

# **TSANTILAS #23-58**

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Planning & Zoning Board Meeting – November 20, 2023

Board of Commissioners Meeting – December 5, 2023



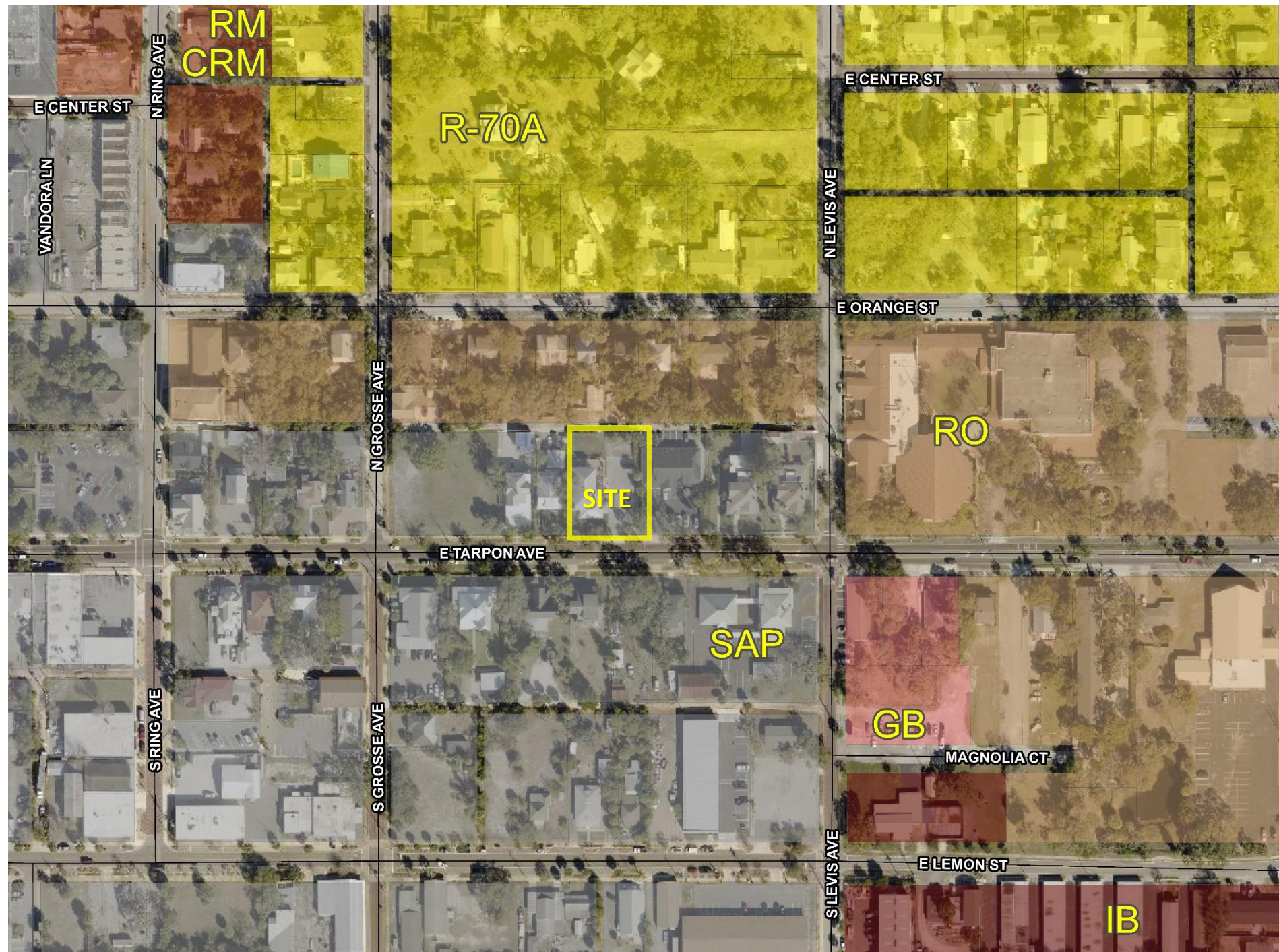
# SUMMARY OF REQUEST

- **Resolution #2023-41 – Conditional Use (#23-58)**
  - Location: 427 East Tarpon Avenue
  - Property Size: +/- 0.34 acres (14,800 square feet)
  - Current Land Use: CRD (Community Redevelopment District)
  - Current Special Area Plan: Downtown Gateway Character District
  - Current Zoning: T4a Residential + Retail/Office Transect
  - Proposed Use of Property – Hotel
    - Existing Inn (owner occupied)
    - Existing parking on site
    - 8 guest rooms each with bathroom
    - Common kitchen, laundry and living room
- **Applicant/Owner**: Jenny Tsantilas / 9200 49<sup>th</sup> Street LLC





# LOCATION & CONTEXT









# SAP CHARACTER DISTRICTS



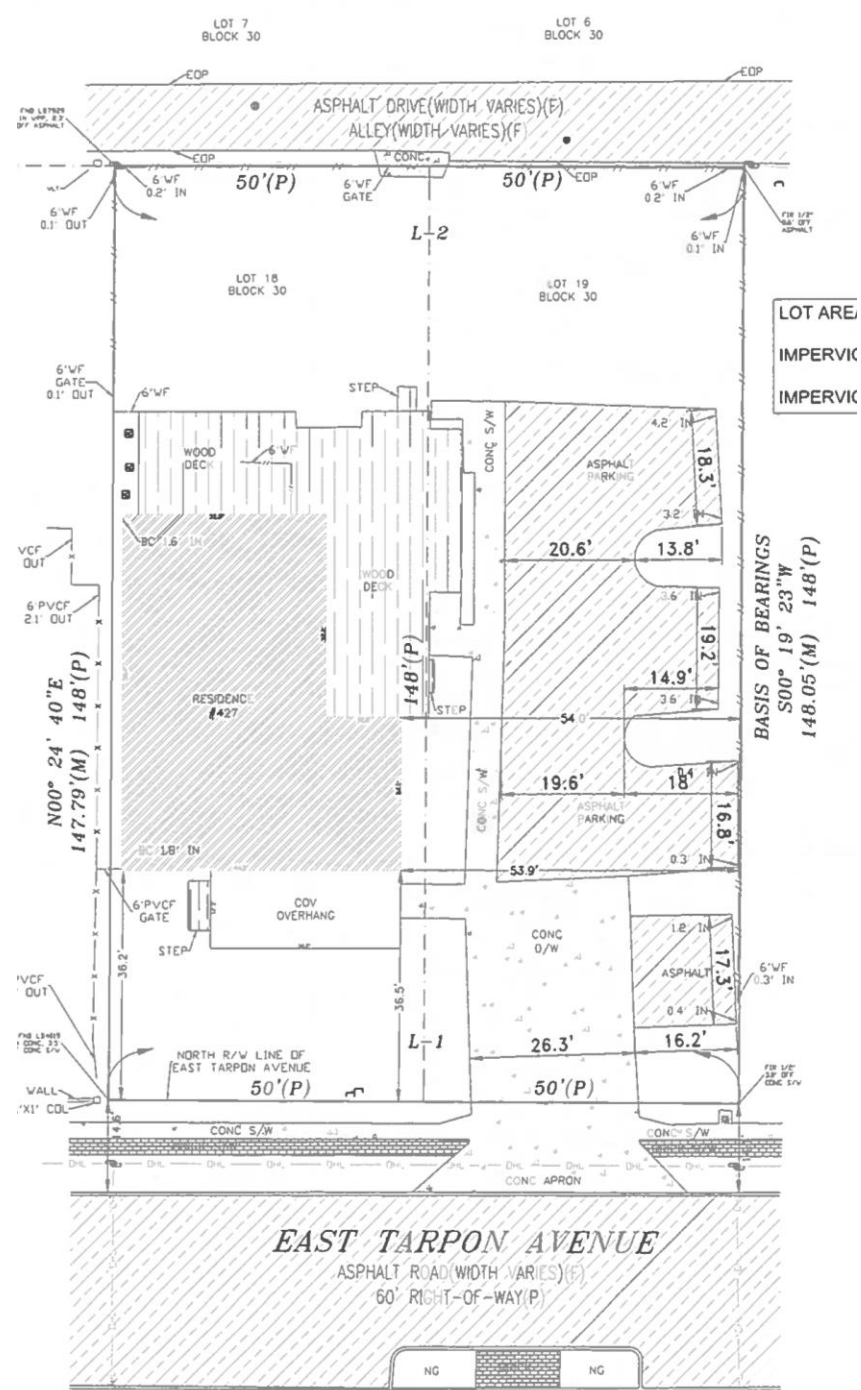


# SITE LAYOUT

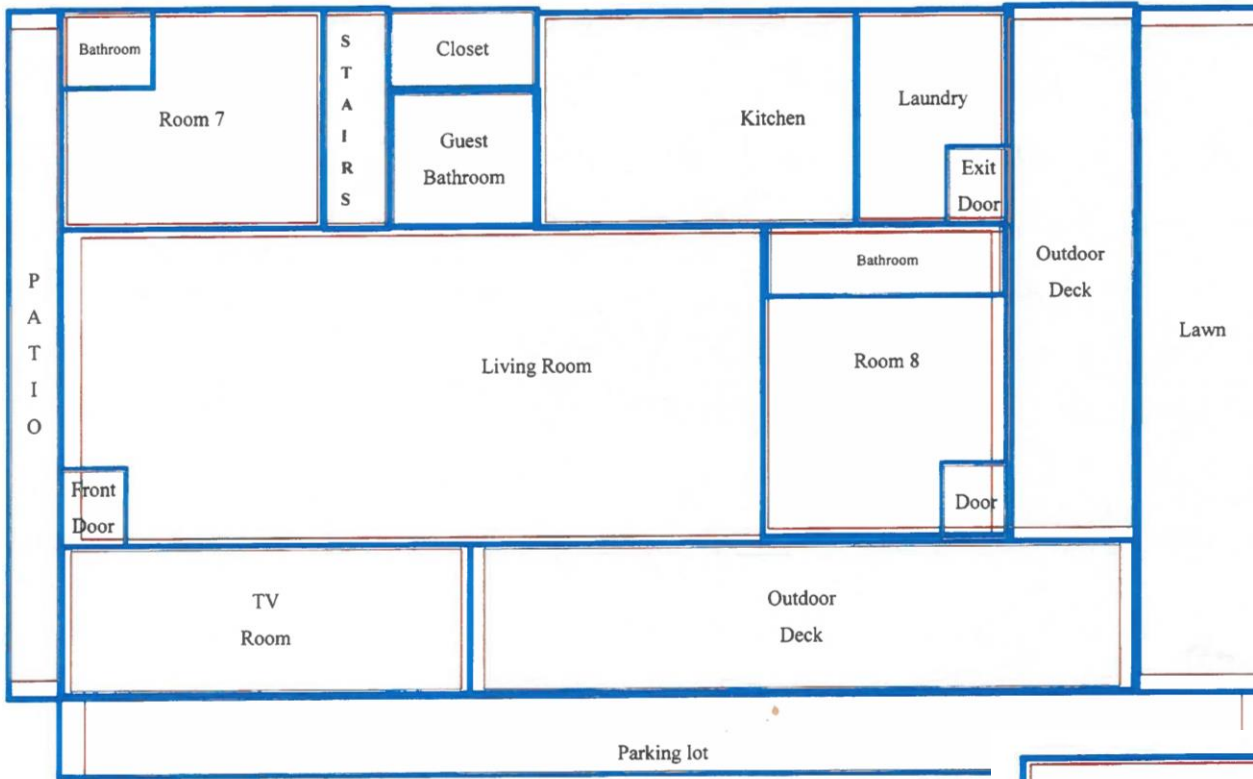




**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**

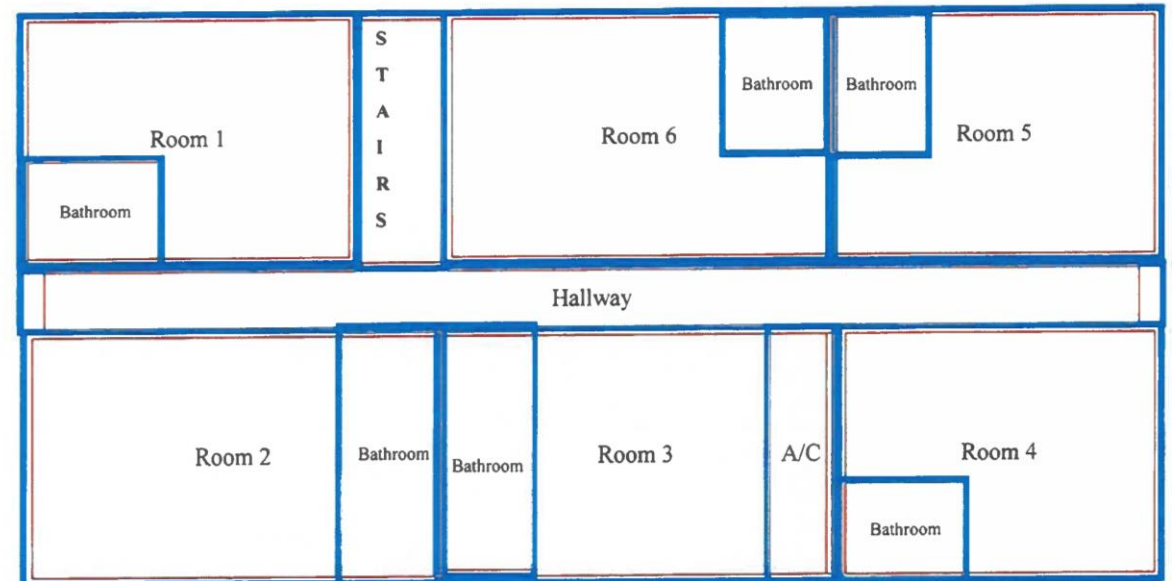






**FIRST FLOOR**

**SECOND FLOOR**



# FLOOR PLANS





# MANAGEMENT

## How Property Will Be Managed

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WE HAVE OVER 35 YEARS IN PROPERTY MANAGEMENT AND OWN COMMERCIAL AND RESIDENTIAL PROPERTIES THROUGHOUT PINELLAS, PASCO AND HILLSBOROUGH.



