with the character and intensity of multifamily dwellings.

**Development Standards:**

1. Per Land Development Code Section 36.03(B), in all residential districts no fence, wall, or hedge shall exceed 4 feet in height when located within the required front yard setback.
2. Per Land Development Code Section 241.00(241), front yard is defined as the yard extending across the full width of a lot or parcel between any structure and the front lot line measured perpendicular to the structure. On a corner lot the front yard shall be determined by the locations of the principal entrance to, and the primary orientation of the structure which is most often facing the narrowest width of the lot.

**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Single Family Residential
<b>Site Features:</b>	Single family home, driveway, and landscaping.



<b>Vehicle Access:</b>	This property gains access from Read Street.
------------------------	--

**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RM (Residential Multifamily) R-70 (One and Two Family Residential)	RM (Residential Medium) RU (Residential Urban)
<b>South:</b>	CRM (Conditional Residential Mix)	RU (Residential Urban)
<b>East:</b>	RM (Residential Multifamily)	RM (Residential Medium)
<b>West:</b>	R-70 (One and Two Family Residential)	RU (Residential Urban)

**PLANNING CONSIDERATIONS:**

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

1. The applicant is proposing to install a new 6 foot tall, aluminum picket fence along the Read Street frontage of the property on the east side of the home.
2. Per Land Development Code Section (LDC) 36.03(B), fences are limited to a maximum of 4 feet in height in all residential districts when located within the required front yard. The subject property is a corner lot at the intersection of Canal Street and Read Street. The home is oriented towards Read Street, therefore that is considered the front. The RM zoning district requires a minimum 20-foot front yard measured from the Read Street property line. A fence located within that 20 feet would be limited to the maximum height of 4 feet.
3. The intersection of Canal Street and Read Street creates a unique lot configuration in that the corner does not form a 90-degree angle like most corner properties. The home, which was built in 1926, is constructed at the front northwest corner of the property with a 0-foot setback along Canal Street. The east side of the home, the area where the fence is proposed, although technically the front yard, as defined by the LDC, functionally serves as the property’s side yard.
4. Across Read Street, the neighboring property has an existing 6-foot-tall aluminum picket fence, similar to what is proposed by the applicant. The home on this property is oriented towards N. Spring Blvd, therefore the Read Street frontage is considered the side yard and permits the 6-foot height.
5. The subject property is designated as a contributing historic structure. The building was built in 1926 and originally known as the A Glorious Church and First Baptist Church. The applicant received a Certificate of Approval (Application #22-69) from the Heritage Preservation Board (HPB) on July 11, 2022, for a variety of improvements to the property, including the proposed fence. The HPB approved the proposed fence contingent on the applicant receiving variance approval for the 6-foot height. Further, the HPB stated that if the Board of Adjustment denied the fence height variance, it would support approval of a 6-foot-tall gate along the driveway entrance with the remaining portions of the fence being at 4 feet in height.
6. LDC Section 37.00(B) requires a 15-foot by 15-foot clear sight visibility triangle for all driveways. The sight triangles must be kept free of obstructions between 3 and 8 feet in height. The Code provides an exemption for poles, tree trunks, and similar structures that are less than size inches in diameter. The proposed fence does encroach within the sight triangles of the subject property’s driveway; however, the applicant is not proposing to install a privacy fence. The picket-style fence would fall into the ‘exemption’ outlined above.



**REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:**

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

- 1. The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

*Provisional Findings:* The need for the variance for an increased fence height in the front yard arises from the unique lot configuration and layout of the historic structure on the property. Although Read Street is technically the front yard, as defined by the LDC, the location of the fence is within the functional side yard of the subject property. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 2. The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

*Provisional Findings:* The historic structure was originally built in 1926 as a church. Over the years, this structure has been rehabilitated into a single-family residence. The special circumstances of the property have not been self-created nor resulted from any action by the applicant. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

*Provisional Findings:* Literal enforcement of the LDC would result in the applicant being limited to a 4-foot-tall fence within 20 feet of the Read Street property line. This area serves as the property's side yard. Residential properties are permitted fences up to 6 feet in height when located in side and rear yards. Limiting the applicant to 4-feet in height could result in denying reasonable use of the property typically enjoyed by properties elsewhere in the district. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

*Provisional Findings:* Fences are limited to 4 feet in height within the required front yard for all residential districts. However, due to the unique lot configuration and layout of the historic structure the area considered the front yard by the LDC, functionally serves as the side yard, which in a typical situation would allow the taller fence. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

*Provisional Findings:* Approval of this request will not substantially diminish property values or alter the character of the neighborhood. Due to the configuration of the lot, it creates a unique situation where the front yard really serves as the property's side yard, which would usually allow a 6-foot tall fence.



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**

---

Additionally, there are other fences similar that what is proposed within the immediate neighborhood. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

**PUBLIC CORRESPONDENCE:**

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

**ATTACHMENTS:**

1. Staff Presentation
2. Application Materials
3. Certificate of Approval Letter (Application #22-69)

# MARTERIE #22-88

---

Board of Adjustments – September 28, 2022



# LOCATION & CONTEXT



# REQUEST

- **#22-88 – Fence Height**

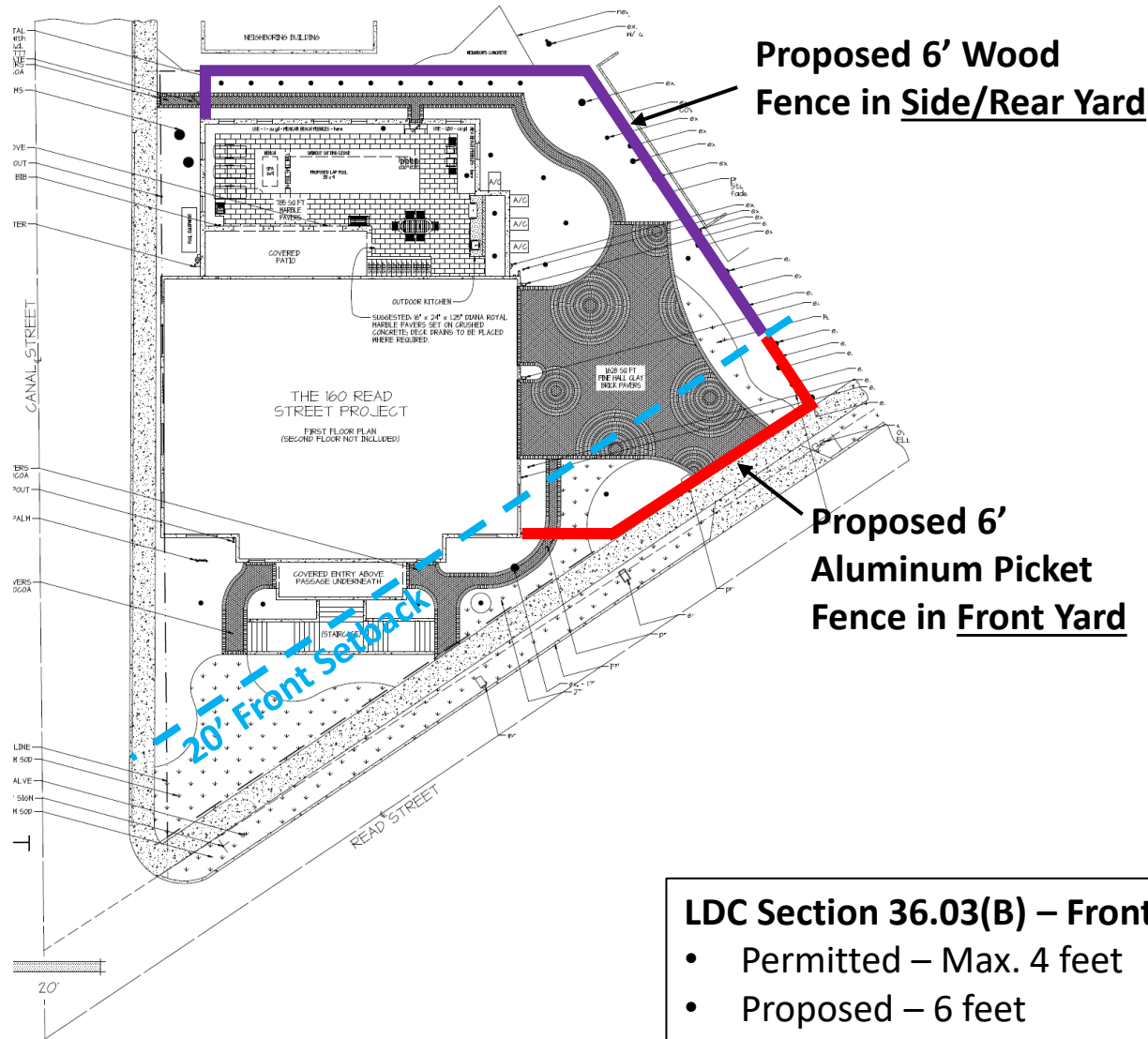
- Residential Districts (Front Yard):
  - *Maximum Height Permitted: 4 feet*
  - *Proposed: 6 feet*

- **Applicant/Owner: Anthony Marterie**

- *Proposing to construct an 6 foot tall fence within the required front yard along Read Street.*



