

JEAN CARLOS ULLOA

#23-116

Planning and Zoning Board – November 20, 2023

Board of Commissioners – December 5, 2023



SUMMARY OF REQUEST

- **#22-116 – Ordinance 2023-23 Rezoning**
 - Location: 1404 Meyer Lane, southeast of Keystone Road
 - Property Features
 - 0.20 acres (8,841 square feet); current vacant
 - Future Land Use: Residential Low (RL)
 - Zoning:
 - Current: R-100A Single Family Residential
 - Proposed: R-60 One and Two Family Residential
- **Applicant**: Oscar Zegarra
- **Owner**: Jean Carlos Ulloa

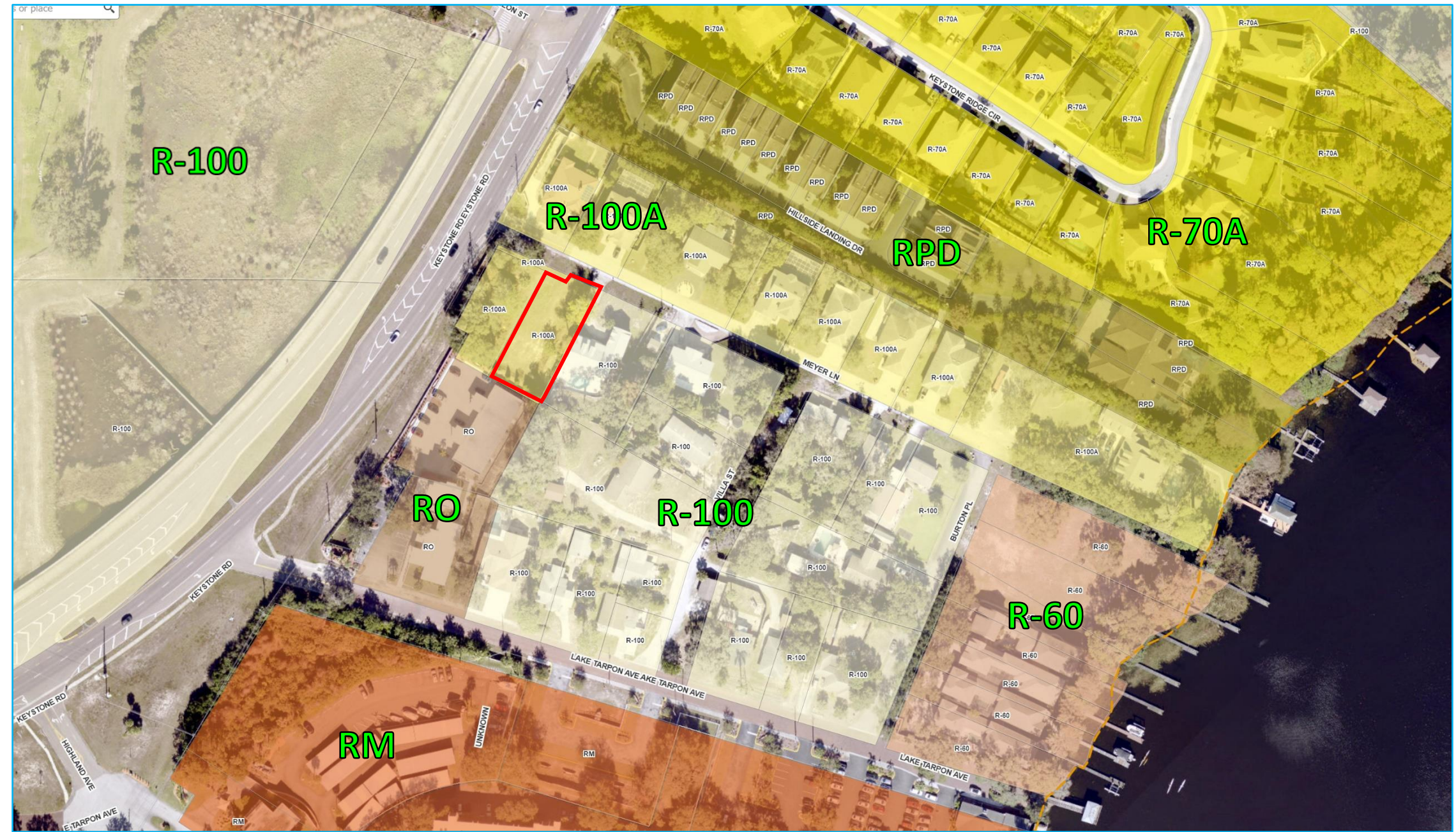
LOCATION & CONTEXT



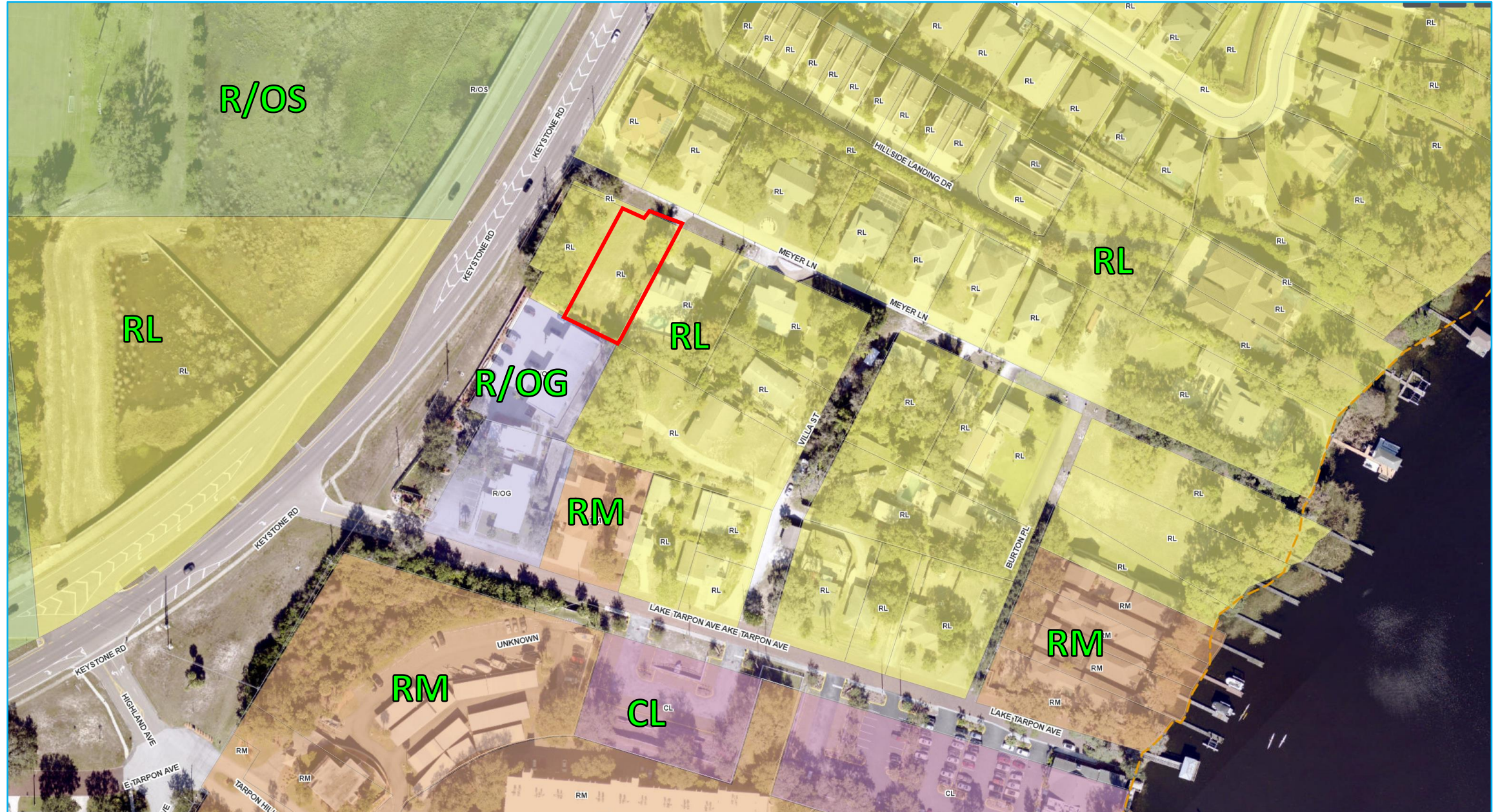
LOCATION & CONTEXT



ZONING



FUTURE LAND USE MAP





REVIEW CRITERIA – REZONING

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

The proposed R-60 zoning is consistent with the Residential Low (RL) Future Land Use Map category. The RL category assigned density would limit this lot to one dwelling unit. The lot is nonconforming and does not meet the criteria for a nonconforming lot of record variance.

- 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.**

The available use for this property under the current zoning and under the proposed zoning is one single family detached dwelling unit.

- 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.**

The amendment would allow for development of a single family dwelling on an infill lot in an established single family residential neighborhood.

- 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.**

City services are available to this property and currently serving the neighborhood. Capacity is available to accommodate a single family dwelling in compliance with Levels of Service.

PRELIMINARY STAFF RECOMMENDATION

#23-116 - *Approval* of the Ordinance 2023-23,
Rezoning to R-60 One and Two Family Residential District