WE HAVE 24-HOUR MAINTENANCE STAFF



ALL GUESTS ARE GIVEN OUR PERSONAL CELL PHONE NUMBERS AND THE OFFICE NUMBER SO THEY CAN REACH US 24 HOURS A DAY. WE ARE THE EMERGENCY CONTACTS, AND THE NUMBERS ARE LISTED ON PAGE 3 OF THE WELCOME HANDBOOK. WE ALSO HAVE BACK UP STAFF TO PROVIDE COVERAGE AND DURING THOSE TIMES THE NUMBERS WILL BE UPDATED ACCORDINGLY.



WE HAVE RING CAMERAS AT THE DOOR AND PERIMETER OF THE HOME TO MONITOR GUESTS. BOOKINGS ARE CONTINGENT ON GUESTS ACKNOWLEDGING THE HOUSE RULES AND ARE NOTIFIED THAT WE MAY BE ON THE PROPERTY AT ANY TIME INCLUDING THE COMMON AREAS.



WE HAVE INSTALLED NOISE MONITORS OUTSIDE TO ALERT US IN THE EVENT OF ANY DISTURBANCES SO THEY CAN BE HANDLED IMMEDIATELY.



WHILE GUESTS ARE NOTIFIED ABOUT TRASH DAYS AND ENCOURAGED TO TAKE THE TRASH OUT, WE ALSO ENSURE DURING OUR DAILY SITE VISIT THAT THE TRASH CANS HAVE BEEN TAKEN OUT AND RETURNED AFTER TRASH PICKUP.



# SITE FEATURES



## PARKING



# SITE FEATURES – REAR ALLEY ACCESS







# REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code (LDC).** This is an existing built property located in the City's Special Area Plan. The property conforms to the Smartcode and other LDC requirements. The Smartcode encourages access to the rear alley when available. Access to the rear alley should be restored.
- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The proposed project of a small hotel is appropriate in the Downtown Gateway Character District and is generally compatible with the area. The Board should consider the appropriateness of the conversion from an owner-occupied inn to a hotel with no on-site manager. Of particular concern are the proposed use of a common areas by the guests including a full kitchen. This management model deviates somewhat from a strict hotel setup.
- 3) **The use is consistent with the Comprehensive Plan.** The property is located in the City's Special Area Plan Downtown Gateway Character District. The proposed density of 8 rooms is compliant with that district and the project is otherwise compliant with the Comprehensive Plan.
- 4) **The use will not adversely impact historical or environmental resources.** The property is located in the City's National Register Historic District. The project will maintain the historic integrity of the structure on site and provide for continued adaptive reuse of this former single family residence. Rear alley access should be restored to conform with the Historic District's Design Review Guidelines Manual standards.





# REVIEW CRITERIA – CONDITIONAL USE

- 5) **The use will not adversely affect adjoining property values.** The operation of the hotel is not expected to have a discernible affect on property values. The Board should satisfy itself that sufficient measures are in place to prevent adverse impacts.
- 6) **The use will not adversely impact nor exceed the City’s capacity to serve with public facilities.** The property is currently served with City facilities. The increase from 7 rooms to 8 rooms is well under the allocated density of 15 rooms and able to be served. The Board should satisfy itself that there is minimal potential for undue burden on City resources (e.g., law enforcement) under the proposed hotel management model.
- 7) **The use shall provide for efficient and orderly development.** The project continues the appropriate adaptive reuse of a historic property that is served by existing infrastructure.
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** The proposed project is not expected to adversely affect the public health, safety, and welfare and will be required to meet all applicable building and fire codes. It is noted that upon application for a local business tax receipt, the Fire Marshal will visit the property to confirm compliance with current fire code requirements.



# PRELIMINARY STAFF RECOMMENDATION

## Resolution #2023-41

Staff is concerned with potential issues that may arise particularly from use of the common areas of the building's interior without an on-site manager. Staff recommends that the Board consider the information and take action on Resolution 2023-41. Should the Board grant approval, the following five (5) conditions are recommended:

1. A local business tax receipt is required.
2. No more than eight (8) guest rooms are allowed with no more than two (2) persons per room,
3. The rear alley access shall be restored per Resolution 2000-23. A permit for the rear alley access driveway shall be obtained. The completed driveway shall receive a final inspection approval prior to approval of a local business tax receipt for the use.



# PRELIMINARY STAFF RECOMMENDATION

**Resolution #2023-41:** Recommended conditions (continued):

4. The property owner or designee (hereafter, “responsible party”) shall be available in a timely manner to respond to inspections, complaints, or other problems related to the use of the property. The duties of the responsible party are to:
  - a. Provide daily 24-hour availability by telephone at the posted phone number to handle any issues arising from the hotel use,
  - b. Provide daily 24-hour site response following notification from an occupant, owner, law enforcement, or city official to address issues related to the hotel use,
  - c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms on this conditional use,
  - d. Otherwise regularly monitor the hotel property to assure compliance with City laws, ordinances, and the terms of this conditional use.





# PRELIMINARY STAFF RECOMMENDATION

**Resolution #2023-41:** Recommended conditions (continued):

5. The owner must provide an affidavit that the following has been prominently posted at the main entrance door, each guest room, and in the kitchen:
  - a. The name, address and phone number of the responsible party,
  - b. The maximum allowable occupancy of the hotel in accordance with the terms of this conditional use,
  - c. The maximum number of vehicles that can be parked in the designated parking area in accordance with the terms of this conditional use,
  - d. The noise standard in accordance with the terms of this conditional use,
  - e. The days of trash pickup and recycling, and,
  - f. The location of the nearest hospital.

**Public Notice:** Required public notice was provided. There was one inquiry but no response comments to the notices.

# PLANNING AND ZONING BOARD RECOMMENDATION

## Resolution #2023-41

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 **Conditional Use** with staff recommended conditions under **Resolution 2023-41**.

There was no public comment.





**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:** #23-58 (Tsantillas)

**Staff:** Patricia L. McNeese, AICP, Planning Supervisor

**Applicant / Owner:** Jenny Tsantillas / 9200 49<sup>th</sup> Street LLC

**Property Size:** +/- 0.34 acres (14,800 square feet)

**Current Zoning:** T4a Residential + Retail/Office Transect

**Current Character District:** Downtown Gateway Character District

**Current Land Use:** CRD (Community Redevelopment District)  
SAP (Special Area Plan)

**Location / Parcel ID:** 427 East Tarpon Avenue / 12-27-15-90000-000-0180

**BACKGROUND SUMMARY:**

The applicant is seeking conditional use approval to allow a hotel in the T4a Residential + Retail/Office Transect. The property is currently operating as an owner-occupied Inn with eight (8) guest rooms. The applicant is requesting use of the property as a hotel for up to eight (8) guests.

**PRELIMINARY STAFF RECOMMENDATION:**

A small "boutique" type hotel is appropriate for this area of the City in the Special Area Plan. However, the management model deviates somewhat from a strict hotel setup by allowing shared use of common areas by guests, including a full kitchen, laundry and living room, with no on-site manager. The applicant has provided a description of the management framework and availability of the management team. This information helps to mitigate concerns to some extent. However, the Board should satisfy itself that there are sufficient assurances in place to prevent undue burden on City resources and any potential adverse impacts on neighboring properties. Staff recommends that the Board of Commissioners review the information below and take action on Resolution 2023-41 to approve, approve with conditions, or deny. If the Board adopts Resolution 2023-41, the following minimum conditions are recommended:

1. A local business tax receipt is required.
2. No more than eight (8) guest rooms are allowed with no more than two (2) persons per room.
3. The rear alley access shall be restored per Resolution 2000-23. A permit for the rear alley access driveway shall be obtained. The completed driveway shall receive a final inspection approval prior to approval of a local business tax receipt for the use.





4. The property owner or designee (hereafter, “responsible party”) shall be available in a timely manner to respond to inspections, complaints, or other problems related to the use of the property. The duties of the responsible party are to:
  - a. Provide daily 24-hour availability by telephone at the posted phone number to handle any issues arising from the hotel use,
  - b. Provide daily 24-hour site response following notification from an occupant, owner, law enforcement, or city official to address issues related to the hotel use,
  - c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms on this conditional use,
  - d. Otherwise regularly monitor the hotel property to assure compliance with City laws, ordinances, and the terms of this conditional use.
5. The owner must provide an affidavit that the following has been prominently posted at the main entrance door, each guest room, and in the kitchen:
  - a. The name, address and phone number of the responsible party,
  - b. The maximum allowable occupancy of the hotel in accordance with the terms of this conditional use,
  - c. The maximum number of vehicles that can be parked in the designated parking area in accordance with the terms of this conditional use,
  - d. The noise standard in accordance with the terms of this conditional use,
  - e. The days of trash pickup and recycling, and,
  - f. The location of the nearest hospital.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

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 **Conditional Use** with staff recommended conditions under **Resolution 2023-41**. There was no public comment.

**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Inn
<b>Site Features:</b>	Main building, parking area
<b>Vehicle Access:</b>	This property gains access from Tarpon Avenue and a rear alley

**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RO (Residential Office)	R/OG (Residential/Office General)
<b>South:</b>	T4a (Residential + Retail/Office)	CRD (Community Redevelopment District)
<b>East:</b>	T4a (Residential + Retail/Office)	CRD (Community Redevelopment District)
<b>West:</b>	T4a (Residential + Retail/Office)	CRD (Community Redevelopment District)





**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 convert an existing owner-occupied inn use to a hotel use with off-site management. Per Table 4F of the SmartCode (Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area), a hotel is allowable by conditional use.
2. An “inn” is defined as a lodging type, owner-occupied, typically offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. A “hotel” is a group of lodging units exceeding 12 units that may provide services for dining, meeting and recreation (Section 6.1, Smartcode).
3. The proposed use is generally appropriate in the Downtown Gateway Character District of the Special Area Plan. The district is “intended to promote mixed use residential development to support the retail along Tarpon Ave.” The block and corridor surrounding the subject property consists of a mix of residential types (single and multi-family) and office uses east of Grosse Avenue. From Grosse Avenue to Ring Avenue, the Downtown Gateway adds retail and restaurant uses along the Tarpon Avenue corridor.
4. The property is a contributing structure in the National and Local Historic Districts and continues to maintain its historic architectural integrity as it has undergone adaptive reuse from its original single family residential use.
5. A conditional use approval for the existing inn was adopted under Resolution 2000-23 (CU#00-02) on May 2, 2000 for a lodging facility in the Residential Office (RO) zoning district. The inn use was approved for six guest rooms with the owner/manager occupying the seventh bedroom and offered a “continental breakfast only with no cooking facilities in the guest rooms.” Resolution 2000-23 was approved with the following conditions:
  - a. Compliance with the Fire Marshal’s letter dated April 5, 2000.
  - b. That the paving of 7 parking spaces and the connection to the rear alley be completed by September 4, 2000.
6. The rear alley access driveway required by Resolution 2000-23 was installed and in place until approximately 2019 when it was sodded over and fenced with a 12-foot gate to the rear alley. The alley is paved and heavily used by businesses and residents on this block for access, parking and waste disposal. Nine (9) paved parking spaces broken up by two unvegetated landscape islands currently exist on the property.
7. The hotel use proposes eight (8) individual bedroom/bathroom guest units. The Downtown Gateway Character District allows a hotel density of 45 units/acre or up to 15 rooms. The applicant has proposed an occupancy limit of two guests per room.
8. The structure is sprinkler-protected with smoke alarms, installed for the existing inn.
9. The applicant has provided information regarding the management framework for this use. Highlights include:
  - a. Remote on-line and phone bookings and check-in,
  - b. 24-hour contact information for management/maintenance staff,
  - c. On-site cameras and noise monitors,
  - d. Daily visits by management/maintenance staff,
  - e. Set of “house rules” provided to guests and postings to provide emergency information for guests and for emergency responders,
  - f. Use of common full kitchen by up to 16 guests, regulated through provision of “house rules,”
  - g. Provision of a limited number of bicycles and kayaks for guest use.