# REQUEST



# CONTEXT

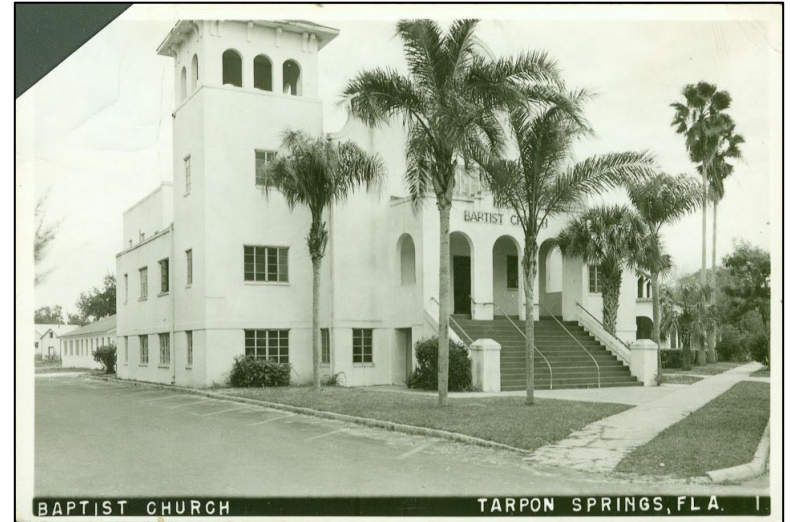


# CONTEXT



# HISTORIC DISTRICT

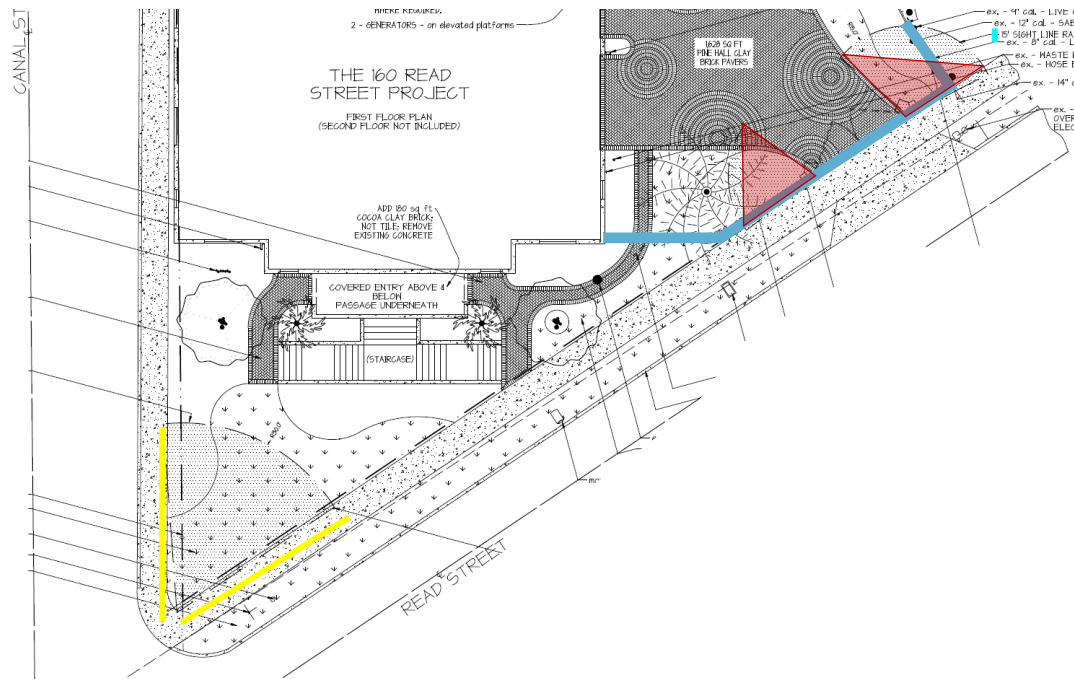
- Contributing Historic Structure
- Built 1926 – A Glorious Church / First Baptist
- Converted to Single Family Residence
- **Certificate of Approval (App. #22-69)**
  - July 2022 - HPB approved fence contingent on variance approval.
  - HPB stated that is variance was denied, they would support a 6-foot-tall gate along the driveway with the remaining portions being 4 feet in height.



# SIGHT VISIBILITY

- **LDC Section 37.00(B) – Sight Visibility Triangles**

- For all driveways, the 15'x15' sight visibility triangle must be kept free of obstructions between 3 and 8 feet in height.
- Exemptions – Poles, tree trunks, and similar structures with diameters less than 6 inches.
- If Board approves variance, staff recommends the following condition: Once the fence is constructed, if the Police Department deems it to be a safety issue due to sight visibility, the fence will be required to be modified to mitigate the issue.



# REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.



**BOARD OF ADJUSTMENT APPLICATION**



CITY OF  
**TARPON SPRINGS**  
 FLORIDA

TEL: (727) 942-5611  
 EMAIL: [planning@ctsfll.us](mailto:planning@ctsfll.us)

[www.ctsfll.us](http://www.ctsfll.us)

This application **MUST** be completed **IN FULL** and submitted with all applicable documents listed below in order to be scheduled for a Board or Committee.

All fees **MUST** be paid in full prior to Public Hearing.

- Completed** original application form and digital copy
- Application fee:
  - Variance Request - \$250.00 each, or
  - Appeal of Administrative Decision - \$250.00 each, and
  - Newspaper Ad - \$150.00 each
  - Postcards (500 foot radius) - \$0.77 each, and
  - Placard - \$ 16.00

*(Call for fee calculation assistance if needed)*

- Property survey, signed and sealed by a professional land surveyor
- Site Plan with documentation of variance request (to scale with measurements called out)
- Photographs of site if relevant to request.
- Digital copies of all application materials (including completed application and plans)
- Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- Other supporting information, as necessary

**1. Property Owner(s)**

Name <i>Marterie Family Trust u/t/d March 15, 2010; Anthony Marterie</i>		Email <i>tjm@norcoast.com</i>
Address <i>160 Read St</i>		
City <i>Tarpon Springs</i>	State <i>FL</i>	Zip <i>34689</i>
Phone <i>727-420-2839</i>	Fax <i>n/a</i>	Cell <i>727-420-2839</i>

**2. Applicant (if different than owner)**

Name		Email
Address		
City	State	Zip
Phone	Fax	Cell

**3. Agent (if applicable)**

Name <i>Michael Steffen, P.A.</i>		Email <i>michael@steffenpa.com</i>
Address <i>116 S. Pinellas Ave</i>		
City <i>Tarpon Springs</i>	State <i>FL</i>	Zip <i>34689</i>
Phone <i>727-420-2839</i>	Fax <i>n/a</i>	Cell <i>727-420-2839</i>

**4. General Information**

Property Location or Address <i>160 Read St</i>		
Legal Description (attach additional sheets as necessary) <i>See Exhibit A - Legal Description</i>		
Tax Parcel Number(s) <i>12-27-15-15228-000-0100</i>	Land Use Category <i>(0110) Single Family Home</i>	Zoning District <i>RM</i>

Article III § 36.03 -  
Fences, Walls, and Hedges

**Variance Requested:**

I am requesting a variance from Land Development Code (LDC) Section(s) \_\_\_\_\_.

Please describe the project and how it varies from the Code (attach additional sheets as necessary). (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing a building addition)

See Exhibit B-1

---

---

---

To view the LDC standards and section references, follow the link below:

[https://library.municode.com/fl/tarpon\\_springs/codes/code\\_of\\_ordinances?nodetd=COOR\\_APCOZOLADECO](https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodetd=COOR_APCOZOLADECO)

**Board of Adjustment Review Standards:**

Per LDC Section 215.02(B) (link provided below), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards (attach additional sheets as necessary).**

[https://library.municode.com/fl/tarpon\\_springs/codes/code\\_of\\_ordinances?nodetd=COOR\\_APCOZOLADECO\\_ART\\_XIIADEN\\_S215.02VA](https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodetd=COOR_APCOZOLADECO_ART_XIIADEN_S215.02VA)

- (1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. *(Do you have a physical hardship that prevents you from meeting the requirements of the code?) (Provide photographs if possible)*
  - (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. *(If there are protected or native trees on your property, they could be considered a physical hardship if their preservation results in the need for the variance.)*
  - (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within that District before any variance may be granted. *(If the need for the variance is in response to the property being located in the Historic District, it could be considered a physical hardship.)*

See Exhibit B-2

---

---

---

- (2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Did you create the situation that requires a variance (e.g. you put in a pool at the minimum setback, but now want a pool screen enclosure that is too close to the property line as a result of the chosen pool location)?)*

See Exhibit B-3

---

---

---



**BOARD OF ADJUSTMENT APPLICATION**

(3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Would the approval of the variance allow for the reasonable use of the property and its structures? If the variance is denied, would you still have reasonable use of the property?)*

*See Exhibit B-4*

---

---

---

(4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance result in a special privilege that other properties within the same zoning district do not have (e.g. allowing a building to exceed the maximum height just to add another story to the building)?)*

*See Exhibit B-5*

---

---

---

(5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

*See Exhibit B-6*

---

---

---

**Helpful Links:**

The following links may be used to assist you in completing this application, as well as, providing supporting documentation.

- Tarpon Springs Zoning Application - <https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>
- Tarpon Springs Land Development Code - [https://library.municode.com/fl/tarpon\\_springs/codes/code\\_of\\_ordinances?nodeId=COOR\\_APCOZOLADECO](https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO)
- Pinellas County Property Appraiser – <http://www.pcpao.org/>
- Pinellas County Clerk, Official Records – <https://ccmspa.pinellascounty.org/PublicAccess/default.aspx>

**BOARD OF ADJUSTMENT APPLICATION**

Applicant's Signature:

The information included in and with this application is true and correct to the best of my knowledge.

Anthony J. Marterio as trustee 7/15/2022  
Applicant's Signature Date

Agent's Signature: (I represent the applicant/owner)

The information contained in and with this application is true and correct to the best of my knowledge.

[Signature] 7/15/22  
Agent's Signature Date

Owner's Signature:

I authorize the agent named above on this form to provide subject matter on the application contained herein for the purposes of discussion with City Staff, and to attend public hearings on my behalf. In addition, I authorize the filing of this application and certify ownership of the property described in this application as myself. Within this application, I have included all parties to an existing contract for sale. I further assent to the City's Comprehensive Plan as it applies to the property and it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Anthony J. Marterio as trustee 7/15/2022  
Owner's Signature Date

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

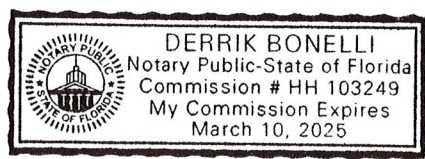
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, A.D., 20 22  
by Anthony Marterio, who is personally known to me or who has produced  
PROPERTY OWNER NAME PRINTED  
Drivers License as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Derrick Bonelli

Signature: [Signature]

Stamp:



## **EXHIBIT A – LEGAL DESCRIPTION**

Lots 10 and 11, J.K. CHEYNEY'S SUBDIVISION of part of Block 60, Tarpon Springs, together with that portion of the South One-half (S 1/2) of vacated alley adjoining, according to the map or plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Pinellas County, Florida; LESS AND EXCEPT that portion conveyed out by General Warranty Deed recorded in O.R. Book 21594, Page 1438, Public Records of Pinellas County, Florida.