Public Notice Provided – No responses were received.

PLANNING AND ZONING BOARD RECOMMENDATION

#23-116 - Ordinance 2023-23

The Planning and Zoning Board heard this item at their regular meeting of November 20, 2023 with six members in attendance. The Board voted unanimously to recommend **approval** of the rezoning under **Ordinance 2023-23**.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
NOVEMBER 20, 2023 / DECEMBER 5, 2023

STAFF REPORT, November 29, 2023

Application No. / Project Title: 23-116 / Ulloa Rezoning

Staff: Patricia L. McNeese, AICP
Planning Supervisor

Applicant / Owner: Oscar Zegarra / Jean Carlos Ulloa

Property Size: 0.20 acres (8,841 square feet)

Current Zoning: R-100A (Single Family Residential)

Proposed Zoning: R-60 (One and Two Family Residential)

Current Land Use: Residential Low (RL)

Location / Parcel ID: 1400 Meyer Lane, southwest side of Meyer Lane approximately 100 feet southeast of Keystone Road / Parcel #08-27-16-48870-000-0172

BACKGROUND SUMMARY:

The subject property is located on the southwest side of Meyer Lane, about 100 feet southeast of Keystone Road. It is currently vacant. The applicant is requesting a change in zoning from R-100 (Residential Single Family) District to R-60 (One and Two Family Residential) District.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of Ordinance 2023-23 for rezoning to R-60 One and Two Family Residential District.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board reviewed this item at their regular meeting of November 20, 2023 with six members in attendance. The Board voted unanimously to recommend **approval** of the rezoning under **Ordinance 2023-23**. There was no public comment.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Mowed grass, few trees, previous improvements removed
Vehicle Access:	The property access is from Meyer Lane