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

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use 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. Conformance with the requirements of the Land Development Code.**

*Provisional Findings:* The project is located in the Downtown Gateway Character District of the City's Special Area Plan (SAP), and in the T4a Residential + Retail/Office Transect of the Transect Infill Code (Smartcode). The project's density is compliant with the SAP. The current parking provision is also consistent with Smartcode requirements. The Smartcode requires use of rear alleys for access when they are available. This alley is improved with paving and regularly used by adjacent properties. Further, Resolution 2000-23 approving the inn required use of the rear alley for access. The rear alley access should be restored. All other property features are compliant with the Land Development Code.

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

*Provisional Findings:* The property is currently operating as an inn which is a use allowed by right in the T4a transect. The characteristics of the hotel operation will be very similar to the current use with the exception of the on-site manager. The building is a contributing structure in the City's Local and National Historic Districts. The proposal of a small "boutique" type hotel in the City's downtown area (also located in the SAP and Community Redevelopment Area (CRA)) is appropriate. The location fronting on Tarpon Avenue, the main mixed use downtown corridor, is ideal for this type of use and consistent with the intent of the Downtown Gateway Character District:

*"The Downtown Gateway Character District is focused on Tarpon Ave. which is the main street for the CRA. The suggested uses for this district are intended to promote mixed use residential development to support the retail along Tarpon Ave."*

The use is compatible with the existing mix of residential, office and retail uses along this corridor. The scale of the use (8 guest rooms) has had no apparent conflicts with the existing residential uses to the rear during the operation of the existing inn. The change to a hotel operation of the building is also expected to be consistent with those adjacent residences with no significant adverse impacts.

With respect to the appropriateness of the use, staff does have concerns with the operation of the hotel itself mainly due to the common amenities being used by multiple guests including a full kitchen and laundry facility. This type of setup is more commonly encountered in a bed and breakfast, inn, or boarding house, and is commonly controlled by an on-site owner/manager. The applicant's management of this arrangement is primarily through the notification and posting of "house rules" and through the availability of the off-site staff to respond quickly to any issues. Staff is concerned with the potential for undue burden on City resources (law enforcement, etc.) and adequate safety measures for the guests (including any children). The





Board should consider whether this management arrangement is sufficient to handle any potential issues of concern to the City.

**3. The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.**

*Provisional Findings:* The property is located in the Community Redevelopment District Future Land Use Map (FLUM) category. It is located in the City's Special Area Plan (SAP) Downtown Gateway Character District. As described above in Criterion 2, the proposal of a small hotel is very appropriate for this area subject to the appropriateness of the proposed hotel management style discussed above in Criterion 2.

**4. The conditional use will not result in significant adverse impacts to the environment or historical resources.**

*Provisional Findings:* This property is located in the City's National and Local Historic Districts. There is no proposal to make structural alterations on the property. The continued adaptive reuse of this structure, originally a single family residence, is consistent with the Historic District standards, and, with the continued viability and integrity of this contributing building. The City's Historic District Design Review Guidelines Manual (DRGM) and the City's Smartcode require the use of rear alleys for vehicular access when such are available. The rear alley is improved with paving and available to serve this property. Vehicular access connection was required under Resolution 2000-23 for the existing inn. The connection has since been removed and it should be restored. The property is not located within an environmentally sensitive area.

**5. The conditional use will not adversely affect adjoining property values.**

*Provisional Findings:* The change in operation of the property from an inn to a hotel with the same number of rooms, is not expected to have any discernible effect on property values. The Board should satisfy itself that there are sufficient measures in place to ensure that the hotel management and operation does not result in chronic adverse impacts to the neighborhood.

**6. The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.**

*Provisional Findings:* The property is currently served with all City facilities. The current density of seven rooms will increase to eight rooms, but is still well under the allocated density of 15 rooms. If approval is granted, staff recommends a condition memorializing the applicant's proposal of eight rooms with a 16-person limit at full hotel occupancy.



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

*Provisional Findings:* The project represents efficient and orderly development by continuing the adaptive reuse of a contributing historic structure in the City's downtown core that is already served with City facilities.

- 8. The public health, safety, and welfare shall be observed with any reasonable conditions necessary.**

*Provisional Findings:* The proposed project is not expected to adversely affect the public health, safety, and welfare and will be required to meet all applicable codes. It is noted that upon application for a local business tax receipt, the Fire Marshal will inspect the property to confirm continued compliance with current codes.

**TECHNICAL REVIEW COMMITTEE (TRC) REVIEW:**

The Technical Review Committee (TRC) reviewed this project at their meeting of June 1, 2023. The applicant submitted additional information in response to TRC comments and the application was subsequently deemed complete and ready for further processing.

**PUBLIC CORRESPONDENCE:**

Notices were sent to property owners within 500 feet of the subject property. *Staff received one inquiry regarding the potential for a boarding house operation at this site.*

**ATTACHMENTS:**

1. Staff Presentation
2. Draft Resolution #2023-41
3. Applicant Slide Presentation/Narrative
4. Survey
5. Site Plan
6. Resolution 2000-23



# Blue Bayou Inn

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Request to use as a Hotel.

Applicant/Owner: 9200 49<sup>th</sup>  
St LLC, Melissa Pawloski



# Current Use: Hotel Motel with Operator on Site

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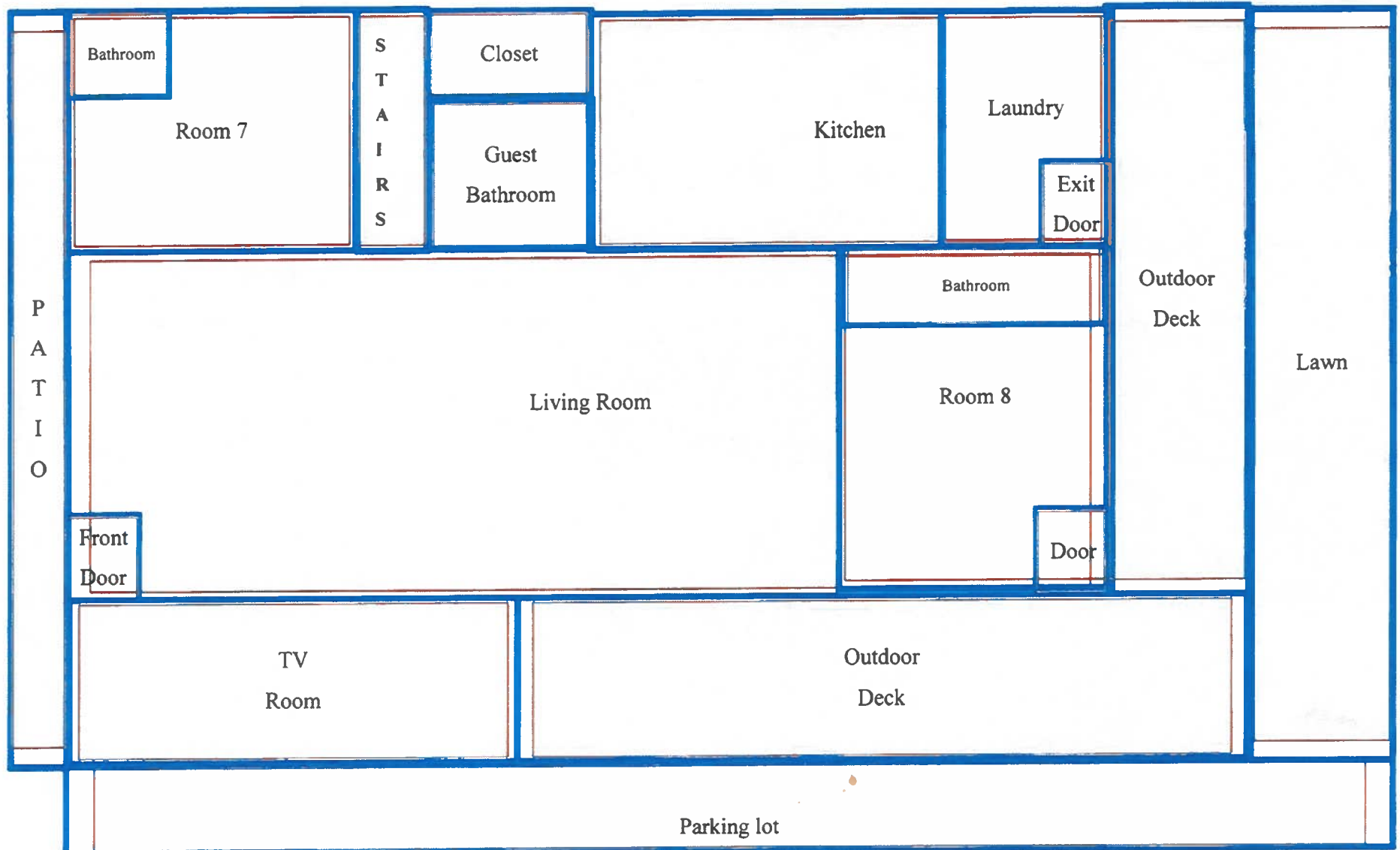
- Requested Use: Hotel Motel without Operator On site
- Floor Plan will not be changing: Still has 8 rooms one is handicap accessible. Each room has its own full private bath. Each room has its own secure lock with a private code given to each guest. The code is changed between each guest. Two rooms are located downstairs the remaining 6 are upstairs. Downstairs is also the kitchen, living room a half bath and tv room. Total of 8 bedrooms, 8 full baths, 1 kitchen and 1 half bath.





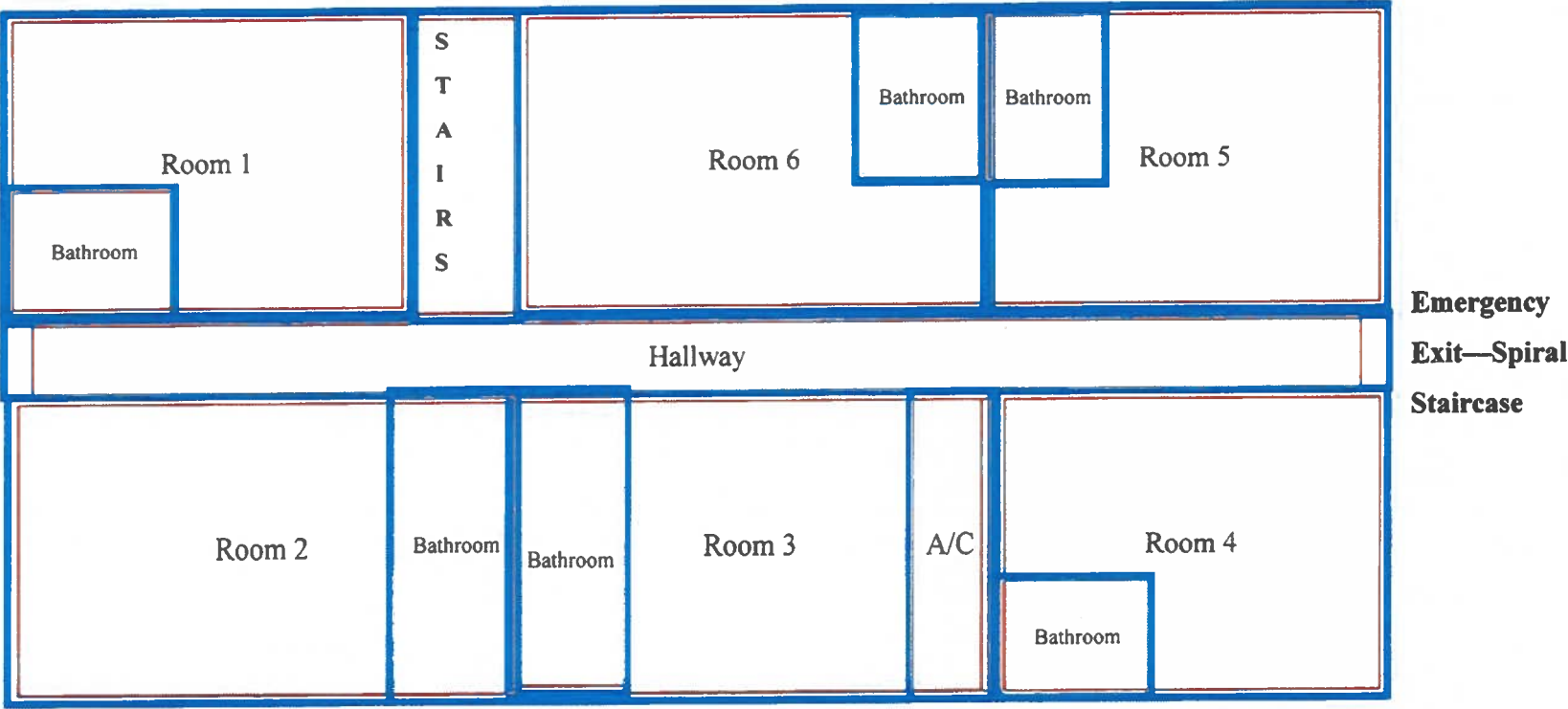
# Floorplan

## Blue Bayou Inn —1st Floor



# Floorplan

## Blue Bayou Inn—2nd Floor





# Parking

Each Room has its own assigned parking spot. We also provide a guest parking spot for a total of 9 spots.