## **EXHIBIT B**

### **B-1.**

**Applicant wishes to install a 6 ft. high fence directly in front of the side yard area. The City's position is that the subject property has no side yard, but rather the entire length of Read Street is a front yard.**

**The Code provides that a front yard is subject to a 4 ft. high fence instead of a 6 ft. high fence. Applicant requests that the Board make a designation between the front yard and side yard areas.**

**If the Board finds that the entire area of the land facing Read Street is a side yard, then Applicant respectfully requests a variance to allow for installation of a 6 ft. high fence and gate to be installed.**

### **B-2.**

**The need for the variance arises out of the physical surroundings and shape unique to the subject property in that: The shape of the parcel is unique, being a triangular corner lot with the front door of the dwelling facing the intersection of Read St, Canal St, and N Spring Road. A direct line drawn from the true front of the Dwelling in the direction of Read St leaves nearly half of the parcel along Read St functionally the "side yard."**

**The Dwelling itself is quite close to the street in comparison to the three nearby corner lots, which also creates a need for the security provided by a 6 ft. vs. a 4 ft. fence.**

### **B-3.**

**The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant: The conditions and/or special circumstances were in existence prior to Applicant's purchase of the subject property. Applicant's position is that the construction of a 6 ft. fence in the requested area is a practical need for the property due to the existing nature of the parcel, and seeks a variance through the proper channels and in conformity with the aesthetic and quality characteristic of the area.**

### **B-4.**

**Approval of the requested variance would allow for reasonable use of the subject property as a side yard fence, and it is Applicant's position that the difference in height (6 ft. vs 4 ft.) is the minimum variance to accomplish this.**

**B-5.**

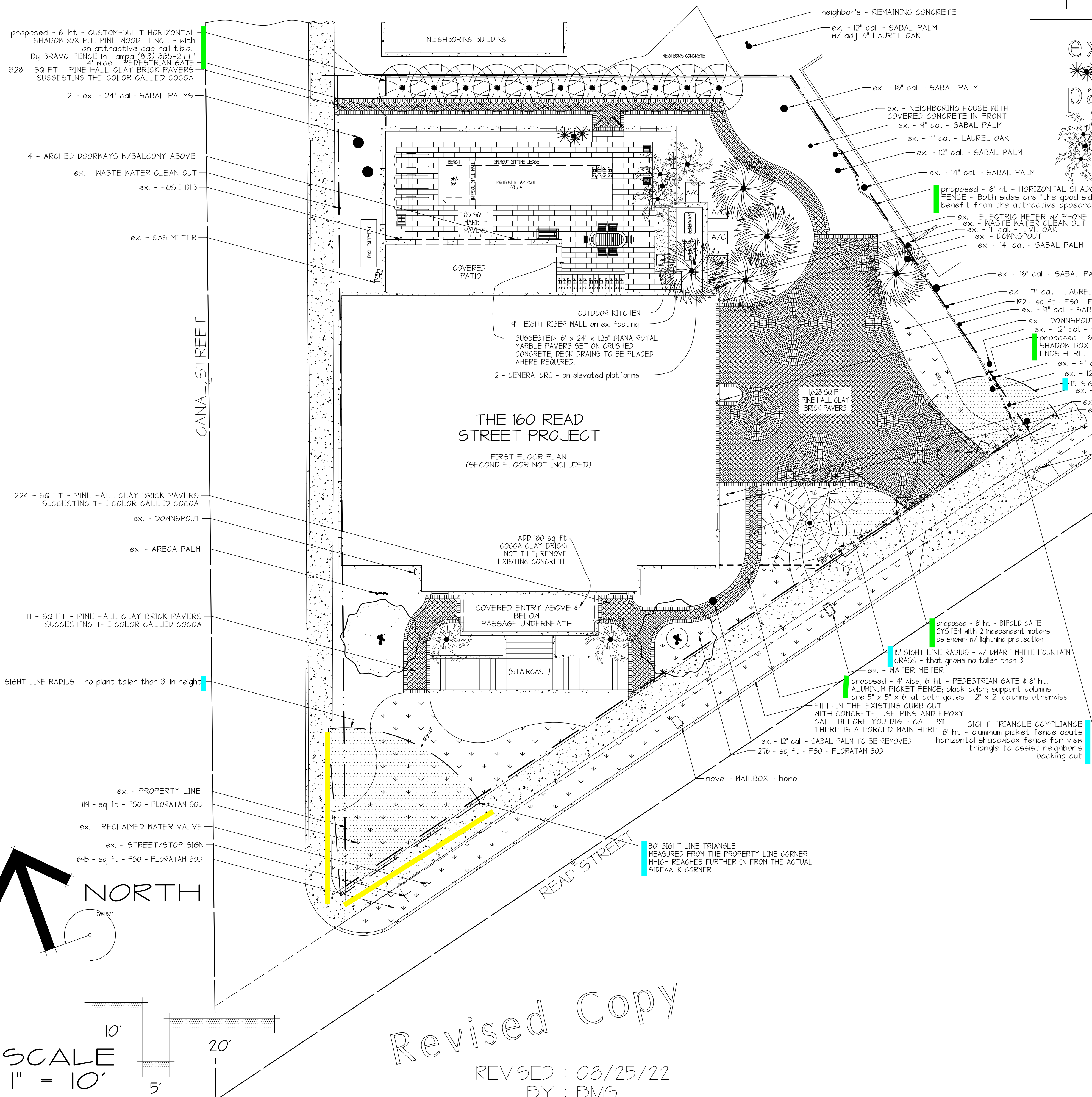
Approval of the requested variance would not confer any special privilege; In support of this position, the neighboring property directly across from the subject property on Read Street has a 6 ft. or higher fence in the same position analogous to where Applicant is requesting a variance. Should the Board determine that subject area of the parcel is a side yard, the same standard height for a side yard fence could be applied without the need for a variance.

**B-6.**

Granting the variance will not substantially diminish property values in the surrounding area or create a nuisance. Every effort is being made to keep with the aesthetics and quality construction present in the community, as evidenced by Applicant's submission and certificate of approval from the Tarpon Springs Heritage Preservation Board for the fence (other than the section that was recommended for this variance application). As stated above, a neighboring property has a fence in an analogous area that is at least the same height as the requested fence.

# EXHIBIT 1

# PLANT LIST



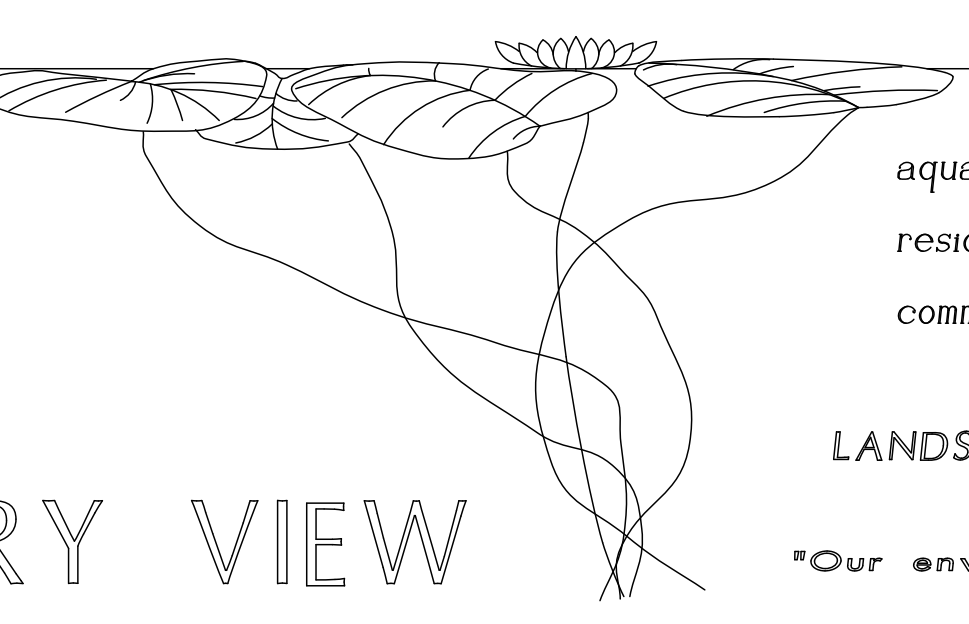
- QTY - SYM - SIZE - COMMON NAME - SPECIES SCIENTIFIC NAME
- exotics**
- 1 - DMA30 - 30 gal - DRAGON PLANT - many & curved, multi-stemmed & columnar tropical w/ lance-shaped, chocolate-green foliage that radiates at stem tips (*Dracaena marginata*)
  - 1 - PTE10D - 1 btb - ALEXANDER PALM - Double 10' oah; tall, slender-trunk palm w/ upper green band; fewer & longer fronds than Manila palm but similar (*Ptychosperma elegans*)
  - 1 - PTE10 - 1 btb - ALEXANDER PALM - 10' oah; tall, slender-trunk palm w/ upper green band; fewer & longer fronds than Manila palm but similar (*Ptychosperma elegans*)
  - 2 - PTE18 - 1 btb - ALEXANDER PALM - 18' oah; tall, slender-trunk palm w/ upper green band; fewer & longer fronds than Manila palm but similar (*Ptychosperma elegans*)
  - 11 - CLU12 - 1 btb - ARECA PALM - 12' oah; slender trunk and suckering palm; tropical; protect from frost; shade to sun; 1" to 45' x 6' to 18'; more yellow in sun (*Chrysalidocarpus lutescens*)
  - 5 - CM12 - 1 btb - FISHTAIL PALM - 12' oah; tropical palm w/ fishtail-like leaflets; multi-trunk; bushy from the bottom; columnar but feathery in texture; to 25' - 45' (*Caryota mitis*)
  - 1 - R0125 - 1 btb - ROYAL PALM - 25' oah; a tall native to Cuba; upper green band & smooth but ringed trunk is popular; showy foliage; tropical; columnar (*Roystonea elata*)
- palms & cycads**
- trees**
- 2 - LJ118 - 1 btb - LIGUSTRUM TREE - 18' oah; a favorite, small focal-point tree; glossy green foliage; multi-trunk; umbrella-shaped crown; 8' - 12' tall; up to 25' wide; cold hardy (*Ligustrum japonicum* tree)

LANDSCAPE DESIGN FOR THE 160 READ STREET PROJECT  
160 READ STREET  
TARPON SPRINGS, FL 34689  
Tony Marterie: (415) 987-5781