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
Northeast:	R-100A Single Family Residential	Residential Low (RL)
Northwest:	R-100A Single Family Residential	Residential Low (RL)
Southwest:	RO (Residential Office)	Residential Office General (ROG)
Southeast:	R-100 Single Family Residential	Residential Low (RL)

PLANNING CONSIDERATIONS:

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

1. The property is located in a residential area. Meyer Lane is developed with single family residences, as is the immediate surrounding area. To the southwest (behind the subject property) are two office buildings gaining access from Lake Tarpon Avenue. The area across Keystone Road is in the R-100 zoning district and is developed with the City's sports complex. Keystone Road is a Pinellas County Scenic Corridor.
2. As an informational item, a building permit (#13-336) was issued for this property and construction was initiated. However, discovery of a discrepancy in the property's boundary survey led to abandonment of the project and removal of the partial improvements. The survey has since been corrected. The owner would like to build a home of a size comparable to those in the neighborhood. The reduced setbacks provided for in the R-60 zoning may allow that.
3. The "Lakeview Subdivision" in which this property is located was platted in 1922 and is somewhat unique in that it did not have a typical street grid system. It used a series of ten-foot alleys to access most of the lots. Over the years, portions of the alleys were vacated and lots were combined to create new parcels of various sizes. The subject property resulted from a 3-lot to 2-lot combination/split of the original plat. This property previously consisted of Lots 17, 18 and 19 of the Lakeview plat. Those three lots were combined and then split into two larger lots, the easternmost being the subject property. The property was also rezoned to R-100A based on the survey provided at that time (Ordinance 2003-34). The survey was later found to be in error.
4. The property does not comply with the minimum lot dimensions for the R-100A zoning district, and, it cannot obtain a variance for a nonconforming lot of record under Section 215.02.5 of the Land Development Code because it does not consist of "at least one entire a lot of record" and therefore would not meet the variance criteria.
5. The property is in the Residential Low (RL) Future Land Use Map (FLUM) category with a density allocation of 5 dwelling units/acre. The property is 0.20 acres in size and can only accommodate one residential unit under the RL FLUM category, regardless of zoning. A change from R-100A to R-60 would not allow construction of a duplex on this lot.



ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

	CURRENT R-100A (Single Family Residential)	PROPOSED R-60 (One and Two Family Residential)
Residential Density (dwelling units/acre):		
Per RL (Residential Low) FLUM Category	5 dwelling units/acre	5 dwelling units/acre
Allowable Uses:	LDC Section 25.02	LDC Section 25.03
Permitted/Primary	Community Assembly Community Gardens Emergency Service Facilities Family Care Homes Public Parks/Recreation Facilities Schools of General Education Single Family Dwellings Sewage Treatment Plants	Community Assembly Emergency Service Facilities Family Care Homes Public Parks/Recreation Facilities Schools of General Education Single Family Detached Dwellings Single Family Semi-Detached Two Family Dwellings
	CURRENT R-100A (Single Family Residential)	PROPOSED R-60 (One and Two Family Residential)
Conditional/Secondary	Agriculture Community Residential Home Congregate Care Facilities Day Care Centers & Homes Family Care Homes Government Offices Light Utility Service Nursing Homes Schools of Special Education	Community Residential Homes Congregate Care Facilities Day Care Centers & Homes Family Care Homes Light Utility Service Schools of Special Education Two Family Dwellings
Dimensional Criteria:	LDC Section 25.02	LDC Section 25.03
Lot Area	7,000 square feet	6,000 square feet
Min. Lot Width	60 feet	40 feet
Min. Lot Depth	100 feet	n/a
Front Yard Setback	25 feet	20 feet
Front Yard to Garage	n/a	25 feet
Side Yard Setback	10 feet	5 feet
Side Street Setback	10 feet	7.5 feet
Rear Yard Setback	25 feet	20 feet



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: The property is located in the Residential Low (RL) Future Land Use Map category. Although this FLUM category is most often associated with the Single Family Residential zoning districts (R-100, R-100A and R-70A), the One and Two Family Residential districts (R-60 and R-70) are occasionally included, especially where an older plat is being memorialized. The original Lakeview plat's standard lot widths were on the order of 50 feet. Since the 1922 platting date, the lots have been significantly reconfigured and consolidated to create several larger lots, all of which have a minimum lot width of 75 feet, with the exception of the subject property and the properties fronting Lake Tarpon. The Lake Tarpon frontage has already been rezoned to R-60. The subject property's width is approximately 56 feet. The property can be characterized as a residential lot on an improved residential street (Meyer Lane) with available utilities in an established single family residential neighborhood. The Comprehensive Plan supports

development of this property as an infill residential lot in an existing improved single family residential neighborhood.

Since the non-conforming lot of record variance criteria cannot be met, and since the R-60 zoning category may be considered to be consistent with the RL FLUM category as described above for this specific circumstance, staff concludes that the rezoning is consistent with 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 currently in the R-100A zoning district which would allow for construction of one single family detached dwelling, which it is the owner's intention to build. The RL FLUM category allows one dwelling unit on this 0.2-acre property, so under the R-60 zoning, the property would continue to allow for one single family detached dwelling. This is an appropriate use and constitutes an infill development in this existing established single family neighborhood.

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 amendment provides for efficient and orderly development by allowing utilization of an existing improved residential lot in an existing single family residential neighborhood.



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: City facilities are already in place, serving the neighborhood, and available to this property including streets, potable water and sanitary sewer. Facilities capacity is available to accommodate the single family home proposed for the property in compliance with adopted Levels of Service.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on October 5, 2023 for completeness and conformance to the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. There were no further comments from the TRC.