We have contracted with a towing company to ensure only guests are able to park at the location.

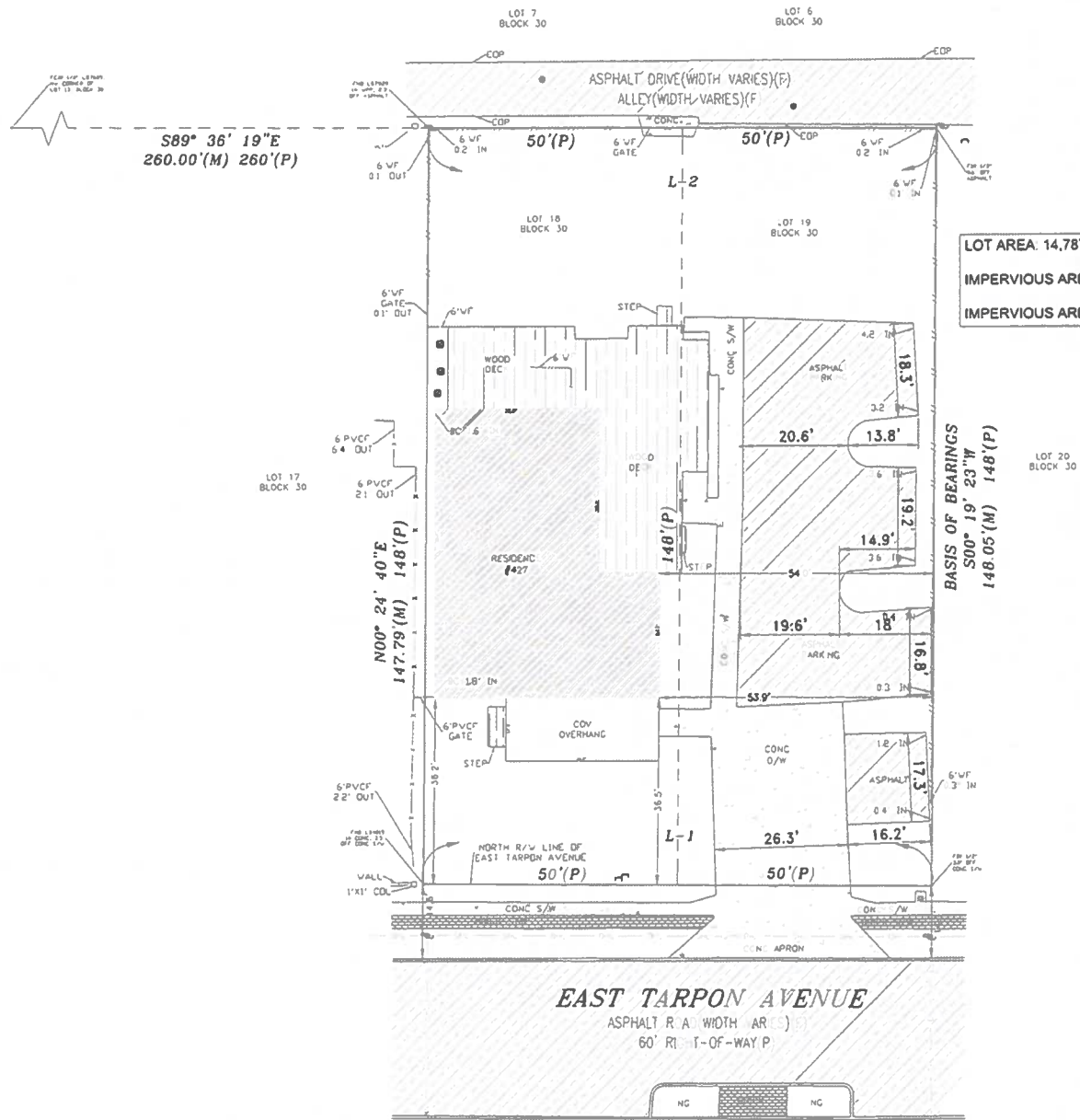
Nothing has been changed in the configuration or size of the parking lot since the previous owner ran the Blue Bayou.

Dimensions:

The drive aisle widths are 19.6, 20.6, and 26.3 ft.

Length of the pavement areas is 13.8, 14.9, 18 ft., and 17.3





LOT AREA: 14,787.61 S.F.  
 IMPERVIOUS AREA (INCLUDED WOOD DECK): 8,022.05 S.F.  
 IMPERVIOUS AREA (NOT INCLUDED WOOD DECK): 6,617.2 S.F.

**Northside**  
*Engineering, Inc.*  
 201 South Main Street, Suite 100  
 Tarpon Springs, FL 34689  
 Tel: 727.943.2000 Fax: 727.943.2001  
 Email: info@northsideeng.com

Donald B. Fairbairn, P.E. 044571

For this one-time use, the owner is authorized to use the drawings for the project only. No other use, reproduction, or distribution is permitted without the written consent of Northside Engineering, Inc.

PROJECT # 23XX	
ISSUE DATE 09/04/21	
REVISIONS	
No.	Desc.

DRAWN BY: DJ

SURVEY W/ DIMENSIONS

42' E TARPON AVE  
 TARPON SPRINGS

**Northside**  
 C3.1

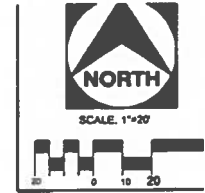
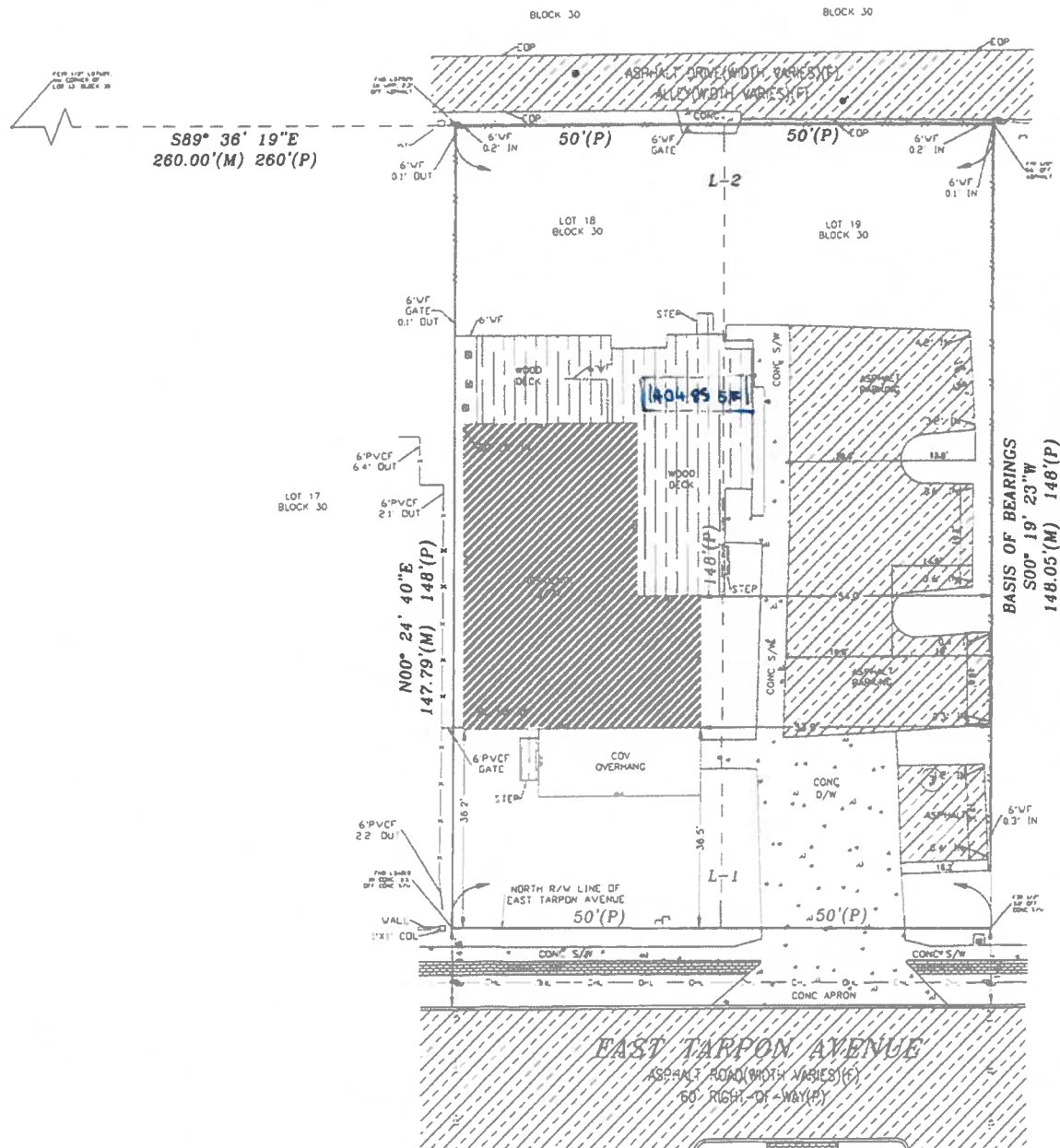


Survey with Parking  
Dimensions and ESU  
Calculation

ESU: With Wood Deck-  
8022.05 SQFT

ESU Without Wood Deck-  
6617.2 SQFT





23XX - 427 E. Tarpon Av  
Out to Client  
06.20.2023

ISR w/ wood deck = 8022.95\$  
ISR without wood deck = 6617.2\$



# MEET OUR TEAM

- We are excited to introduce you to the talented individuals who make up our dedicated team. At 9200 49<sup>th</sup> St LLC we believe in the power of collaboration and the strength that comes from diverse backgrounds and expertise. It is with great pleasure that we share with you a brief introduction to our team members who play a pivotal role in our mission and projects.

## **Melissa Pawloski**

- Role: Host
- Melissa is a Super Host with Airbnb and has over 20 years in property management and working in the hospitality business. From beginning at the Days Inn as a front desk clerk, to a restaurant and retail manager to ultimately working as a lawyer for many years, she has a vast amount of experience. She is the primary contact for all issues surrounding the Inn.



**Jenny Tsantilas**

- Role: Co-Host
- Jenny is the Co-Host and also has over 35 years in property management, and owns commercial and residential properties throughout Pinellas, Pasco and Hillsborough. Jenny is the backup contact to Melissa.

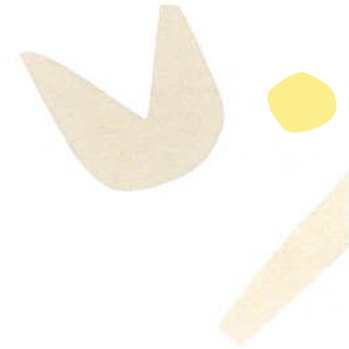
**Antiopi Christopoulos**

- Role: Executive Assistant
- Antiopi assists with all aspects of the inn as well as serving as back up coverage for Melissa & Jenny.

**Tammy Abel**

- Role: Housekeeping
- Tammy helps with room cleaning, stocking of house supplies, temperature and noise monitoring, trash removal and ensuring trash gets picked up by the city weekly and follows up on general maintenance issues.





- **Savannah Hagen**
- Role: Marketing /Housekeeping
- Savannah is responsible for marketing materials for the Blue Bayou like the welcome book and other signs posted on the property. Savannah also helps with room cleaning and stocking of supplies, temperature and noise monitoring, and trash follow up.
- **Michael Davis**
- Role: Handyman/Maintenance
- Michael is available to assist with general maintenance issues and concerns, as well as completes normal maintenance duties to maintain the day-to-day operations of the property.
- **Matthew James**
- Role: Handyman
- Matthew provides troubleshooting and repairs on detail work and is a backup in case Michael is not available to assist.

**Alex Pompei**

- Role: Handyman/Carpenter
- Alex is backup help with maintenance and repairs in the event that Michael and Matthew are not available.

These are just a few of the outstanding individuals who contribute their skills and passion to our organization every day. Each team member brings a unique perspective and expertise that contributes to our overall success. We firmly believe that by working together, we can achieve even greater accomplishments and make a positive impact on our community and beyond.