JOB NUMBER: 220201  
DATE: 04/16/22  
SCALE: 1" = 10'  
DRAWN BY: BMS & SCP & JBS  
CHECKED BY: BMS  
REVISED: 08/25/22  
REVISED BY: BMS

sheet **L1**

LANDSCAPE DESIGN BY BRIAN MARC SCHATZ  
14608 LAKE MAGDALENE CIRCLE  
TAMPA, FLORIDA 33613-1706  
(813) 908-8580



aquascapes butterfly gardens restorations  
residential sites native Xeriscapes biodiversity  
commercial sites habitat enhancements earth friendly

# PLANT LIST

QTY - SYM - SIZE - COMMON NAME - SPECIES SCIENTIFIC NAME

## exotics

1 - DMA30 - 30 gal - DRAGON PLANT - many 4 curved, multi-stemmed 4 columnar tropical w/ lance-shaped, chocolate-green foliage that radiates at stem tips (*Dracaena marginata*)

## palms & cycads

1 - PTE10D - 1 btb - ALEXANDER PALM - Double 10' oah; tall, slender-trunk palm w/ upper green band; fewer 4 longer fronds than Manila palm but similar (*Ptychosperma elegans*)

1 - PTE10 - 1 btb - ALEXANDER PALM - 10' oah; tall, slender-trunk palm w/ upper green band; fewer 4 longer fronds than Manila palm but similar (*Ptychosperma elegans*)

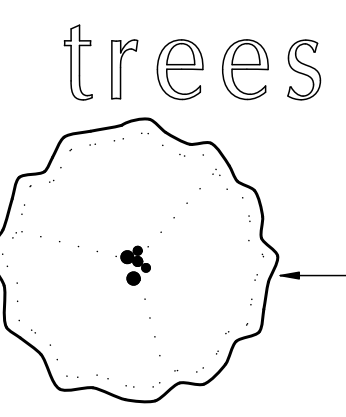
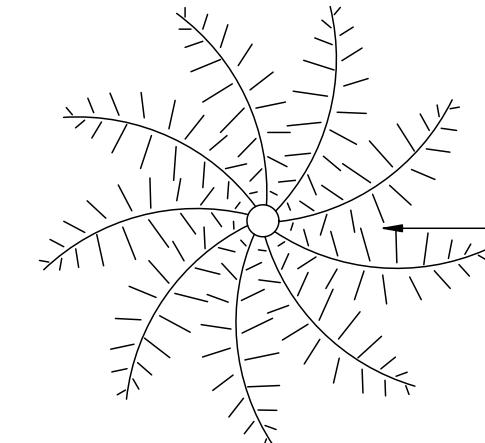
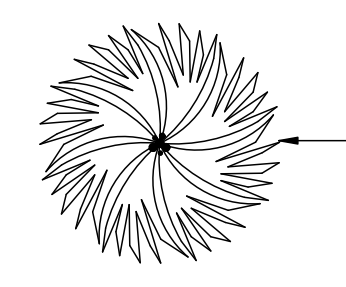
2 - PTE18 - 1 btb - ALEXANDER PALM - 18' oah; tall, slender-trunk palm w/ upper green band; fewer 4 longer fronds than Manila palm but similar (*Ptychosperma elegans*)

1 - CLU2 - 1 btb - ARECA PALM - 12' oah; slender trunk and suckering palm; tropical; protect from frost; shade to sun; 1' to 45' x 6' to 18'; more yellow in sun (*Chrysalidocarpus lutescens*)

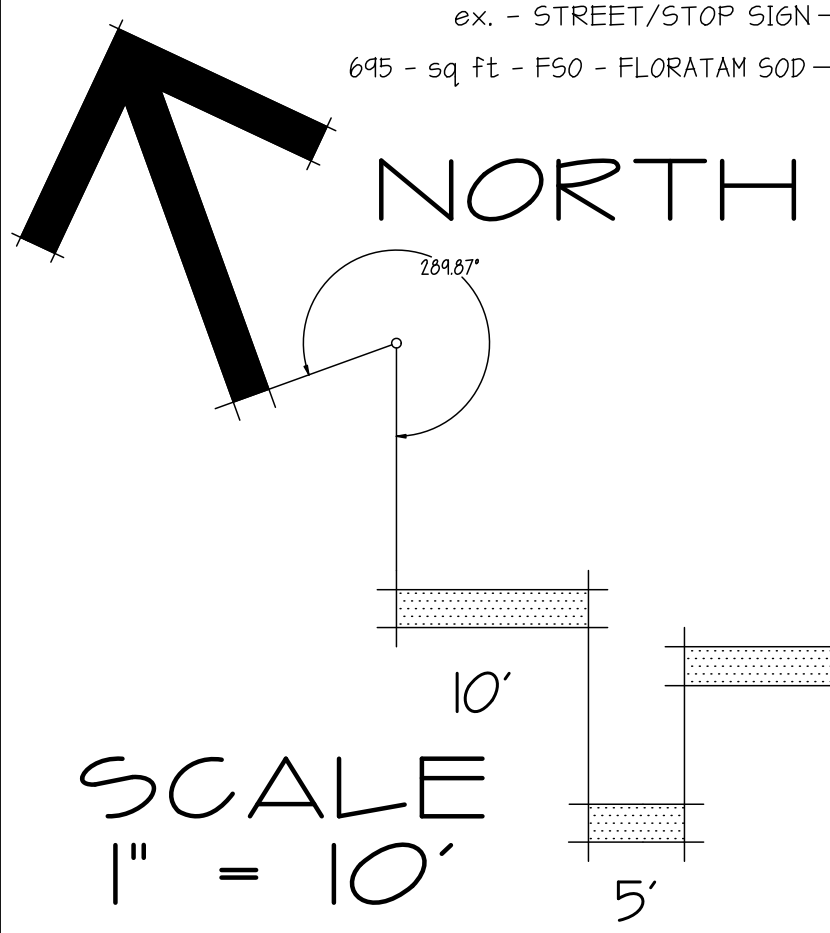
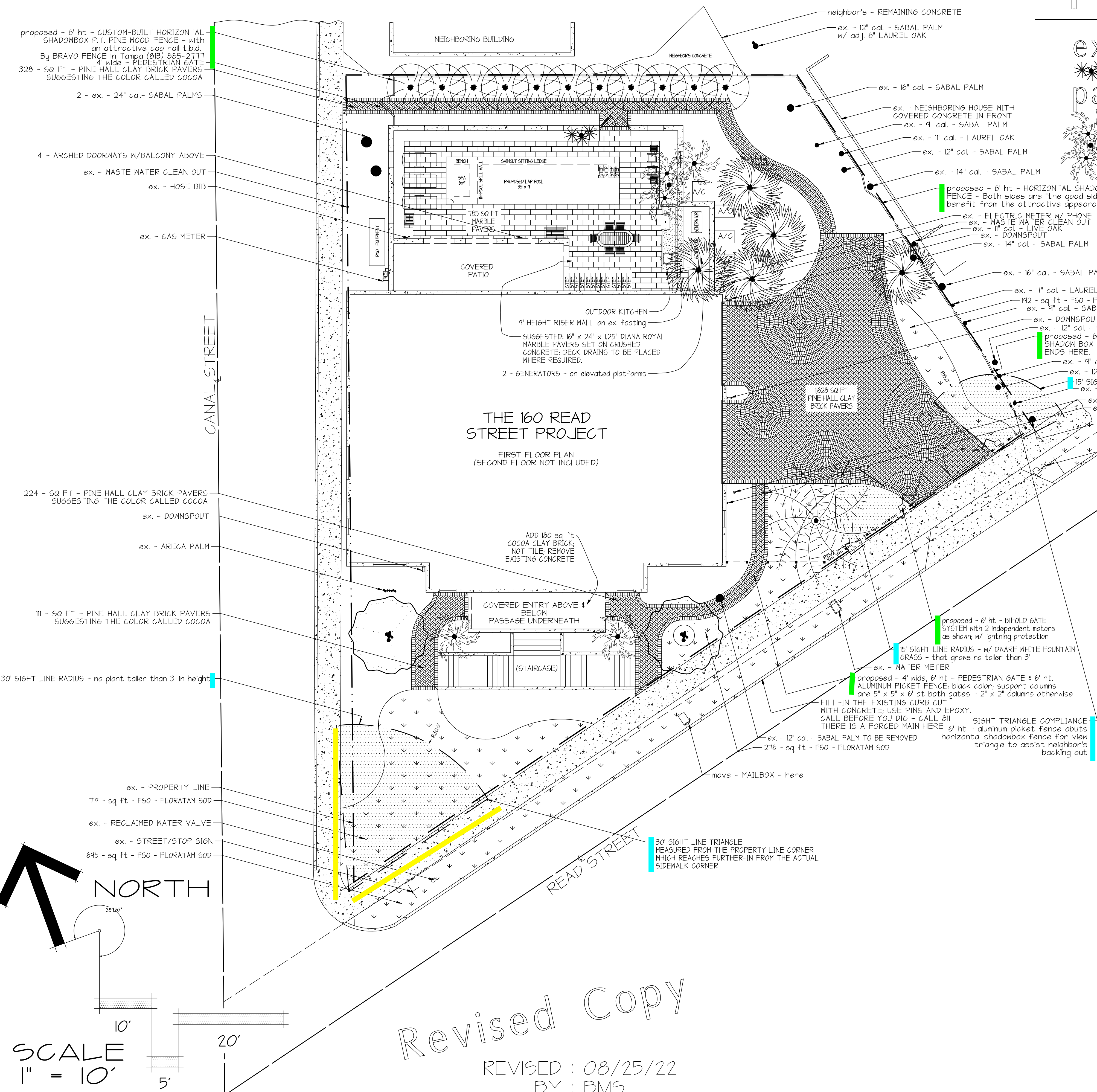
5 - CM12 - 1 btb - FISHTAIL PALM - 12' oah; tropical palm w/ fishtail-like leaflets; multi-trunk; bushy from the bottom; columnar but feathery in texture; to 25' - 45' (*Caryota mitis*)

1 - R0125 - 1 btb - ROYAL PALM - 25' oah; a tall native to Cuba; upper green band 4 smooth but ringed trunk is popular; showy foliage; tropical; columnar (*Roystonea elata*)

2 - LJ118 - 1 btb - LIGUSTRUM TREE - 18' oah; a favorite, small focal-point tree; glossy green foliage; multi-trunk; umbrella-shaped crown; 8' - 12' tall; up to 25' wide; cold hardy (*Ligustrum japonicum* tree)