PUBLIC CORRESPONDENCE:

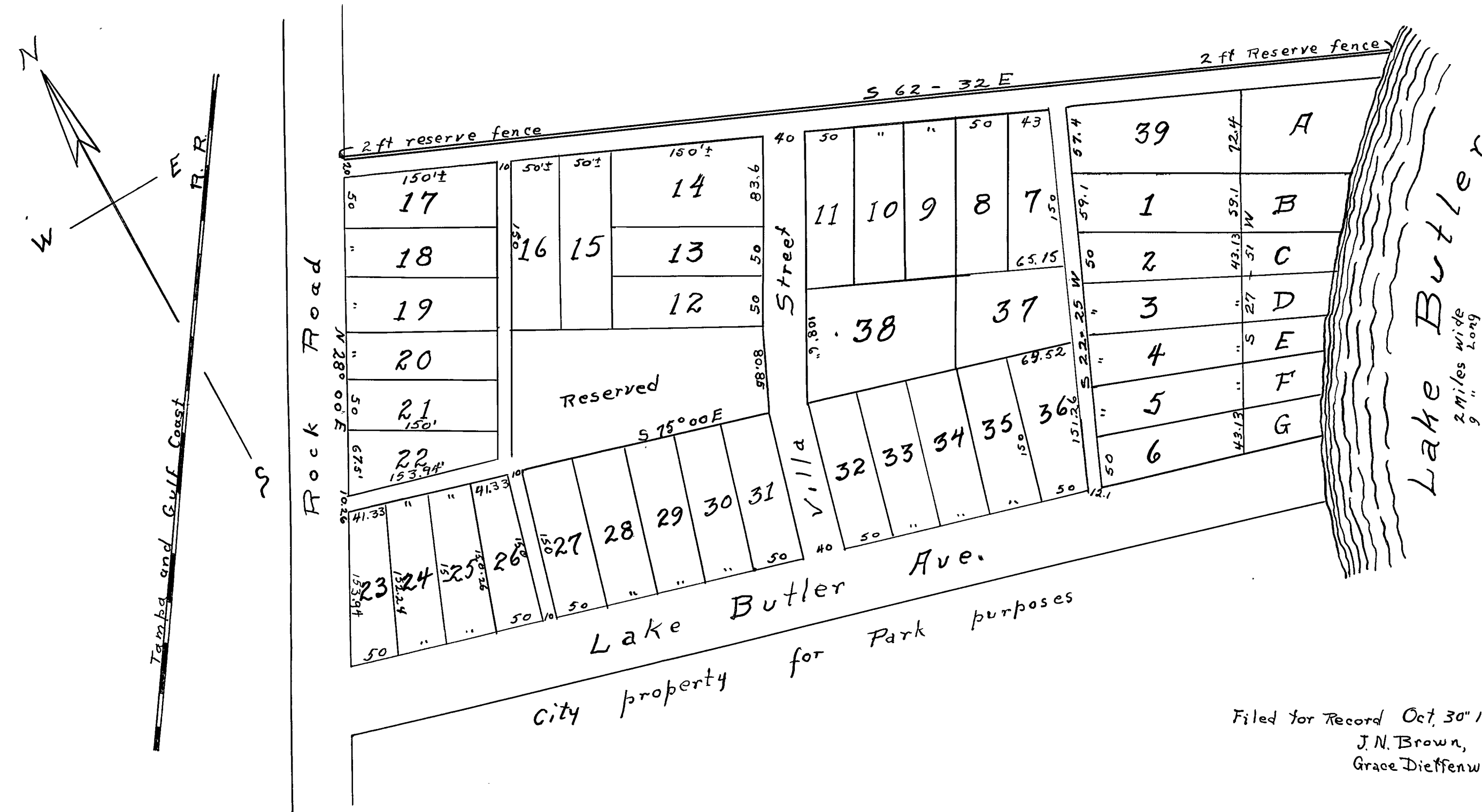
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times* and notice was posted on the property. There were no responses to the notices.

ATTACHMENTS:

1. Slide show presentation
2. Survey
3. Lakeview Subdivision Plat
4. Ordinance 2023-23

LAKE VIEW

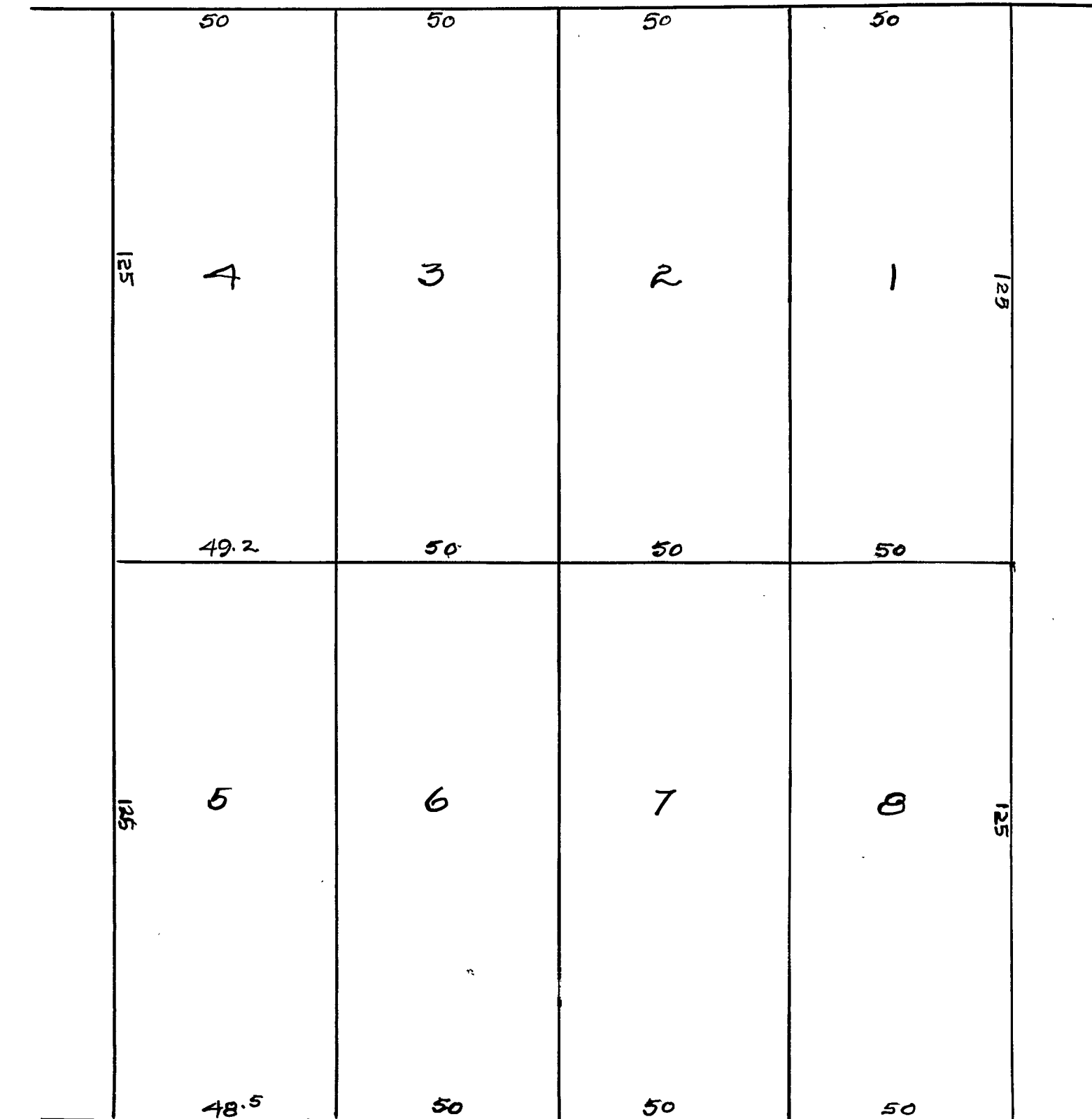
Revised Map of W.J. Meyers Subdivision of Block 154
Lake Butler Villa Co's Subdivision of Sec. 8, Twp. 27 S. Range 16 East.
Map of Tarpon Springs, Fla.



CLEVELAND STREET ADDITION To Clearwater, Florida.

Being a Subdivision of lots 4, 5, 6 and 7, Block 3,
of Sarah McMullen Subdivision in N.W. 1/4 of N.W. 1/4
Sec. 15; T29 S; R 15 E. Scale: 1"=30'.
Nov. 1922 W.O. Rousseau
Surveyor

LAURA ST.



CLEVELAND ST.

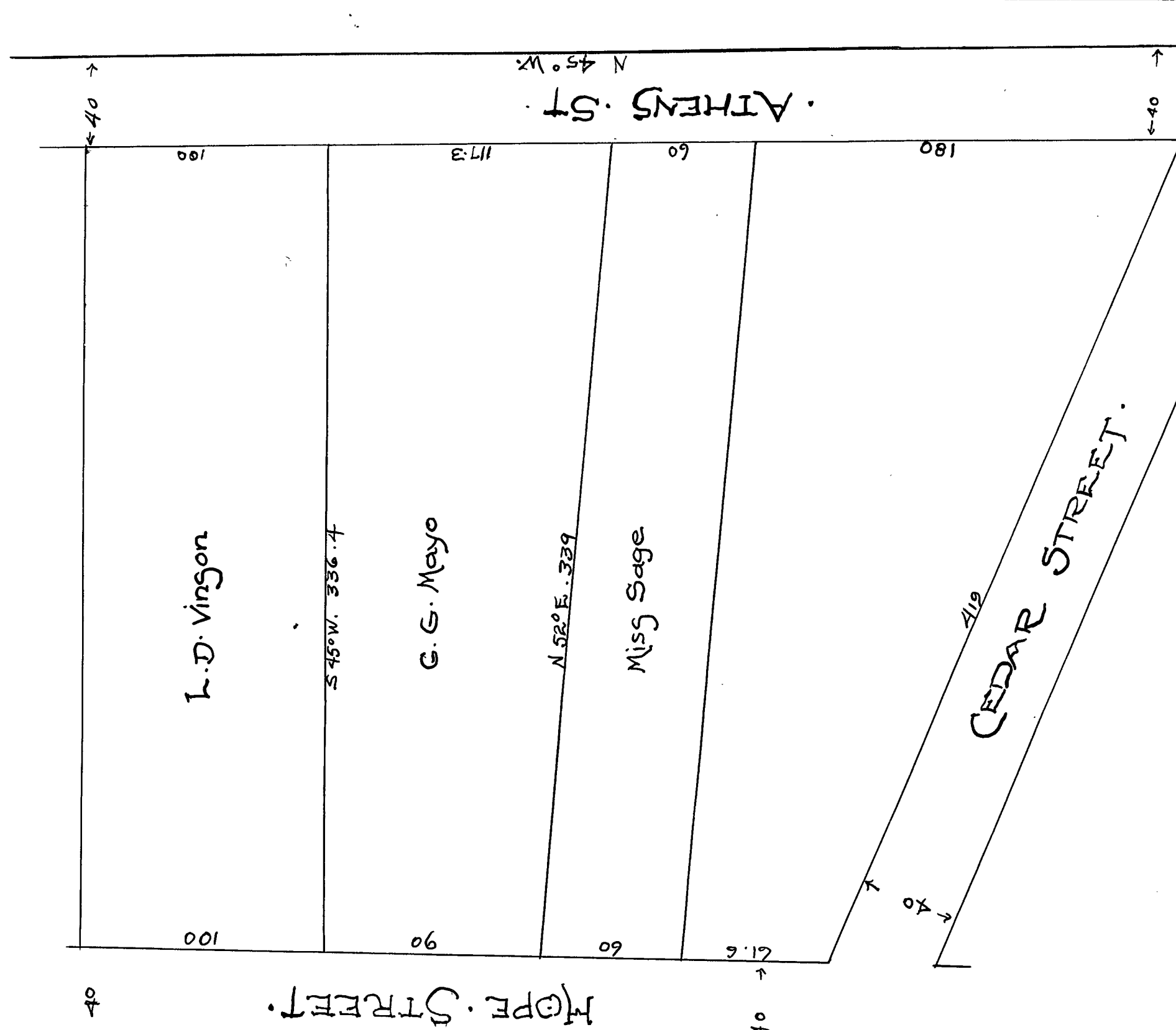
Filed for record Dec. 4th 1922
8:45 A.M.
J.N. Brown, Clerk.
Grace Dieffenwierth D.C.