# How Property Will Be Managed

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WE HAVE OVER 35 YEARS  
IN PROPERTY  
MANAGEMENT AND OWN  
COMMERCIAL AND  
RESIDENTIAL PROPERTIES  
THROUGHOUT PINELLAS,  
PASCO AND  
HILLSBOROUGH.



WE HAVE 24-HOUR  
MAINTENANCE STAFF



ALL GUESTS ARE GIVEN  
OUR PERSONAL CELL  
PHONE NUMBERS AND  
THE OFFICE NUMBER SO  
THEY CAN REACH US 24  
HOURS A DAY. WE ARE  
THE EMERGENCY  
CONTACTS, AND THE  
NUMBERS ARE LISTED ON  
PAGE 3 OF THE WELCOME  
HANDBOOK. WE ALSO  
HAVE BACK UP STAFF TO  
PROVIDE COVERAGE AND  
DURING THOSE TIMES THE  
NUMBERS WILL BE  
UPDATED ACCORDINGLY.



WE HAVE RING CAMERAS  
AT THE DOOR AND  
PERIMETER OF THE HOME  
TO MONITOR GUESTS.  
BOOKINGS ARE  
CONTINGENT ON GUESTS  
ACKNOWLEDGING THE  
HOUSE RULES AND ARE  
NOTIFIED THAT WE MAY  
BE ON THE PROPERTY AT  
ANY TIME INCLUDING THE  
COMMON AREAS.



WE HAVE INSTALLED  
NOISE MONITORS  
OUTSIDE TO ALERT US IN  
THE EVENT OF ANY  
DISTURBANCES SO THEY  
CAN BE HANDLED  
IMMEDIATELY.



WHILE GUESTS ARE  
NOTIFIED ABOUT TRASH  
DAYS AND ENCOURAGED  
TO TAKE THE TRASH OUT,  
WE ALSO ENSURE DURING  
OUR DAILY SITE VISIT  
THAT THE TRASH CANS  
HAVE BEEN TAKEN OUT  
AND RETURNED AFTER  
TRASH PICKUP.

# Hotel Operations

---

- Owner/Operators Office is located at 861 N Hercules Ave Clearwater
- Owner/Operators Home address is 2437 Pinetta Ct Holiday (a 10 minute drive)
- Reservations are made online and through phone
- Check In/ Check Out managed secure key code assigned to each guest
- Service requests can be made by all guests as they are given Operators Cell Phone Number and Office Number. Front door shall also have a sign next to the ring camera of who to contact. The ring camera can also be rung and will connect to the responsible party or a staff member immediately.
- Each room is limited to 2 guests. The inn has 8 rooms so maximum capacity of 16.





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## Affidavit to be provided upon request

We will ensure the property owner or designee (hereafter, "responsible party") shall be available in a timely manner to respond to inspections, complaints, or other problems related to the use of the property. We have numbers posted in the welcome book as well as a large prominent sign at the front door listing Melissa and Jenny's numbers. In the event Melissa and Jenny are both out of town or not available for a short period of time then the sign shall be updated with the contact number of the two people providing coverage. We have also installed a motion activated sensor light at the front door making the sign even easier to read at night. Police, Guests and Neighbors shall be able to reach us easily.

We will have one person on site once a day at a minimum to monitor the property to assure compliance with City laws, ordinances, and the terms of the conditional use.

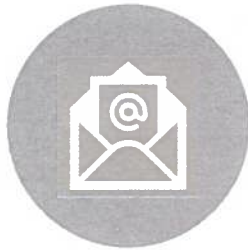
At the main entrance door, each guest room and in the kitchen the following information shall be posted:

- a. The name, address and phone number of the responsible party,
- b. The maximum allowable occupancy of the hotel in accordance with the terms of the conditional use,
- c. The maximum number of vehicles that can be parked in the designated parking area in accordance with the terms of the conditional use,
- d. The noise standard in accordance with the terms of the conditional use,
- e. The days of trash pickup and recycling, and,
- f. The location of the nearest hospital.

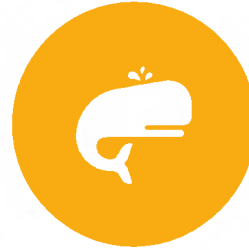
# Making Reservations



CAN BE MADE ONLINE AT AIRBNB



CAN CONTACT US THROUGH OUR  
WEBSITE- [HTTPS://BLUEBAYOUINN.NET](https://bluebayouinn.net)



CAN CALL US AT 727-799-1200 (THE  
NUMBER OF WHICH IS LOCATED ON THE  
SIGN AT THE FRONT OF THE BLUE BAYOU  
INN)



WE ARE ALSO PLACING A SMALLER SIGN  
ON THE FRONT DOOR NEXT TO THE RING  
DOORBELL THAT SAYS PUSH HERE FOR  
IMMEDIATE ASSISTANCE OR TO MAKE  
RESERVATIONS.

# Kitchen Management- The following rules shall be displayed in the Kitchen

## **Cleanliness is Key:**

- Always wash your hands before handling food.
- Clean up after yourself immediately. Do not leave dirty dishes or spills behind.
- Sweep the floor after cooking or eating to keep the kitchen tidy. There is also a Swiffer mop that can be utilized in case of spills.

## **Respect Shared Space:**

- Be considerate of others when using the kitchen. Don't monopolize it for extended periods.
- Label your food and beverages with your name and date to prevent confusion or theft.

## **Cooking and Storage:**

- Use your designated shelf or storage area for your groceries.
- Seal food containers tightly to prevent pests and spoilage.





#### Appliance Etiquette:

- Clean appliances (oven, microwave, toaster, grill, etc.) after each use.
- Do not overload power outlets; be mindful of safety and energy conservation.

#### Proper Disposal:

- Sort trash and recyclables into their respective bins.
- Dispose of food scraps in the designated garbage disposal.

#### Noise and Disturbance:

- Keep noise levels down, especially during early mornings and late evenings.
- Avoid loud music or conversations that might disturb others.

#### Emergency Preparedness:

- Know the location of fire extinguishers, smoke detectors, and emergency exits.
- There is one fire extinguisher located next to the microwave in the kitchen, and one located at the top of the stairs on the second level of the Inn and one in the laundry room.
- Emergency exits are clearly marked with lighted Exit signs.
- Never leave cooking unattended, and always turn off appliances when finished.





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#### Communication and Conflict Resolution:

- If you have issues with other guests regarding the kitchen, address them calmly and respectfully.
- If problems persist, report them to the Host immediately.

#### Maintenance and Repairs:

- Report any malfunctioning kitchen appliances or maintenance issues promptly to the Host.
- These kitchen rules are designed to create a harmonious and sanitary environment for all guests in the Inn. Following these guidelines will help ensure that the kitchen remains a pleasant and functional space for everyone to enjoy.



# How Check in Will Work

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- All Guests are assigned their own private code to the front door upon making a reservation. This code is active at 4 pm the day of check in and turns off at 11:15 am the day of check out. All guests are given a direct number to contact the host and maintenance staff. In the event a co-host or other staff member is the primary contact (for example Melissa and Jenny are out of town then Antiopi, Tammy's or Savannahs number is provided so someone nearby is always the point of contact)
- The sign at the front door will also direct all guests to the ring doorbell as well as provide two numbers to contact if they have any issues using their code. (The host and whomever is the back up host at the time). The front door lock is also able to be controlled remotely so the hosts are able to open and close the door remotely.
- We also have a lock box with a physical key in the event a guest has an issue with their code for the front door.





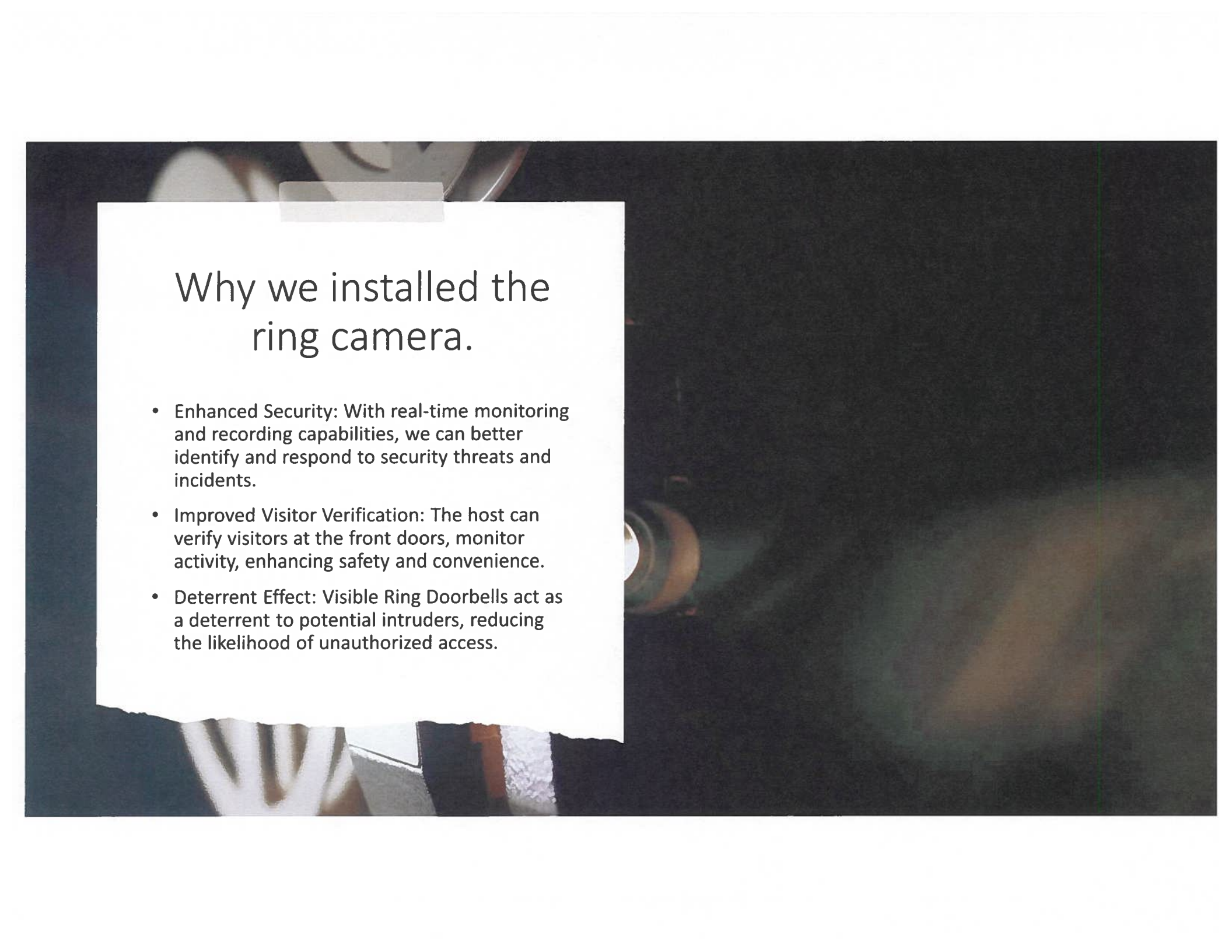
# Security & Noise Monitoring

- We have perimeter cameras as well as the ring camera at the front door.
- We have also installed a noise monitoring device to ensure our guests are respectful of the neighbors and community.
- A host or staff member will go on site every day. Whether they are cleaning a room, tidying up the common areas, restocking supplies or just keeping an eye on things we will ensure a visit to the property every day.

- All Guests will get this message upon their reservation confirmation:

We would like to inform you about an important enhancement in our property security and monitoring system. In our ongoing commitment to ensuring the safety and security of our property, we have recently implemented Ring Doorbell cameras to enhance our surveillance capabilities. We have Ring cameras at the front door and perimeter of the home to monitor guests. We encourage the guests and community members to be vigilant and proactive in ensuring the security of our property. If you notice any suspicious activity or have concerns, please report it to our Host immediately. We believe that the addition of Ring Doorbells to our property's security infrastructure will significantly contribute to the overall safety and security of our community





## Why we installed the ring camera.

- **Enhanced Security:** With real-time monitoring and recording capabilities, we can better identify and respond to security threats and incidents.
- **Improved Visitor Verification:** The host can verify visitors at the front doors, monitor activity, enhancing safety and convenience.
- **Deterrent Effect:** Visible Ring Doorbells act as a deterrent to potential intruders, reducing the likelihood of unauthorized access.



# Why we installed Noise Monitors

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These noise monitors are part of our ongoing efforts to enhance the quality of life for all surrounding neighbors and to maintain a harmonious guest environment. Noise monitors are advanced technological devices designed to measure and monitor ambient noise levels in real-time. They are strategically placed throughout the property to capture noise data continuously. We have installed noise monitors outside to alert us in the event of any disturbances so they can be handled immediately. Bookings are contingent on guests acknowledging the house rules and are notified that we may be on the property at any time including the common areas. Guests are also informed any excessive noise shall result in immediate cancelation of their reservation. Parties and large gatherings are NOT allowed at the inn.