## trees



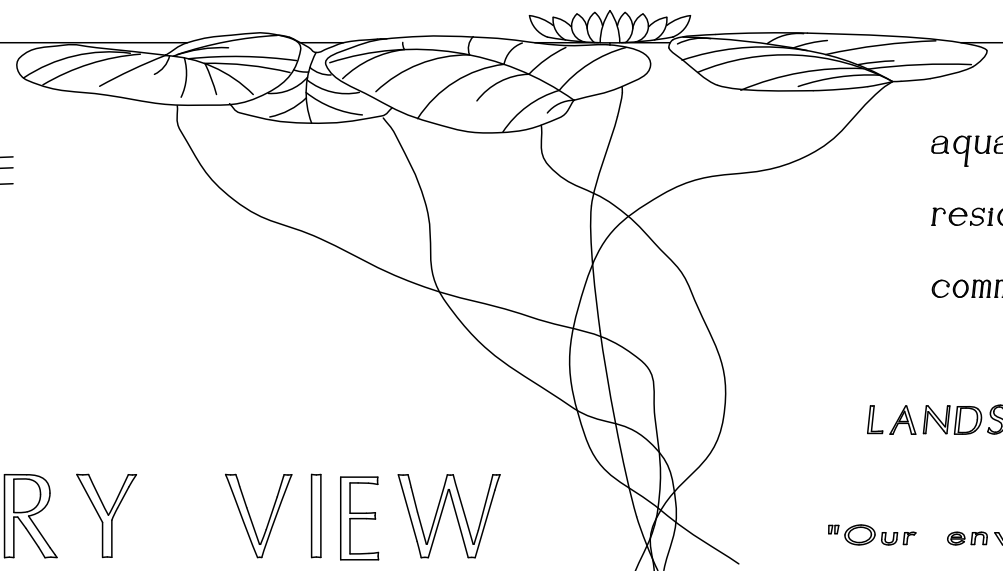
Revised Copy  
REVISED : 08/25/22  
BY : BMS

LANDSCAPE DESIGN FOR  
THE 160 READ STREET PROJECT  
160 READ STREET  
TARPON SPRINGS, FL 34689  
Tony Marterie: (415) 987-5781

JOB NUMBER: 220201  
DATE: 04/16/22  
SCALE: 1" = 10'  
DRAWN BY: BMS & SCP & JBS  
CHECKED BY:  
REVISED: 08/25/22  
REVISED BY: BMS

Sheet L1

LANDSCAPE DESIGN BY  
BRIAN MARC SCHATZ  
14608 LAKE MAGDALENE CIRCLE  
TAMPA, FLORIDA 33613-1706  
(813) 908-8580



aquascapes butterfly gardens restorations  
residential sites native Xeriscapes biodiversity  
commercial sites habitat enhancements earth friendly

# PLANT LIST

QTY - SYM - SIZE - COMMON NAME - SPECS  
SCIENTIFIC NAME

## exotics

- 1 - CCB3 - 3 gal - BLACK TI PLANT - a cane plant with wide and long flowing leaves that arch back; dark purple-brown in hue; tropical; a great contrast & texture change (*Coradine 'Caruba Black'*)
- 1 - CVM7 - 7 gal - CROTON MAGNIFICENT - a colorful croton cultivar w/ oval green leaves splashed w/ yellow, pink and orange; prefers afternoon shade; 6' x 6'; tropical (*Codiaeum variegatum Magnificient*)
- 2 - ADM3 - 3 gal - FOXTAIL FERN - a compact and bottlebrush-like form that tapers; 1' - 2' tall; tropical; great texture change or accent (*Asparagus densiflorus Meyer*)
- 1 - SAT1 - 1 gal - MOTHER'S IN LAW TONGUE - a lily with very stiff and vertical leaves; 2' to 3' tall; slowly thickens into a clump; full sun to dense shade; used often indoors (*Sansevieria trifasciata*)
- 2 - CFR3 - 3 gal - RED SISTER - a Ti plant variety with 1/2 inch vertical stalks w/ striking, whorled, maroon and hot pink foliage; tropical; hts. vary (*Coradine frutescens Red Sister*)

## gingers

- 2 - CL03 - 3 gal - CURCUMA - also known and used as Turmeric; deciduous; emerges in warm weather; retires in fall; bushy blade foliage topped with lovely purple flowers (*Curcuma longa*)

## grasses

- 4 - MCP3 - 3 gal - MUHLY GRASS - spectacular fall show; pinkish-purple panicles brighten in back lit sun; 3' - 4' x 4' (*Muhlenbergia capillaris*)
- 26 - PALB3 - 3 gal - DWARF WHITE FOUNTAIN GRASS - clump grass w/ graceful & wispy foliage; small white plumes on spikes; grows 2' - 3' x 2' - 3'; mood setting (*Pennisetum setaceum*)

## groundcover

- 4 - DV3 - 3 gal - AFRICAN IRIS - vertical texture w/ orchid-like white flowers w/ lavender & yellow markings; 2'-4' x 3'-5' (*Iris x 'Dietes vegeta'*)
- 63 - LMB1 - 1 gal - BIG BLUE BORDER GRASS - border grass with wider leaves; grows 12' to 15' tall x 30" wide; bluish purple flower spikes in summer; hardy; shade or sun (*Liriodopsis muscari 'Big Blue'*)
- 17 - EGB1 - 1 gal - BLUE DAZE - BLUE MY MIND - an improved variety; grows 12 to 16 inch tall x 30 inches wide; flowers are middle blue; tropical; comes back from most freezes (*Evolverus glomeratus Blue My Mind*)
- 103 - TJG1 - 1 gal - CONFEDERATE JASMINE G.C. - to cover ground; typically used as a vine, this works well as a groundcover; 15' - 25' x spreads; do edge & hedge (*Trachelospermum jasminoides*)
- 21 - FM613 - 3 gal - GREEN ISLAND FIGUS - a shiny leaf and spreading, low lying shrub; easy to train as a shapeable groundcover; sun to part shade; tropical; typically 2' x 3' (*Ficus microcarpa 'Green Island'*)

## lilies

- 2 - CAU3 - 3 gal - CANNA AUSTRALIA - burgundy leaves with red flowers; part to full sun; moist to wet conditions; 4-5' tall x 30" wide; dormant in winter; cut back (*Canna Australis*)
- 5 - AA1 - 1 gal - PETER PAN LILY - semi-dwarf; lavender flowers; grows to 2'; blooms in spring; hardy; bulbs (*Agapanthus africanus*)
- 1 - CTR3 - 3 gal - TROPICANNA CANNA - stunning foliage plant with gold, red, green and yellow stripes producing a sunset from a distance; fleshy stalks producing orange flowers (*Canna Tropicanna*)

## palms & cycads

- 17 - ZF3 - 3 gal - COONTIE - drought tolerant cycad; fern-like shiny leaves radiate from center; grows 2'-3' x 3'-5'; very slowly (*Zamia floridana*)

## perennials

- 1 - SA63 - 3 gal - ANISE SAGE BLACK AND BLUE - 3-5'; striking, deep-blue, tubular flowers; tropical; salt tolerant; attracts butterflies & hummingbirds; great as bushy backdrop (*Salvia gmelina*)
- 3 - PNLV1 - 1 gal - DWARF PURPLE PENTAS - purple; dwarf grower; violet-purple flowers attract butterflies and are very showy in the garden; tropical; 2' x 2' (*Pentas lanceolata*)
- 6 - PNLG1 - 1 gal - DWARF RED PENTAS - compact; striking color for a small plant; prolific bloomer; attracts butterflies (*Pentas lanceolata Dwarf Red*)
- 20 - A6V3 - 3 gal - ANGE'S PRIMROSE - little blue flowers; the purple ones freeze, the blue one doesn't; evergreen; hardy to 17 deg; 20" - 30" tall x 30" wide; does well in part sun to moving shade (*Asystasia gangetica variegata*)
- 3 - RL3 - 3 gal - PANAMA ROSE - winter blooming; full colorful cranberry head of cross-shaped flowers; fragrant after sunset; grows to 5' + tall (*Rondeletia leucophylla*)