DESCRIPTION of C.G. MAYO'S LOT.

Begin at a point 240 ft. N. 45° W. of the intersection of the West
line of Athens St. with the North line of Cedar St. and run N. 45° W. along W.
line of Athens St. 172 ft. thence S. 45° West 336.4 ft. to Hope St. thence
run southerly along E. line of Hope St. 90 ft. thence N. 52° E. 339 ft. to
Athens St. to point of beginning. Said lot being in Hopes Subdiv-
ision of Blk. 54. Town of Tarpon Springs, Florida.

Surveyed by
W.O. Rousseau
Jan. 1923.

Scale 50 ft. to inch.



Filed for record,
Feb 5th 1923, 10:30 A.M.
J.N. Brown, Clerk.
Grace Dieffenwierth D.C.

SURVEY ABBREVIATIONS

A = ARC LENGTH A/C = AIR CONDITIONER AF = ALUMINUM FENCE ALUM = ALUMINUM ASPH = ASPHALT BLE = BASE FLOOD ELEVATION BLD = BUILDING BLK = BLOCK BM = BENCH MARK BNDY = BOUNDARY BNG = BEARING BWF = BARBED WIRE FENCE C = CALCULATED CB = CHORD BEARING CBS = CONCRETE BLOCK STRUCTURE CHD = CHORD CL = CENTERLINE CLF = CHAIN LINK FENCE CLS = CLOSURE CLS = COLUMN CONC = CONCRETE CR = COUNTY ROAD C/S = CONCRETE SLAB COR = CORNER COV = COVERED AREA D = BED DOT = DEPARTMENT OF TRANSPORTATION DRAIN = DRAINAGE D/W = DRAINAGE EL OR ELEV = ELEVATION EOP = EDGE OF PAVEMENT EOW = EDGE OF WATER EQTY = EASEMENT FOM = FOUND CONCRETE MONUMENT FOM = FLORED END SECTION FR = FOUND IRON PIPE FL = FLOW LINE FLD = FELD FND = FOUND FOP = FOUND OPEN PIPE FOP = FLORIDA POWER CORP.	FRP = FOUND PINCHED PIPE FRM = FRAME FZL = FLOOD ZONE LINE GAR = GARAGE G/E = GLASS ENCLOSURE HWP = HIGH WIRE FENCE HWE = HIGH WATER LINE HVI = HOLE LJ = LAND SURVEYING BUSINESS LLE = LOWEST FLOOR ELEV LHM = LOWEST HORIZONTAL SUPPORTING MEMBER LS = LAND SURVEYOR LW = LEAST MAS = MASONRY MIS = MISSED END SECTION MKS = MARKER MNL = MEAN HIGH WATER LINE MNS = MEAN SEA LEVEL MBS = MEAN BOTTLE CAP MBS = MEAN AND BOTTLE MST = NAIL AND TAB NOD = NATIONAL GEODETIC VERTICAL DATUM NO = NUMBER NO = OVERALL OHW = OVERHEAD WIRE(S) O/R = OFFICIAL RECORDS O/S = OFFSET P = PLAT PB = PLAT BOOK PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PSP = PERMANENT CONTROL POINT P = PACE PK = PARKER KALON PR = PROPERTY LINE PBL = POINT OF BEGINNING PCL = POINT OF COMMENCEMENT PDL = POINT ON LINE PFL = POWER FILL PFC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PROP = PROPERTY	PSM = PROFESSIONAL SURVEYOR & MAPPER PST = PVC FENCE PAWT = PAVEMENT RAD = RADIAL R = RECORD R/E = REFERENCE RES = RESIDENCE RL = RADIAL LINE RSL = REGISTERED LAND SURVEYOR RND = ROUND RNG = RANGE RPS = RAIL ROAD SPIKE R/S = RIGHT-OF-WAY SOM = SET CONCRETE MONUMENT SOM = SKIPPED ENCLOSURE SEC = SECTION SET NAD = SET NAIL AND DISK LHM 1834 SR = SET 1/2" FROM ROD LHM 1834 SQ = SQUARE SR = SPILL RAIL FENCE SR = STATE ROAD STORY = STORY SUB = SUBVISION SUN = SURVEYOR TB = TIE BAR TB = TEMPORARY BENCH MARK TO = TOP OF CURB TOB = TOP OF BANK TOS = TOP OF SLOPE TRANS = TRANSFORMED TYP = TYPICAL UG = UNDERGROUND UTL = UTILITY W = WOOD WF = WOOD FENCE WFS = WOOD FRAME STRUCTURE WF = WOOD FENCE WT = WITNESS WV = WATER VALVE WV = WITNESS
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*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED. OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