How Will Noise Monitors Benefit the Community? The introduction of noise monitors aims to achieve the following:

**Peaceful Living:** We strive to create a peaceful and enjoyable living environment for all neighbors by identifying and addressing noise disturbances promptly.

**Respectful Neighbors:** By raising awareness of noise levels, guests are encouraged to be more considerate of their neighbors, promoting a respectful community.

# Kayaks and Bikes

- We have two kayaks on site on the deck on a kayak rack as well as provide life jackets. We do not plan on adding any more.





- We keep two bikes on site with helmets located in the sunroom.

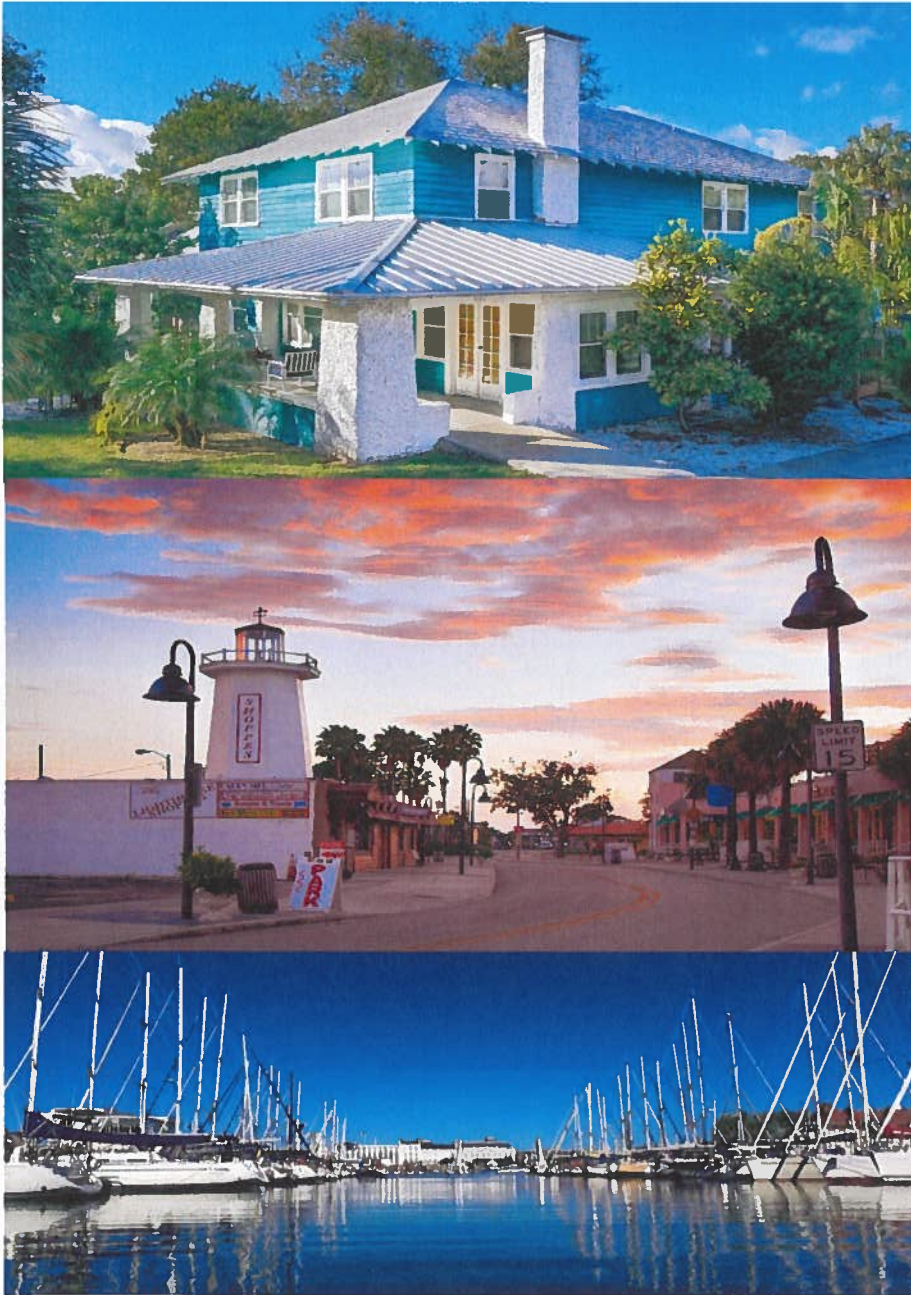


All guests are required to sign a waiver to use these items.



# Welcome

## *to the Blue Bayou Inn*



House Address:

427 E Tarpon Ave, Tarpon Spring FL, 34689

Welcome to the Blue Bayou Inn, a charming home filled with character right in the heart of Tarpon Springs.

This handbook is designed to provide you with valuable information on the best local restaurants, exciting nearby attractions to explore, and a one-of-a-kind experience that will leave you wanting more! We are dedicated to making your stay as memorable as possible, and we hope you enjoy your time with us!



Free Parking In Reserved Spot numbered correlating to your room



Free WIFI: bbinn  
Password: Blue123!



Your own private bedroom & bath, with a spacious living area and gorgeous kitchen.



Free Hulu Streaming in living area

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# ABOUT US

Discover the beauty and charm of Tarpon Springs at the Blue Bayou Inn. This craftsman style home is perfectly located in the heart of this vibrant community known for its rich art and culture. Whether you're seeking relaxation or adventure, there is something for everyone here!

Explore the many nearby attractions and experiences Tarpon Springs has to offer. With the Greek Historic District and Sponge Docks along Dodecanese Avenue, there is an array of dining, shopping, boating, and other activities available for you.

Nature lovers and active travelers will find endless opportunities for adventure in Tarpon Springs. Our Inn is located just two blocks from the Pinellas Trail- a prime destination for biking, walking, and jogging. For those seeking the beach, Fred Howard Park and Sunset Beach are a short distance and provide the ideal swimming, paddle boarding, kayaking and picnic location.

Golf enthusiasts will appreciate the convenience of an abundance of top-rated courses including Innisbrook, which offers challenging courses with a beautiful view.

Tarpon Springs is such a beautiful location that has something for everyone to enjoy!

We hope you enjoy your stay,

*-Melissa & Jenny*

## CONTACT INFO

### PHONE:

727-389-7944 (Melissa - Host)

727-563-4665 (Jenny - CoHost)

727-599-6853 (Maintenance)

### ALTERNATIVE CONTACT :

AirBnb App

### EMERGENCY INFO:

Urgent Care: 40565 US 19 N, Tarpon Springs FL

Hospital: 1395 S Pinellas Ave, Tarpon Springs FL

Pharmacy: 40932 US Hwy 19 N, Tarpon Springs FL

### TRANSPORTATION:

PSTA Bus/Jolley Trolley

Uber/Lyft

Bike rentals: Neptune Cyclery

13 S Safford Ave, Tarpon Springs



# CHECK IN

The Blue Bayou invites you to escape your everyday life and check into a world of comfort, luxury, and excitement. Our dedicated team is thrilled to welcome you to our property and ensure that your stay is nothing less than extraordinary!

## CHECK IN TIME:

Check in time will be at 4:00pm on the day of arrival. If you are wanting to request an earlier check in time, be sure to contact your host due to cleaning arrangements scheduled for prior to check in.

## HOUSE ACCESS:

You will be able to access the house with a lock box code we will provide for you before your stay. We kindly ask you ensure the house is locked up when you leave to ensure the security of the house and for you!

## PARKING:

There is a lot on the side of the house, with one dedicated space labeled with your correlating room number (ex: Room 8 = spot 8), to enjoy free parking during your stay! Please note there are certain areas on the road /in the parking lot where you are prohibited from parking, or you will be at risk of your vehicle getting towed.

# CHECK OUT

## CHECK OUT TIME:

Check out is at 11:00 am on the day of your departure. If you are in need of a later check out time, be sure to contact your Host ASAP due to cleaning arrangements. We will do our best to honor your request if possible.

Before checking out, be sure to put your used towels in the hamper, gather all your belongings and tidy up any mess you may have in your room. We thank you again for staying with us, we hope to see you book with us again!

# UNWIND & RELAX

## UNWIND & RELAX AT THE BLUE BAYOU!

This beautiful home located right in the heart of Tarpon Springs. We hope you spend most of your time exploring downtown, or exploring the nearby attractions, but while you are at the home relaxing there are some things to know.

MAKE  
YOURSELF  
AT HOME.

### HOUSE AMENITIES:

- A spacious, yet cozy living area for relaxing
- A fully stocked kitchen, with provided appliances
- A private bedroom with a private bath for our guests to enjoy
- TV, Thermostat & ceiling fans for comfort
- A fully equipped laundry room with extra towels, cleaning supplies and paper products
- Essentials provided for you

# RIGHT OUTSIDE YOUR DOOR

Enjoy some of our favorites that are just a short walk away from The Blue Bayou Inn!

## RESTAURANTS

### BACKDRAUGHTS PIZZA

101 E Tarpon Ave

5 minute walk

### CURRENTS

200 E Tarpon Ave

4 minute walk

### STUMPY'S HATCHET HOUSE

201 E Center St.

7 minute walk

### THE BISTRO

17 N Stafford Ave

5 minute walk

### DON TACO MEXICAN

672 E Tarpon Ave

6 minute walk

## BREWERIES/WINERIES

### BREW HA HA PUB!

218 E Tarpon Ave

4 minute walk

### TARPON TAVERN

21 N Stafford Ave

6 minute walk

### TWISTED ORANGE

105 E Tarpon Ave

6 minute walk

### WINE SOCIETY

110 E Tarpon Ave

6 minute walk



# RIGHT OUTSIDE YOUR DOOR

Enjoy some of our favorites that are just a short walk away from The Blue Bayou Inn!

## COFFEE & SWEETS

### URBAN GROUNDS

150 E Tarpon Ave

5 minute walk

### ORANGE CYCLE CREAMERY

212 E Tarpon Ave

4 minute walk

### ERIKA'S SWEET HAUS

118 E Tarpon Ave

3 minute walk

### RATZA CHOCOLATES

11 N Pinellas Ave

8 minute walk

## SHOPS

### ONE AMAZING FIND

106 E Tarpon Ave

5 minute drive

### ELLAS BOUTIQUE

214 E Tarpon Ave

4 minute walk

### LITTLE BEACH BABES BOTIQUE

155 E Tarpon Ave

5 minute walk

### ONE LIFE JEWELRY

19 N Pinellas Ave

8 minute walk

# RIGHT OUTSIDE YOUR DOOR

Enjoy some of our favorites that are just a short walk away from The Blue Bayou Inn!