## shrubs

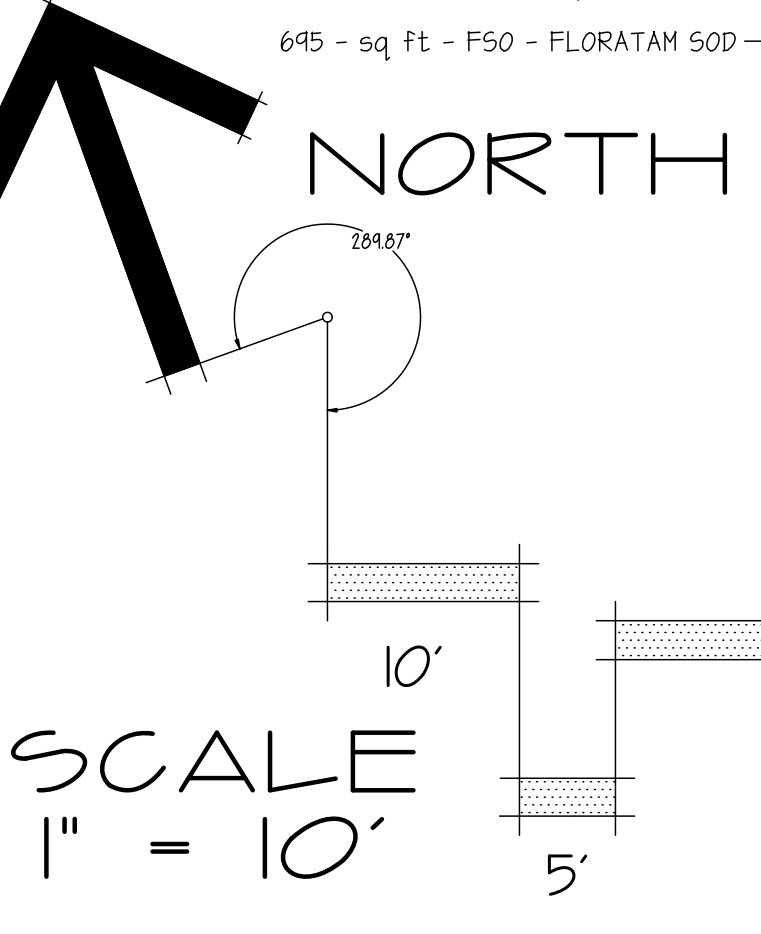
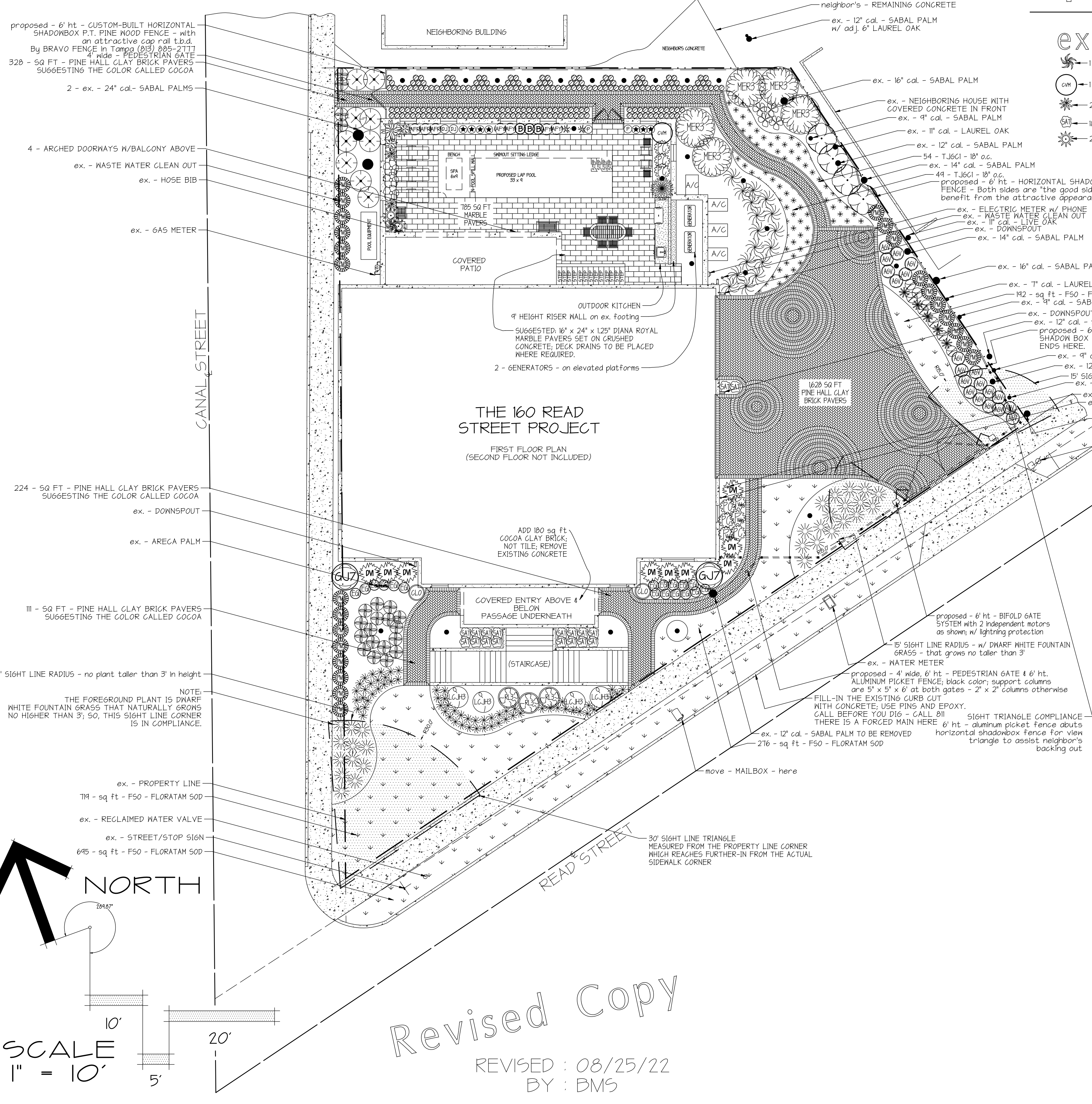
- 5 - MER3 - 3 gal - BRAZILIAN RED CLOAK - large, shiny, oblong leaves; torch-like 12" crimson bracts of flowers; blooms continuous from autumn to winter; tropical; protect from frost; grows to 12' (*Megaskepasma erythrochlamys*)
- 4 - CRO55 - 15 gal - CLUSIA SHRUB - native; thick leaved shrub; coarse texture; sun or partial shade; maintain or it will grow out too large; tropical (*Clusia rosea*)
- 4 - TDW3 - 3 gal - DWARF TIBOUCHINA - grows 5' ht; prolific bloomer from late spring through fall; deep purple blooms (*Tibouchina urvilleana Athens Blue (dwarf)*)
- 2 - GJ7 - 7 gal - GRAFTED GARDENIA - a favorite fragrance from the garden; requires improved acid soil; grows best at 6'-12' x 6'-12' (*Gardenia jasminoides*)
- 1 - IPR3 - 3 gal - IXORA PETITE RED - tiny version of the flame of the woods; scarlet red 4-petal flowers come in clusters; glossy foliage; tropical; acid soil (*Ixora x 'petite red'*)
- 24 - PM5 - 15 gal - PODOCARPUS - used as a shrub or a tree; columnar form; lance-shaped leaves; deep green with bright green new foliage; hardy (*Podocarpus macrophyllus*)

## succulents

- 2 - AV1 - 1 gal - ALOE VERA - medicinally known for burns, heat food drinks & other treatments; a spiky, low specimen; silver spots (*Aloe vera*)
- 3 - ALB1 - 1 gal - BARBADOS ALOE - clump forming; grows to 18"; dusty green succulent leaves; spikes of yellow flowers 3' tall (*Aloe barbadensis*)
- 3 - AOB3 - 3 gal - PANDA PLANT - unusual, fat-trunked succulent w/ a narrowing stem that gives way to large, hot pink & white flowers (*Adenium obesum*)
- 2 - KTO1 - 1 gal - PANDA PLANT - fleshy foliage covered in felt; silver grey foliage w/ reddish-brown rim; reaches 18-24" tall; bell shaped green-yellow flowers (*Kalanchoe tomentosa*)
- 2 - POA3 - 3 gal - VARIEGATED DWARF LADE PLANT - succulent perennial with variegated, small, teardrop-shaped fleshy leaves on an irregular set of reddish-brown stems (*Forulacaria afra*)

## turf

- 1082 - F501 - 1 job - sq. ft. - FLORATAM SOD; most commonly used turf in Florida; however, it is drought intolerant & should be used only where necessary (*Stenotaphrum secundatum*)



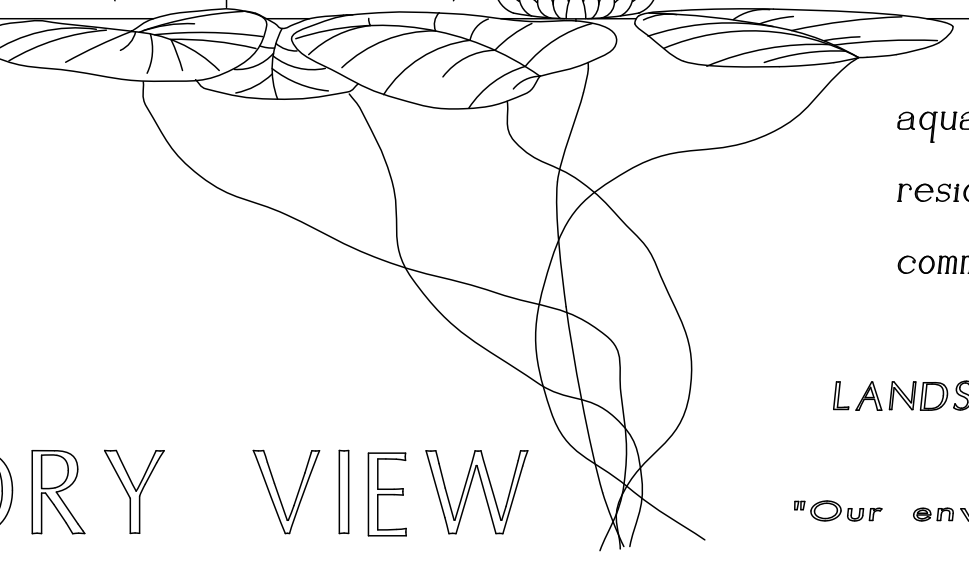
Revised Copy  
REVISED : 08/25/22  
BY : BMS

LANDSCAPE DESIGN FOR  
THE 160 READ STREET PROJECT  
160 READ STREET  
TARPOON SPRINGS, FL 34689  
Tony Marterie: (415) 987-5781

JOB NUMBER 22020J  
DATE 04/16/22  
SCALE 1" = 10'  
DRAWN BY BMS & SCP & JBS  
CHECKED BY BMS  
REVISED 08/25/22  
REVISED BY BMS