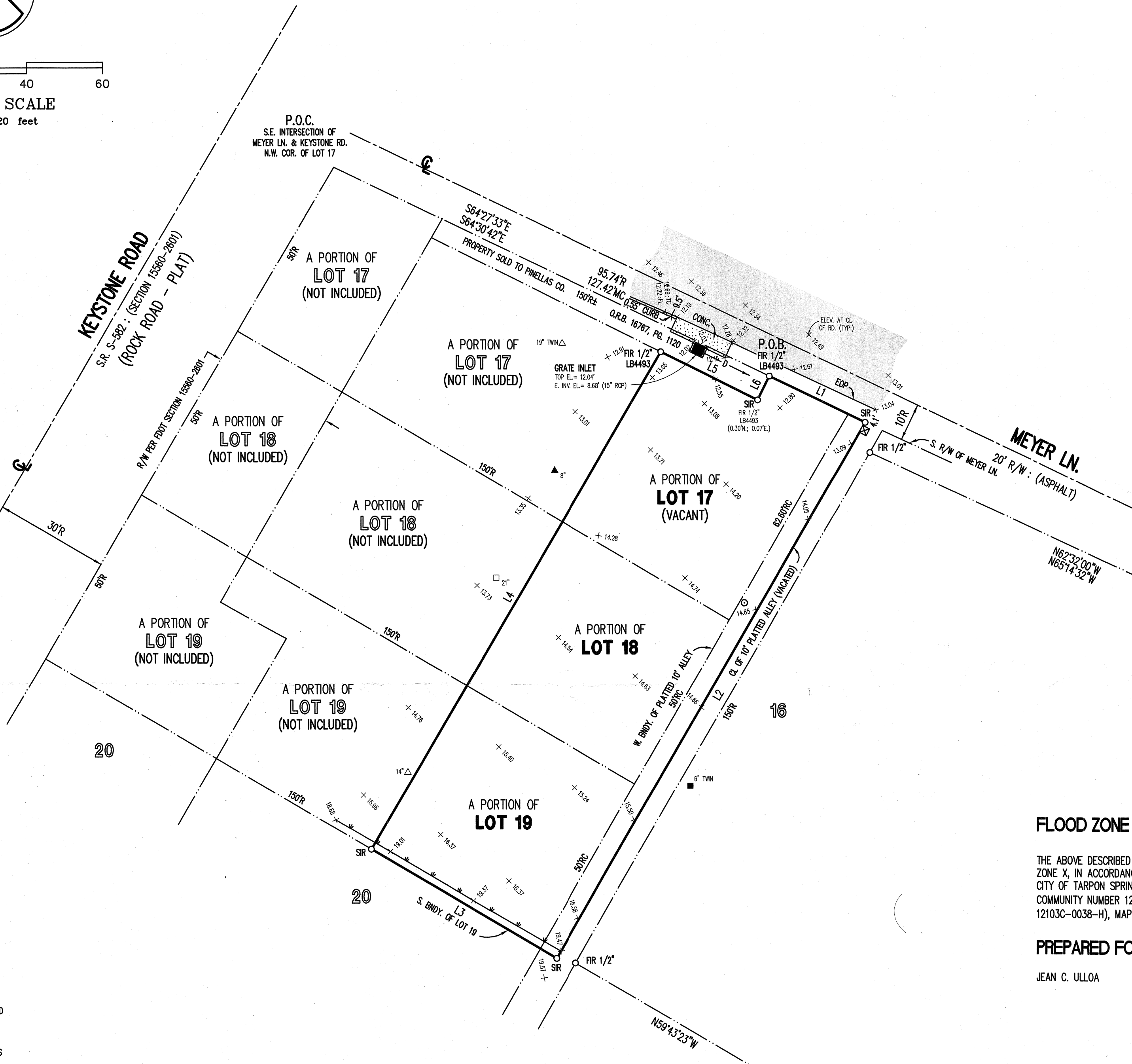
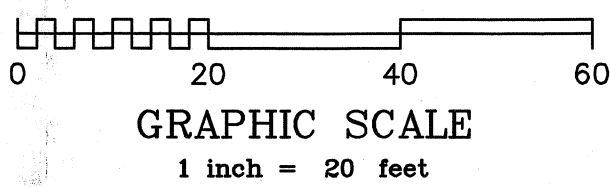
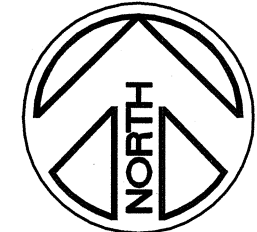
LEGEND	
	4" PVC STUBUP
	ELEVATION
	GRATE INLET
	WATER METER
	TOP OF BANK
	U.G. STORM SEWER
	OAK
	PALM
	PINE
	UNKNOWN

GENERAL NOTES

- 1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2.) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5.) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) BASIS OF BEARINGS: 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.
- 9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11.) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12.) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICTED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP IS FOR INSURANCE PURPOSES ONLY AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- 13.) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16.) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORIDA ADMINISTRATIVE CODE).
- 20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23.) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 24.) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25.) BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM ON 1988 (N.A.V.D. 1988) AS ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS, BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (P.P.R.N.).