## CURRENTS

200 E Tarpon Ave, Tarpon  
Springs FL

5 minute walk

## COPENHAGEN CAFÉ

15 N Pinellas Ave , Tarpon  
Springs FL

9 minute walk

## BLUE BAYOU CAFE

118 E Tarpon Ave, Tarpon  
Springs FL

6 minute walk

## JOHNNYS TAP HOUSE

224 E Tarpon Ave, Tarpon  
Springs FL

3 minute walk

## HOURS CREOLE

310 E Tarpon Ave, Tarpon  
Springs FL

3 minute walk

## TARPON SPRINGS DISTILLERY

605 N Pinellas Ave, Tarpon  
Springs FL

727-934-9255

## UNREFINED BREWING

134 E Tarpon Ave, Tarpon  
Springs FL

727-934-9255

## JOHNNYS

134 E Tarpon Ave, Tarpon  
Springs FL

727-934-9255

# NEARBY FOOD

## MYKONOS \$\$

628 Dodecanese Blvd, Tarpon  
Springs FL  
5 minute drive

## DIMITRI'S ON THE WATER \$\$\$

690 Dodecanese Blvd, Tarpon  
Springs FL  
5 minute drive

## CAPT N JACK'S BAR & GRILL \$

21 Oscar Hill Rd, Tarpon  
Springs FL  
6 minute drive

## DANIELLES DELICIOUS DESSERTS \$

1414 Fox Run Dr, Tarpon  
Springs FL  
10 minute drive

## HELLAS RESTAURANT & BAKERY \$\$

785 Dodecanese Blvd, Tarpon  
Springs FL  
5 minute drive

## RUSTY BELLIES WATERFRONT GRILL \$\$

937 Dodecanese Blvd, Tarpon  
Springs FL  
7 minute drive

## TARPON TURTLE \$\$

1523 Lake Tarpon Ave, Tarpon  
Springs FL  
5 minute drive

## STRACHANS ICE CREAM AND DESSERTS \$

105 US 19 ALT, Palm Harbor  
FL  
15 minute drive



# FUN DAY TRIPS

## FUN DAY TRIPS

### CLEARWATER BEACH

Gulf of Mexico Dr. Clearwater  
FL

40 minute drive

### BUSCH GARDENS

10165 McKinley Dr, Tampa FL

50 minute drive

### RAINBOW RIVER

19158 SW 81<sup>st</sup> PL RD,  
Dunnellon FL

1 hour & 30 minute drive

### SOUTH BEACHES

Madeira Beach-Saint Pete Beach

Gulf Blvd strip

45 minute - 1 hour drive

## GOLFERS DREAM

### TARPON SPRINGS GOLF

1310 S Pinellas Ave, Tarpon  
Springs FL

6 minute drive

### WENTWORTH GOLF

2990 Wentworth way, Tarpon  
Springs FL

13 minute drive

### INNISBROOK GOLF

Innisbrook, Palm Harbor FL

10 minute drive

### TOP GOLF

10690 Palm River Rd, Tampa FL

57 minute drive

# NEARBY THINGS TO DO

## THE SPONGE DOCKS

735 Dodecanese Blvd, Tarpon  
Spring FL

6 minute drive

## FRED HOWARD PARK

1700 Sunset Dr, Tarpon Springs  
FL

11 minute drive

## CRAIG PARK BOAT/KAYAK LAUNCH

2 Library Ln, Tarpon Springs

3 minute drive

## REPLAY AMUSEMENT MUSEUM

119 Tarpon Ave, Tarpon Springs  
FL

2 minute drive/ 7 minute walk

## TARPON SPRINGS AQUARIUM

1722 N Pinellas Ave Tarpon  
Springs FL

7 minute drive

## TARPON SPRINGS SPLASH PARK

508 Live Oak St. Tarpon Springs  
FL

3 minute drive/ 10 minute walk

## DREAM CATCHER EXPLORATIONS CRUISE

100 Dodecanese Blvd, Tarpon  
Spring FL

8 minute drive

## CATAPULT ADVENTURE PARK

40767 US Hwy 19 N, Tarpon  
Springs FL

6 minute drive

# NEARBY ATTRACTIONS

## TARPON SPRINGS HISTORIC DISTRICT

134 E Tarpon Ave, Tarpon  
Springs FL

3 minute drive

## FRED MARQUIS PINELLAS TRAIL

Tarpon Springs-Saint Pete, FL

3 minute drive

## WINE AT THE DOCKS

828 Dodecanese Blvd, Tarpon  
Spring FL

6 minute drive

## TWO FROGS BREWING CO.

151 E Tarpon Ave, Tarpon  
Spring FL

6 minute walk

## SUNCOAST PRIMATE SANCTUARY

4600 US 19 ALT, Palm Harbor  
FL

8 minute drive

## ANCLOTE RIVER NATURE PARK

467 Dixie Hwy, Tarpon Springs  
FL

12 minute drive

## SAINT NICHOLAS GREEK CATHEDRAL

36 N Pinellas Ave, Tarpon  
Springs FL

2 minute drive

## BROOKER CREEK PRESERVE

3940 Keystone Rd, Tarpon  
Springs FL

12 minute drive



# THE JOLLEY TROLLEY

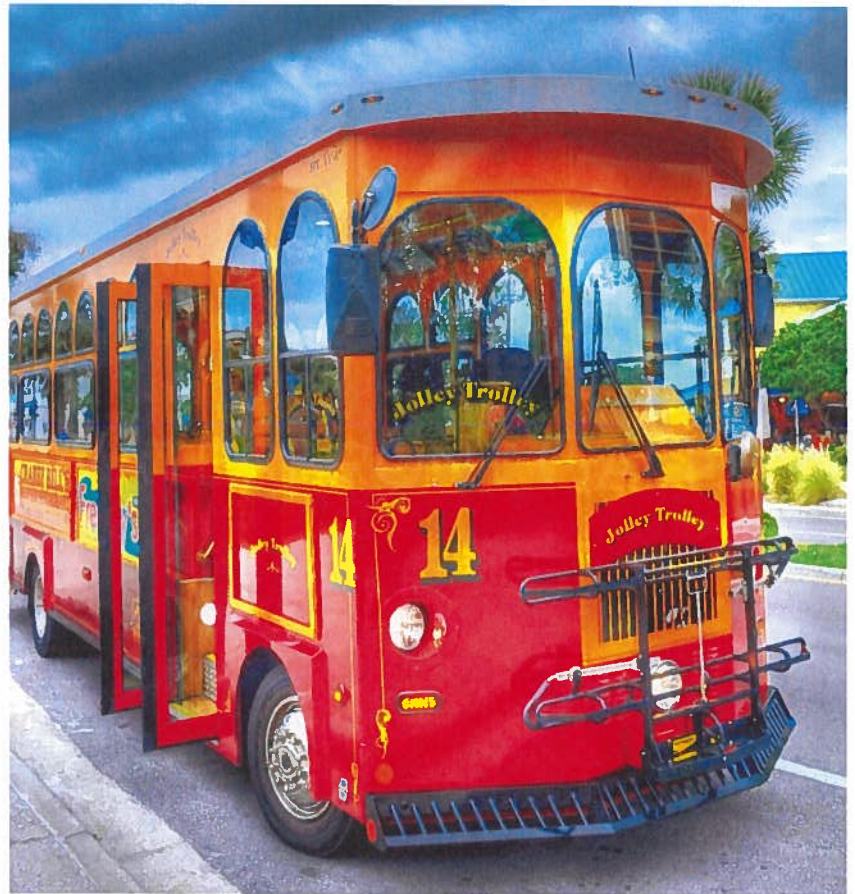
The Jolley Trolley is one of our favorite ways to get around downtown that we highly recommend to our guest! It is a public form of transportation that travels all throughout Pinellas County. From the downtown areas to the beaches, it is such a fun and inexpensive way to travel.

Jolley Trolley is the most unique travel experience! Towns of North Pinellas, Downtown Clearwater, Dunedin, Palm Harbor and Tarpon Springs- Sponge docks. Our beach and coastal routes run 7 days a week, 365 days a year. All public routes are ADA accessible, Jolley Trolley rides are through PSTA.

Rates: \$4 for a one-way trip  
\$7 for round trip.

Visit their website for more information about a fun way to get around during your stay.

<https://www.JolleyTrolley.com>



# TRANSPORTATION

# MORE INFO

## ESSENTIALS:

**First Aid Kits:** one located in the bathroom downstairs in the cabinet above the toilet, the extra kit is in the cabinets located in the dining room that is against the wall.

**Fire Extinguisher:** One located in the kitchen across from the microwave, another is at the top of the staircase. There is a third fire extinguisher in the TV/Family Room.

**Cleaning Supplies:** located under the kitchen sink (includes dishwasher pods, hand soap, cleaning spray, paper towels, etc.)

**Paper Towels and Toilet Paper:** located in the laundry room on the top shelf

**Cooking Essentials:** Utensils are located on the kitchen counter; silverware is located in the top drawer under the microwave. Right above that drawer in the cabinet you will find other cooking essentials like spices, olive oil, paper plates and napkins. Next to that cabinet you will find cups, glasses, and mugs, and on the other side you will find dishes.

**Laundry Room Essentials:** Towels, wash cloths, hand towels and beach towels can all be found on the shelves in the laundry room. Detergent and laundry essentials will be on top of the washer and dryer for easy access. Also located in the laundry room is a broom, swifter, and toilet plungers. You can find two ironing boards and irons in this room as well. You can find 2 beach chairs, beach towels and bags in here as well.

## EXTRAS:

**Board games:** Located in a Volks Wagon style cabinet by the main hallway leading to the staircase on the bottom floor with a LED sign that says, "Let the games begin."

In the cabinet located in the dining room you will find some extras of certain things in case you run out or misplace something. This will include batteries, a TV remote, a first aid kit, an extra welcome book, and an extension cord.

**Welcome Book:** This welcome book will be left in the home as a hard copy in a blue binder on the shelves underneath the clock in the dining room. There will also be an extra one in the cabinets across from these shelves if needed and it can be found in electronic form on the Airbnb app.

**Note:** All the light switches and fan remotes in the shared living space will be labeled for your convenience. Some switches may be taped down, please do not change these switches, thank you!

**Inside:** In the TV room you will find two bikes for your use, with helmets in the deck box outside by the back door and the kayaks. (Must sign waiver to use)

**Outside:** You will find lounge chairs and a deck box outside with life jackets provided for you. You will also find two kayaks next to the deck box for your use. (Must sign waiver to use)

# HOUSE RULES

## HOUSE RULES TO KEEP IN MIND DURING YOUR STAY:

1. Extra unauthorized guests are cause for immediate, non-refundable cancellation.
2. Please do not vape or smoke on the property or in the room. If you break this rule, you will be asked to leave immediately without any refund and you agree to a cleaning surcharge of \$400.00.
3. Cleaning surcharge: we truly want to keep our cleaning costs low, so we ask very little in a cleaning fee as it is only \$60.00 and we also ask very little of our guests when they check out. All we ask is that you put your used towels inside the hamper and that you wash any dishes or load the dishwasher before you leave. In the event you leave dishes, food and/or an abundance of trash left on counters, bureaus and/or side tables in the cottage, an automatic cleaning surcharge fee of \$100.00 will apply but may be increased depending on the mess left behind.
4. We ask that all guests clean up after themselves before checking out. You will find cleaning supplies in the kitchen under the sink and in the closet of the bathroom.
5. Please do not keep any food in the bedroom, our out anywhere in the house to avoid stains, extra mess or bugs.
6. No Pets! Due to the shared living space arrangement. With numerous guests sharing the space, some may have allergies, so we have to take that into account. If any animal/pet is found on the premises the reservation will be cancelled without any refund and you will need to leave immediately. You will also be charged a minimum cleaning surcharge of \$250.00.
7. You are vacationing in a residential neighborhood, please be respectful of surrounding residents. No loud gatherings to ensure you respect the city's noise ordinance. We have noise monitors throughout the property to ensure these rules are followed! In the event of any noise disturbance, your reservation will be cancelled immediately and you will have to leave the property.

### SAFTEY AMENITIES:

- Carbon Monoxide Alarm & Smoke Detectors
- Fire Extinguisher
- First Aid Kits

# SAFTEY FIRST

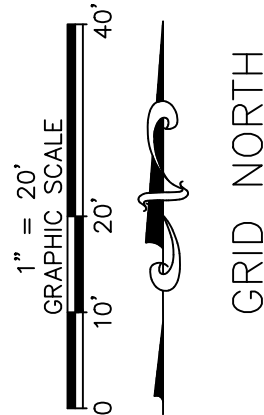


SECTION 12 – TOWNSHIP 27 SOUTH – RANGE 15 EAST  
PINELLAS COUNTY – FLORIDA

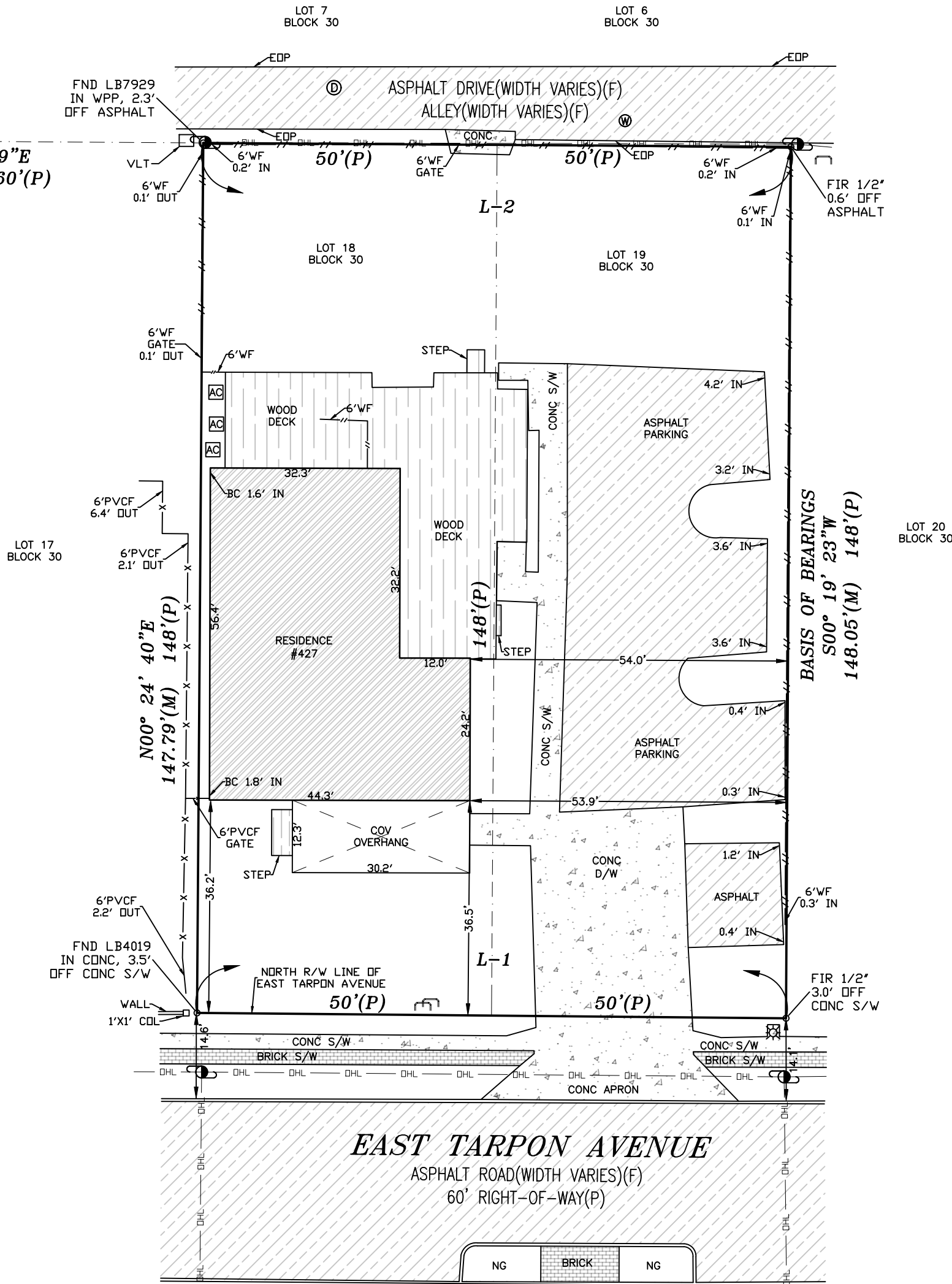
BOUNDARY SURVEY

ADDRESS:  
427 EAST TARPON AVENUE  
TARPON SPRINGS, FLORIDA 34689

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE  
OF LOT 19, BLOCK 30, HAVING A GRID BEARING OF S00° 19' 23"W THE GRID  
BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE  
SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)