sheet L2

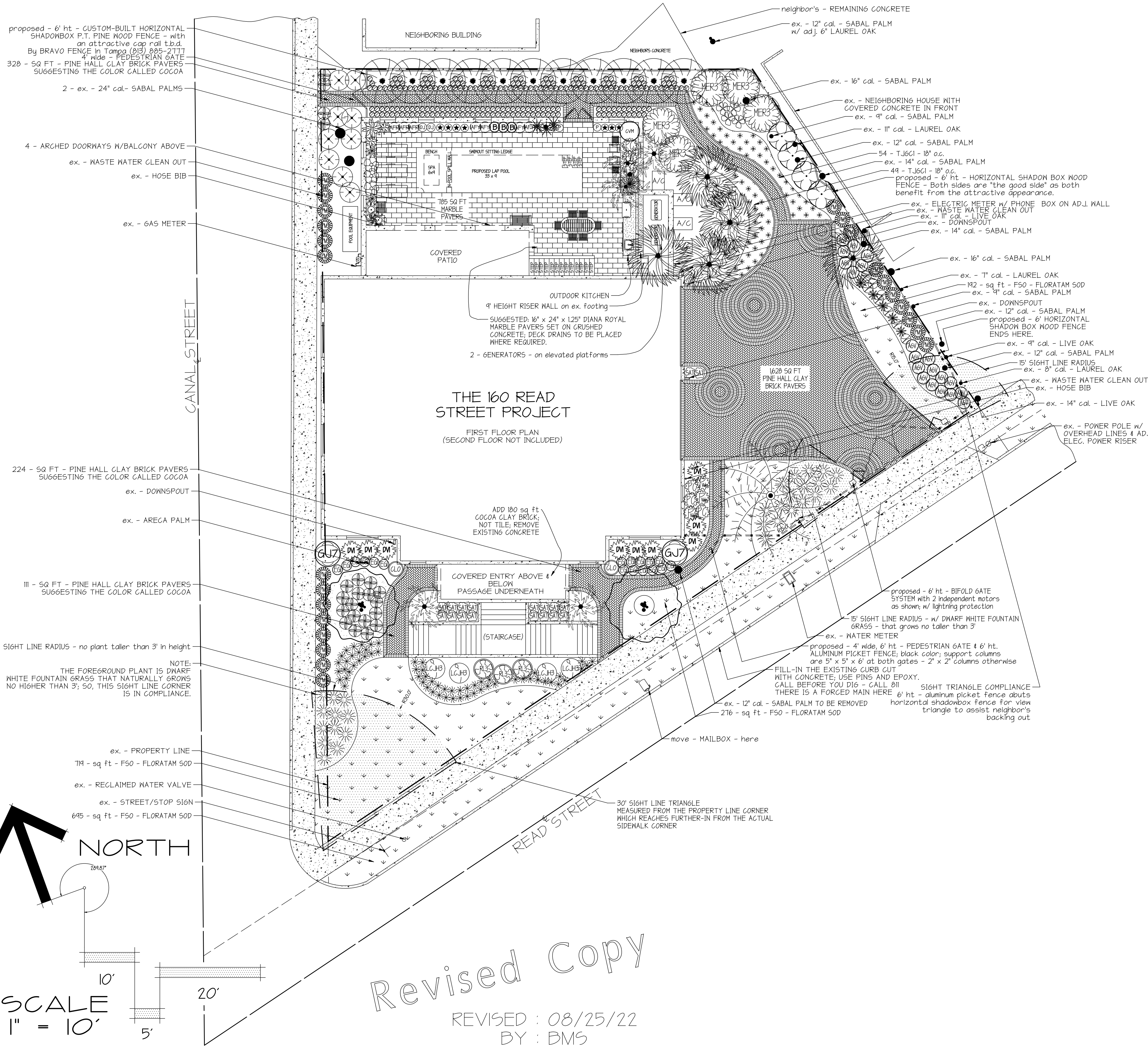
LANDSCAPE DESIGN BY  
BRIAN MARC SCHATZ  
14608 LAKE MAGDALENE CIRCLE  
TAMPA, FLORIDA 33613-1706  
(813) 908-8580



aquascapes butterfly gardens restorations  
residential sites native Xeriscapes biodiversity  
commercial sites habitat enhancements earth friendly

LANDSCAPE DESIGN / LANDSCAPE CONSULTATION





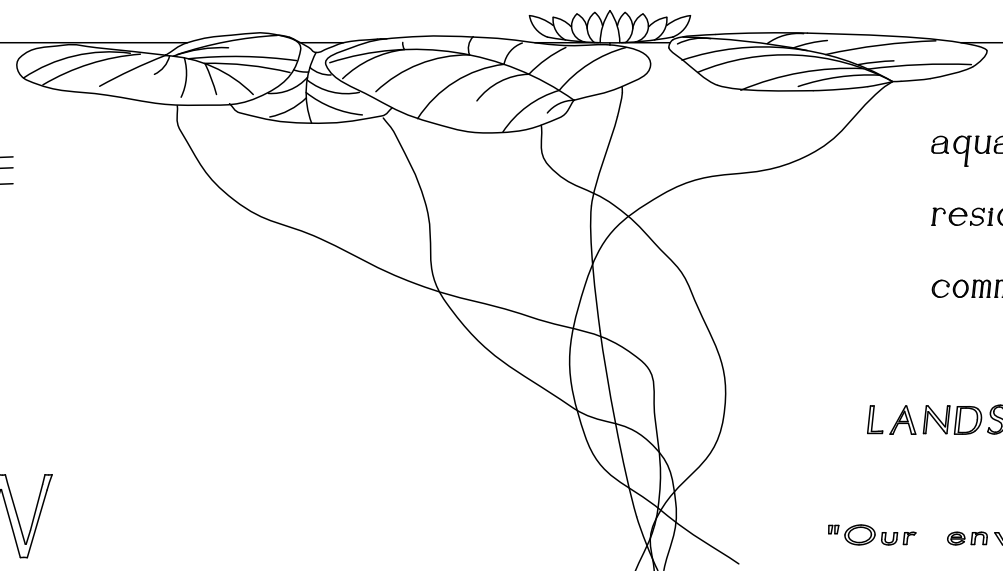
Revised Copy  
 REVISED : 08/25/22  
 BY : BMS

LANDSCAPE DESIGN FOR THE 160 READ STREET PROJECT  
 160 READ STREET  
 TARPON SPRINGS, FL 34689  
 Tony Marterie: (415) 987-5781

JOB NUMBER: 220201  
 DATE: 04/16/22  
 SCALE: 1" = 10'  
 DRAWN BY: BMS & SCP & JBS  
 CHECKED BY: BMS  
 REVISED: 08/25/22  
 REVISED BY: BMS

sheet L3

LANDSCAPE DESIGN BY BRIAN MARC SCHATZ  
 14608 LAKE MAGDALENE CIRCLE  
 TAMPA, FLORIDA 33613-1706  
 (813) 908-8580



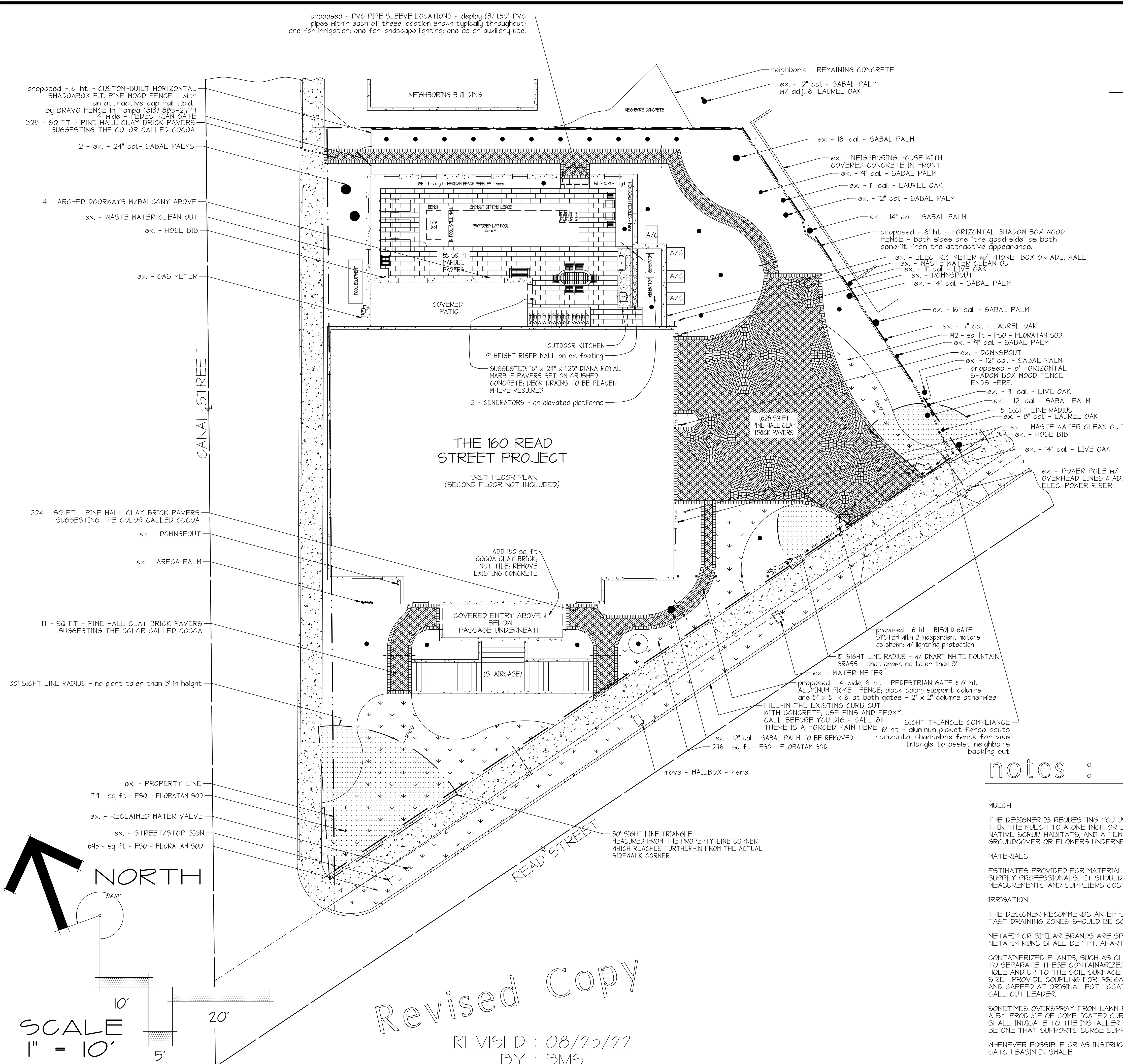
aquascapes butterfly gardens restorations  
 residential sites native Xeriscapes biodiversity  
 commercial sites habitat enhancements earth friendly

LANDSCAPE DESIGN / LANDSCAPE CONSULTATION

"Our environmental future begins in our own back yard."

JOB TITLE | Landscape Enhancements for the 160 Read Street Project - FULL VIEW

# MATERIALS LIST



## notes :

**MULCH**  
 THE DESIGNER IS REQUESTING YOU USE MEDIUM PINE BARK NUGGETS. ALL BED SURFACES SHALL RECEIVE A TWO TO THREE INCH THICKNESS. AT THE BASE OF EACH PLANT THIN THE MULCH TO A ONE INCH OR LESS THICKNESS. THERE ARE SOME EXCEPTIONS WHERE NO MULCH SHOULD BE USED. FOR EXAMPLE: CITRUS TREES, ANNUAL BEDS, NATIVE SCRUB HABITATS, AND A FEW OTHERS SHALL RECEIVE NO MULCH. FOR CITRUS IN PARTICULAR A THREE TO FOUR FEET DIAMETER OF OPEN SOIL; DO NOT PLANT GROUNDCOVER OR FLOWERS UNDERNEATH.