LINE L1
S64°27'33"E - 40.00'R
S64°25'11"E - 27.96'M
LINE L2
S30°10'35"W - 162.48'R
S29°50'51"W - 163.02'M
LINE L3
N59°41'15"W - 67.40'R
N59°41'23"W - 56.61'M
LINE L4
N30°05'08"E - 150.20'R
N30°07'30"E - 151.72'M
LINE L5
S63°45'40"E - 28.34'R
S63°40'14"E - 28.52'M
LINE L6
N25°58'36"E - 7.03'R
N26°00'58"E - 7.03'M



LEGAL DESCRIPTION

A PORTION OF LOTS 17, 18 & 19, LAKE VIEW, AS RECORDED IN PLAT BOOK 5, PAGE 76 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY FOR S.R. S-582, SECTION 15560-2601, AS RECORDED IN ROAD PLAT BOOK C, PAGES 129 THROUGH 138, INCLUSIVE, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID RIGHT-OF-WAY BEING FURTHER DESCRIBED IN O.R. BOOK 1725, PAGES 256 AND 267, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AND LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY FOR MEYER LANE, AS RECORDED IN O.R. BOOK 16787, PAGES 1120-1123, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF S.R. S-582, (KEYSTONE ROAD) AND THE SOUTHERLY RIGHT-OF-WAY OF MEYER LANE, AS A POINT OF COMMENCEMENT; THENCE SOUTH 64°27'33" EAST ALONG SAID RIGHT-OF-WAY OF MEYER LANE, A DISTANCE OF 95.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE OF MEYER LANE SOUTH 64°27'33" EAST, A DISTANCE OF 40.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 10 FOOT ALLEY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A 10 FOOT ALLEY, SOUTH 30°10'35" WEST, A DISTANCE OF 162.48 FEET TO THE SOUTHERLY BOUNDARY LINE OF LOT 19; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF LOT 19, NORTH 59°41'15" WEST, A DISTANCE OF 67.40 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF LOT 19, NORTH 30°05'08" EAST, A DISTANCE OF 150.20 FEET; THENCE SOUTH 63°45'40" EAST, A DISTANCE OF 28.34 FEET; THENCE NORTH 25°58'36" EAST, A DISTANCE OF 7.03 FEET TO THE POINT OF BEGINNING, BEING MORE FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF MEYER LANE, A 20 FOOT WIDE RIGHT-OF-WAY, LAKE VIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 76 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY OF KEYSTONE ROAD (S.R. S-582, SECTION 15560, 2601, AS RECORDED IN ROAD PLAT BOOK C, PAGES 129 THROUGH 138, INCLUSIVE, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA), ALSO BEING THE NORTHWEST CORNER OF LOT 17; THENCE S64°30'42"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID MEYER LANE, 127.42 FEET TO THE POINT OF BEGINNING; THENCE S64°25'11"E, 27.96 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF MEYER LANE AND THE CENTERLINE OF A 10 FOOT WIDE (VACATED) PLATTED ALLEY OF SAID LAKE VIEW SUBDIVISION; THENCE S29°50'51"W ALONG SAID CENTERLINE, 163.02 FEET TO A POINT ALONG THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID LOT 19; THENCE N59°41'23"W, ALONG SAID SOUTH BOUNDARY OF SAID LOT 19 AND ITS EASTERLY EXTENSION, 56.61 FEET; THENCE N30°07'30"E, 151.72 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF THAT PARCEL OWNED BY PINELLAS COUNTY, FLORIDA DESCRIBED IN OFFICIAL RECORDS BOOK 16767, PAGE 1120 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S63°40'14"E ALONG SAID SOUTH BOUNDARY DESCRIBED IN OFFICIAL RECORDS BOOK 16767, PAGE 1120, 28.52 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED THEREIN; THENCE N26°00'58"E ALONG THE EAST BOUNDARY OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16767, PAGE 1120, 7.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,841.27 SQUARE FEET OR 0.2030 ACRES, MORE OR LESS.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0038-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

JEAN C. ULLOA

BOUNDARY SURVEY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 230094 DATE SURVEYED: 5-4-2023
DRAWING FILE: 230094.DWG DATE DRAWN: 6-12-2023
LAST REVISION: N/A X REFERENCE: N/A
GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3901 PALM BLVD., SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

ORDINANCE 2023-23

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FOR 0.20 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 1404 MEYER LANE, ON THE SOUTHWEST SIDE OF MEYER LANE APPROXIMATELY 100 FEET SOUTHEAST OF KEYSTONE ROAD, FROM ZONING DISTRICT R-100A (SINGLE FAMILY RESIDENTIAL) TO ZONING DISTRICT R-60 (ONE AND TWO FAMILY RESIDENTIAL); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the zoning district designation of said parcel to R-60 One and Two Family Residential; and,

WHEREAS, the zoning district R-60 One and Two Family Residential is consistent with the existing Future Land Use Map category of RL (Residential Low); and,

WHEREAS, the available uses within the R-60 One and Two Family Residential District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on November 20, 2023; 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 in Exhibit A.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause or phrase of the Ordinance is determined for any reason to be illegal, invalid, or unconstitutional by a court or regulatory body of competent jurisdiction, then the offending provision shall be deemed severable, shall not affect the validity of the remaining portions hereof, and the remainder shall continue in full force and effect.

Section 4. REPEAL

All other ordinances or resolutions which conflict wholly or in part with the provisions of this ordinance, are hereby repealed effective the date this ordinance becomes effective.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval in the manner provided by law.

Ordinance 2023-23 Exhibit A

LEGAL DESCRIPTION

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