Legend of Symbols & Abbreviations		
	AIR CONDITIONER	(C) GENERAL: CALCULATED
	BACKFLOW PREVENTER	(F) FIELD
	TEMPORARY BENCHMARK	(L) LEGAL DESCRIPTION
	BOLLARD	(M) MEASURED
	CENTER LINE	(P) PLAT
	CLEANOUT	ASP ASPHALT
	COVERED AREA	BC BUILDING CORNER
	DRAINAGE MANHOLE	BWF BARBED-WIRE FENCE
	ELECTRIC BOX	CB CHORD BEARING
	FIRE DEPARTMENT CONNECTION	CCR CERTIFIED CORNER RECORD
	FIRE HYDRANT	COL COLUMN
	GAS PUMP	CONC CONCRETE
	GAS VALVE	CLF CHAIN LINK FENCE
	GUY ANCHOR	COV COVERED
	GRATE INLET	D/W DRIVEWAY
	HANDICAP PARKING	EOP EDGE OF PAVEMENT
	LID (METAL)	EOW EDGE OF WATER
	LIGHT POLE	EL ELEVATION
	MITERED END SECTION	EM ELECTRIC METER
	MONITORING WELL	FCG F-TYPE CURB & GUTTER
	PAINT MARK	FCIP FOUND CAPPED IRON PIPE
	RECLAIMED WATER METER	FCM FOUND CAPPED IRON ROD
	RECLAIMED WATER VALVE	FCM FOUND CONCRETE MONUMENT
	SEWER VALVE	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
	SANITARY MANHOLE	FFE FINISHED FLOOR ELEVATION
	SIGN	FIP FOUND IRON PIPE
	SPOT ELEVATION	FIR FOUND IRON ROD
	STREET LIGHT BOX	FND FOUND NAIL & DISC
	TELEPHONE BOX	FPP FOUND (FINCHED) IRON PIPE
	TRAFFIC SIGNAL BOX	FRRS FOUND RAILROAD SPIKE
	TRANSFORMER	FX FOUND X-CUT IN CONCRETE
	UTILITY POLE	GFEE GARAGE FINISHED FLOOR ELEVATION
	UTILITY RISER	ILG ILLIGIBLE
	VERIZON BOX	LL LICENSED BUSINESS
	WATER METER	MES MITERED END SECTION
	WATER VALVE	NOTS NO CORNER FOUND OR SET
	WELL	O/A OVERALL
	YARD DRAIN	OHL OVERHEAD UTILITY LINE
	YARD LIGHT	ORB OFFICIAL RECORDS BOOK
	NOT TO SCALE	PA PROPERTY APPRAISER
		PB PLAT BOOK
		PC POINT OF CURVATURE
		PCP PERMANENT CONTROL POINT
		PG PAGE
		PLS PROFESSIONAL LAND SURVEYOR
		POB POINT OF BEGINNING
		POC POINT OF COMMENCEMENT
		PRM PERMANENT REFERENCE MONUMENT
		PSM PROFESSIONAL SURVEYOR AND MAPPER
		PVCF VINYL FENCE
		RLS REGISTERED LAND SURVEYOR
		R/W RIGHT-OF-WAY
		SCIR SET CAPPED IRON ROD (1/2" LB 8207)
		S.F. SQUARE FEET
		SND SET NAIL & DISK (LB 8207)
		SKM SIDEWALK
		TBM TEMPORARY BENCHMARK
		TOS TOP OF BANK
		TOS TOE OF SLOPE
		TYP TYPICAL
		VLV VALVE
		WC WITNESS CORNER
		WF WOOD FENCE
		INV UNDERGROUND PIPES:
		CMP PIPE INVERT
		CPP CORRUGATED METAL PIPE
		DIP DUCTILE IRON PIPE
		ERCPC ELIPTICAL REINFORCED CONCRETE PIPE
		HDPE HIGH DENSITY POLYETHYLENE PIPE
		PVC POLYVINYL CHLORIDE PIPE
		RCP REINFORCED CONCRETE PIPE



LINE DATA:  
L-1: N 89°28'29" W 100.08'(M) 100'(P)  
L-2: S 89°37'27" E 99.89'(M) 100'(P)

- NOTES:
- THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
  - THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
  - BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
  - NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
  - OWNERSHIP OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.
  - ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.
  - MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)

LEGAL DESCRIPTION:  
(ORB 22278, PG 2439)

LOT 18 AND 19, A RE-SUBDIVISION OF ALL OF BLK. 30 TARPON SPRINGS, FLA., ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 120259 PANEL NUMBER 12103C0019H, EFFECTIVE 8/24/2021

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MICHAEL P. MOONEYPSM 3930 AND IS COMPLIANT WITH 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

MICHAEL P. MOONEY  
Professional Surveyor & Mapper  
FLORIDA REGISTRATION #3930  
Survey not valid without the electronic signature and seal of a Florida Surveyor & Mapper

MICHAEL P MOONEY  
2023.04.10 07:23:11  
-04'00'

CERTIFIED TO:

MELISSA PAWLOWSKI



TERMINUS  
SURVEYING  
LLC.

2752 JASON STREET  
TAMPA, FLORIDA 33619

(813) 681-4481  
www.TerminusSurveying.com  
FrontDesk@TeamTerminus.com

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JOB INFORMATION:

CREW CHIEF: BB  
FIELD DATE: 4/6/2023  
FIELD BOOK: E1 PAGE:115  
DRAFTER: AMB  
DRAWING DATE: 4/7/2023  
CHECKED BY: JSM

JOB#  
230335

REVISIONS

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TERMINUS SURVEYING

## **RESOLUTION No. 2000-23**

**A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING CONDITIONAL USE APPLICATION CU #00-02; ESTABLISHING A BED & BREAKFAST (LODGING FACILITY) LOCATED AT 427 EAST TARPON AVENUE IN AN RO DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, Nora Schmidt & Catherine Green, Pacific Investment Center, Inc. through Martin T. Cook, has requested approval to establish a lodging facility (bed & breakfast) at 427 East Tarpon Avenue in a RO, Residential Office zoning district; and,

**WHEREAS**, the Planning and Zoning Board held a public hearing on this application on April 17, 2000 and voted 4-0 to recommend approval.

**WHEREAS**, the Board of Commissioners must approve, deny or approve subject to conditions each application for conditional use approval; and

**WHEREAS**, written legal notice of this action has been provided in accordance with Article XII of the Land Development Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:**

### **Section 1. FINDINGS**

This application for Conditional Use Approval meets the standards for review of Sections 209.01 and 25.04(E) of the Land Development Code.

### **Section 2. CONDITIONAL USE APPROVAL**

Application CU #00-02 for conditional use approval to permit a lodging facility (bed & breakfast) is hereby approved, subject to the conditions of Section 3, below, on property described as follows:

*Lots 18 and 19, a Re-subdivision of all of Block 30 according to the Official Map of the Town of Tarpon Springs, Florida, as shown on Plat recorded in Plat Book 5, Page 68, of the Public Records of Hillsborough County of which Pinellas County was formerly a part.*

Tax Parcel #: 12/27/15/90000/000/0190 & 0180

### **Section 3. CONDITIONS**

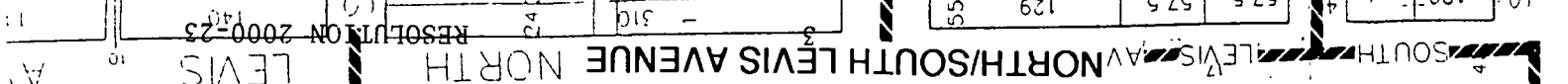
- A. Compliance the Fire Marshal's letter dated April 5, 2000, attached hereto as Exhibit "A"; and,
- B. That the paving of 7 parking spaces and the connection to the rear alley be completed by September 4, 2000.

**Section 4.**    EFFECTIVE DATE

This Resolution shall be effective upon adoption.



1



PASSED and ADOPTED this 2nd day of May, 2000.

L. F. DiDonato, DC  
L. F. DIDONATO, DC, MAYOR-COMMISSIONER

David O. Archie  
DAVID O. ARCHIE, MAYOR PRO TEMPORE

Beverley G. Billiris  
BEVERLEY G. BILLIRIS, COMMISSIONER

Jim Archer  
JIM ARCHER, COMMISSIONER

Cindy Domino  
CINDY DOMINO, COMMISSIONER

MOTION BY: COMMISSIONER BILLIRIS  
SECOND BY: COMMISSIONER DOMINO

VOTE ON MOTION

COMMISSIONER DOMINO	<u>YES</u>
COMMISSIONER ARCHER	<u>YES</u>
COMMISSIONER BILLIRIS	<u>YES</u>
MAYOR PRO TEMPORE ARCHIE	<u>YES</u>
MAYOR DiDONATO	<u>YES</u>

ATTEST:

Kathy M. Alesafis  
KATHY M. ALESAFIS, CMC  
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

John Hubbard  
JOHN HUBBARD  
CITY ATTORNEY

## **RESOLUTION NO. 2023-41**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-58 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW FOR A HOTEL WITHIN AN EXISTING BUILDING AT 427 EAST TARPON AVENUE, IN THE T4A RESIDENTIAL + RETAIL/OFFICE TRANSECT OF THE SPECIAL AREA PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Tarpon Springs has received an application for a Conditional Use to allow for a hotel within the existing building on property located at 427 East Tarpon Avenue in the T4a (Residential + Retail/Office) transect of the Special Area Plan; and,

**WHEREAS**, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area allows hotels within the T4a transect zone by conditional use; and,

**WHEREAS**, the Planning and Zoning Board held a public hearing on this application at its meeting of November 20, 2023; and,

**WHEREAS**, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

**WHEREAS**, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:**

### **SECTION 1: FINDINGS**

Application #22-58 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

### **SECTION 2: CONDITIONAL USE APPROVAL**

Application #22-58 under Resolution 2023-41, requesting Conditional Use approval to allow a hotel within the existing building at 427 East Tarpon Avenue in the T4a transect is approved with the following conditions:

1. A local business tax receipt is required.
2. No more than eight (8) guest rooms are allowed with no more than two (2) persons per room.



3. The rear alley access shall be restored per Resolution 2000-23. A permit for the rear alley access driveway shall be obtained. The completed driveway shall receive a final inspection approval prior to approval of a local business tax receipt for the use.
4. The property owner or designee (hereafter, "responsible party") shall be available in a timely manner to respond to inspections, complaints, or other problems related to the use of the property. The duties of the responsible party are to:
  - a. Provide daily 24-hour availability by telephone at the posted phone number to handle any issues arising from the hotel use,
  - b. Provide daily 24-hour site response following notification from an occupant, owner, law enforcement, or city official to address issues related to the hotel use,
  - c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms on this conditional use,
  - d. Otherwise regularly monitor the hotel property to assure compliance with City laws, ordinances, and the terms of this conditional use.
5. The owner must provide an affidavit that the following has been prominently posted at the main entrance door, each guest room, and in the kitchen:
  - a. The name, address and phone number of the responsible party,
  - b. The maximum allowable occupancy of the hotel in accordance with the terms of this conditional use,
  - c. The maximum number of vehicles that can be parked in the designated parking area in accordance with the terms of this conditional use,
  - d. The noise standard in accordance with the terms of this conditional use,
  - e. The days of trash pickup and recycling, and,
  - f. The location of the nearest hospital.

### **SECTION 3: EFFECTIVE DATE**

This Resolution shall be effective upon adoption in the manner provided by law.