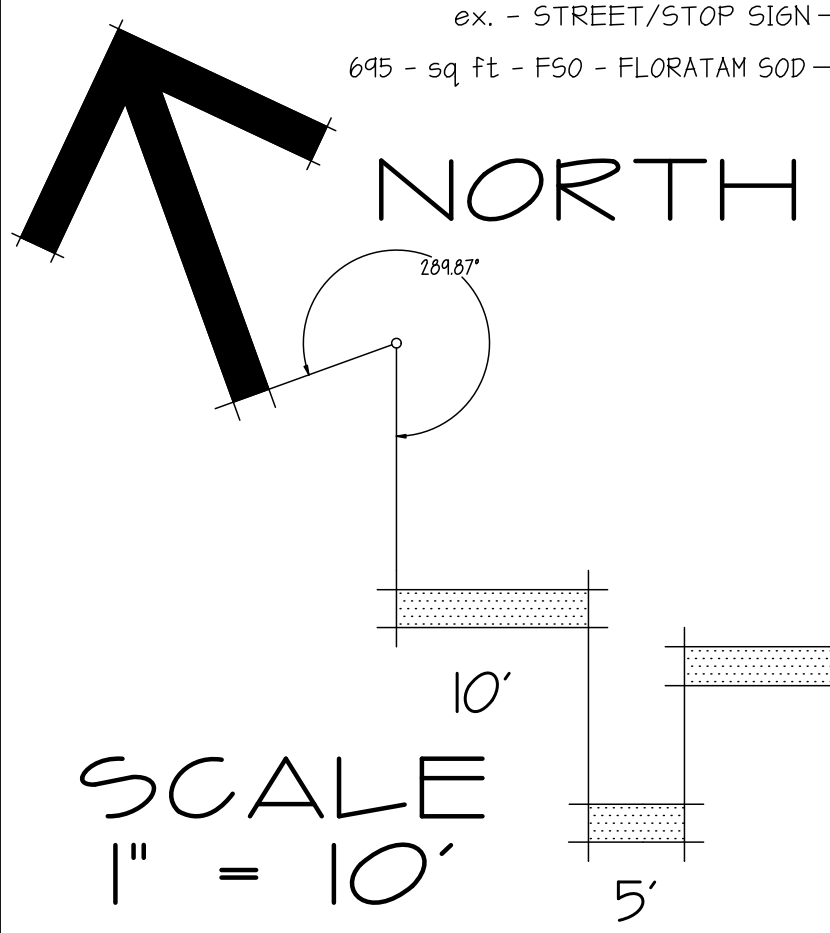
**MATERIALS**  
 ESTIMATES PROVIDED FOR MATERIALS ARE BASED ON APPROXIMATIONS DERIVED FROM THE LANDSCAPE PLAN. THE NUMBERS ARE CONFIRMED WITH ALLIED LANDSCAPE SUPPLY PROFESSIONALS. IT SHOULD THEREFORE BE DULY NOTED THAT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR INSTALLER TO CONFIRM BY SITE MEASUREMENTS AND SUPPLIERS COST PRIOR TO PROVIDING AN ACCURATE ESTIMATE FOR THE WORK NOTED.

**IRRIGATION**  
 THE DESIGNER RECOMMENDS AN EFFICIENT IRRIGATION SYSTEM THAT SEPARATES ALL LAWN ZONES FROM PLANT BEDS. SHADY VERSUS SUNNY AND HARD PAN VERSUS FAST DRAINING ZONES SHOULD BE CONSIDERED WITHIN THE LANDSCAPE AND BE PROVIDED WITH SEPARATE ZONES AND CORRESPONDING WATER TIMES.  
 NETAFIM OR SIMILAR BRANDS ARE SPECIFIED FOR USE IN THE LANDSCAPE. MICROPORES ARE SPECIFIED AT .5 FOR SLOWER EMITTING TIMES. WITHIN FAST DRAINING SOILS NETAFIM RUNS SHALL BE 1 FT. APART. WITHIN SLOW DRAINING SOIL THE RUNS SHALL BE 10' APART.

CONTAINERIZED PLANTS, SUCH AS CLAY AND OTHER URNED POTS, ARE OFTEN USED IN THE LANDSCAPE AND ARE RECOMMENDED TO BE IRRIGATED AUTOMATICALLY. IT IS BEST TO SEPARATE THESE CONTAINERIZED PLANTS ON THEIR OWN ZONE WHENEVER PRACTICAL. THE TECHNIQUE OF SLIPPING THE MICROTUBE (SPAGHETTI LINES) IN THE DRAIN HOLE AND UP TO THE SOIL SURFACE WILL PROVIDE ADEQUATE IRRIGATION AS LONG AS EACH CONTAINER HAS A FLOW REGULATOR VALVE AND PROPER EMITTERS FOR THE POT SIZE. PROVIDE COUPLING FOR IRRIGATION TUBING OUTSIDE OF POT IE. IF NECESSARY TO DISCONNECT POT FOR REPLACEMENT OR MOVEMENT COUPLING CAN BE DISCONNECTED AND GAPPED AT ORIGINAL POT LOCATION. ASSUME ALL POTS IN THE DRAINING ARE TO BE AUTOMATICALLY WATERED IN THIS FASHION. EXCEPTIONS WILL BE INDICATED WITH A CALL OUT LEADER.

SOMETIMES OVERSPRAY FROM LAWN ROTORS WILL FALL INTO LANDSCAPE BEDS. WHILE THIS CAN BE AVOIDED BY GOOD DESIGN, IT IS UNDERSTOOD THAT OVERSPRAY MAY BE A BY-PRODUCT OF COMPLICATED CURVILINEAR BEDS. IRRIGATION SHALL BE SUFFICIENT TO HANDLE ALL NECESSARY WATERING PATTERNS ON THE PROPERTY. THE OWNER SHALL INDICATE TO THE INSTALLER WHETHER AN INDOOR OR OUTDOOR CLOCK IS INSTALLED AND WHERE POWER CAN BE OBTAINED. THE DESIGNER REQUESTS THE CLOCK TO BE ONE THAT SUPPORTS SURGE SUPPRESSION AND HAS A SOPHISTICATED BATTERY BACK UP FOR POWER OUTAGES.

WHENEVER POSSIBLE OR AS INSTRUCTED BY HOMEOWNER USE CATCH BASIN SYSTEM IN ALL DOWN SPOUTS. DOWNSPOUT COUPLING, 4" ADS DRAIN PIPE, UNDERGROUND CATCH BASIN IN SNALE



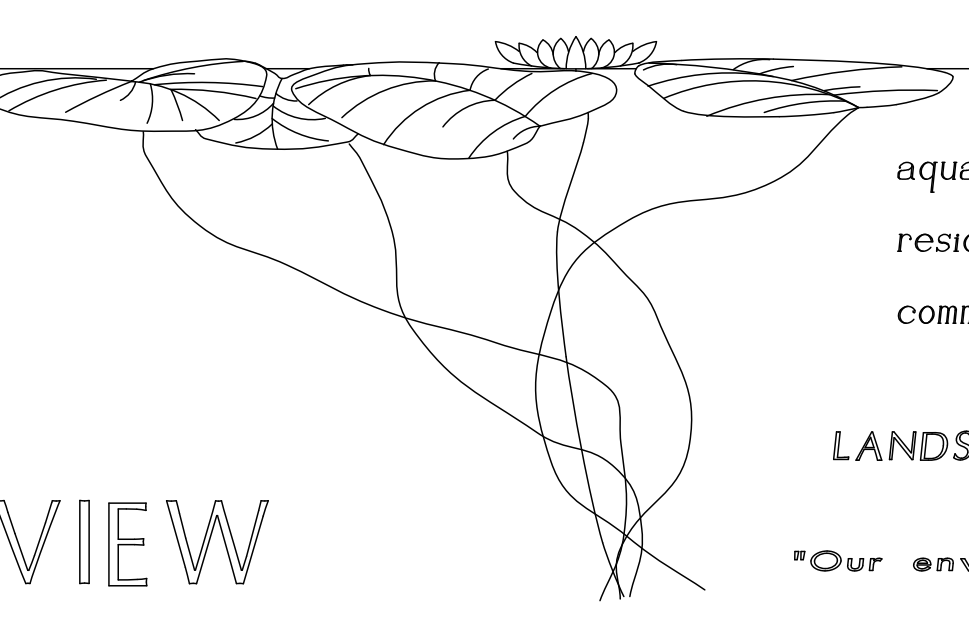
Revised Copy  
 REVISED : 08/25/22  
 BY : BMS

LANDSCAPE DESIGN FOR  
 THE 160 READ STREET PROJECT  
 160 READ STREET  
 TARPON SPRINGS, FL 34689  
 Tony Marterie: (415) 987-5781

JOB NUMBER 220201  
 DATE 04/16/22  
 SCALE 1" = 10'  
 DRAWN BY BMS & SCP & JBS  
 CHECKED BY BMS  
 REVISED 08/25/22  
 REVISED BY BMS

sheet L4

LANDSCAPE DESIGN BY  
 BRIAN MARC SCHATZ  
 14608 LAKE MAGDALENE CIRCLE  
 TAMPA, FLORIDA 33613-1706  
 (813) 908-8580



aquascapes butterfly gardens restorations  
 residential sites native Xeriscapes biodiversity  
 commercial sites habitat enhancements earth friendly



Renea Vincent, AICP, CPM  
Director

## City of Tarpon Springs, Florida

Planning and Zoning Department  
324 E Pine Street  
Tarpon Springs FL 34689  
(727) 942-5611

July 12, 2022

Anthony Marterie  
160 Read Street  
Tarpon Springs, FL 34689  
(c/o [tjm@norcoast.com](mailto:tjm@norcoast.com))

RE: **Certificate of Approval – 160 Read Street  
Application #22-69**

To Whom it May Concern:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of July 11, 2022, approved your request as presented for a Certificate of Approval for the construction of an outdoor kitchen and new fence; installation of paver walkways, driveway, and patio; closure of a curb cut on Read Street; and installation of a major landscaping plan at the subject contributing structure. The following conditions of approval were specified:

1. The application is approved as presented “as long as the Board of Adjustment approves the 6-foot fence in the front yard. In the event the Board of Adjustment denies the 6-foot fence, this Board would approve the 6-foot portion of the gate.”
2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

***Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted.*** If you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP  
Principal Planner

cc: File #22-69