

HIGH TIDE CAFE – #23-04 CONDITIONAL USE #22-39 SITE PLAN

Planning and Zoning Board – November 20, 2023

Board of Commissioners – December 5, 2023



SUMMARY OF REQUEST

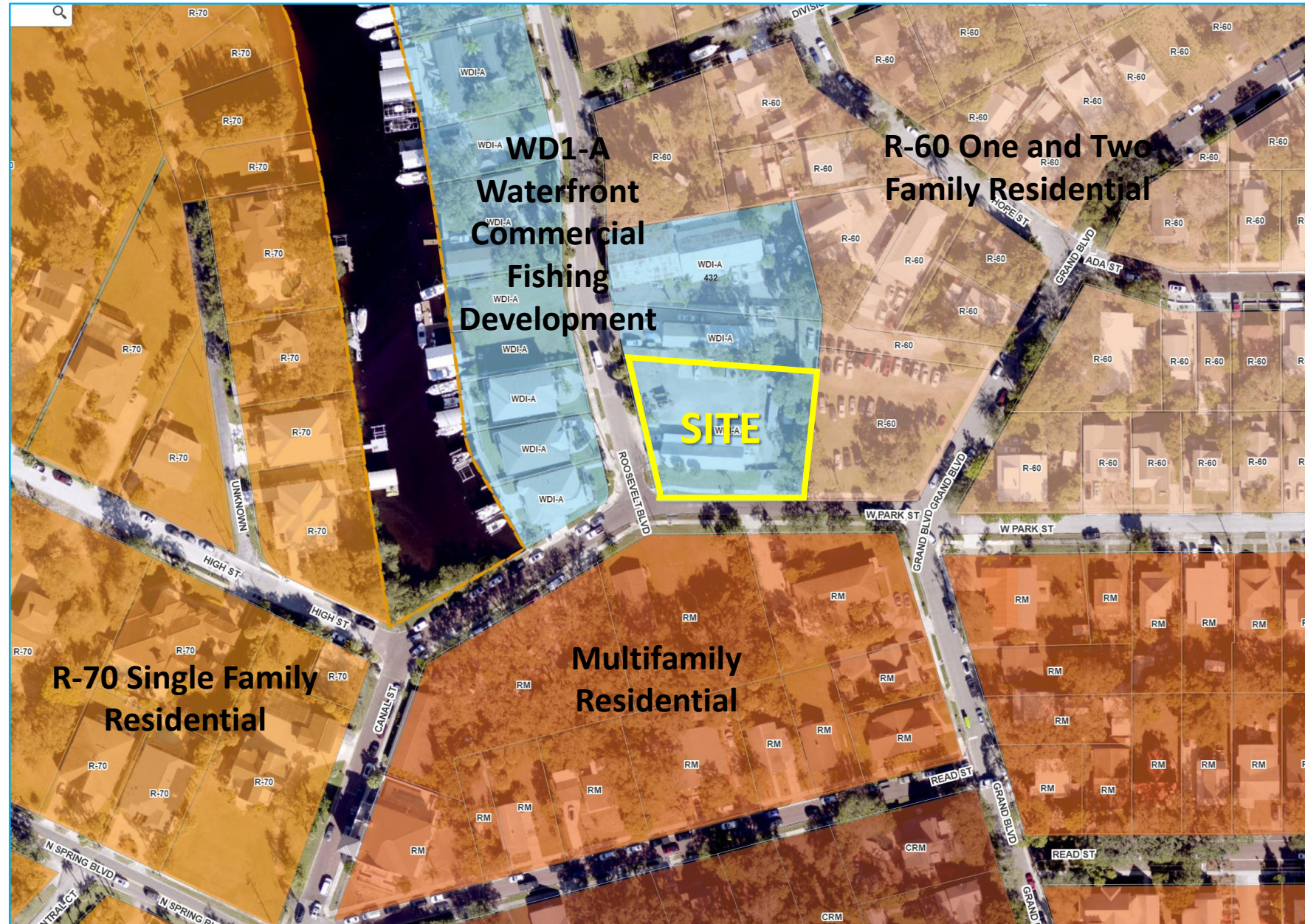
Resolution 2023-42 – Conditional Use (#23-04)

- Location: 106 West Park Street
- Property Size: +/- 0.51 acres
- Future Land Use: CG (Commercial General)
- Zoning: WD1-A (Waterfront Commercial Fishing Development)
- Proposed Use of Property: Retail Food Establishment (Cafe)

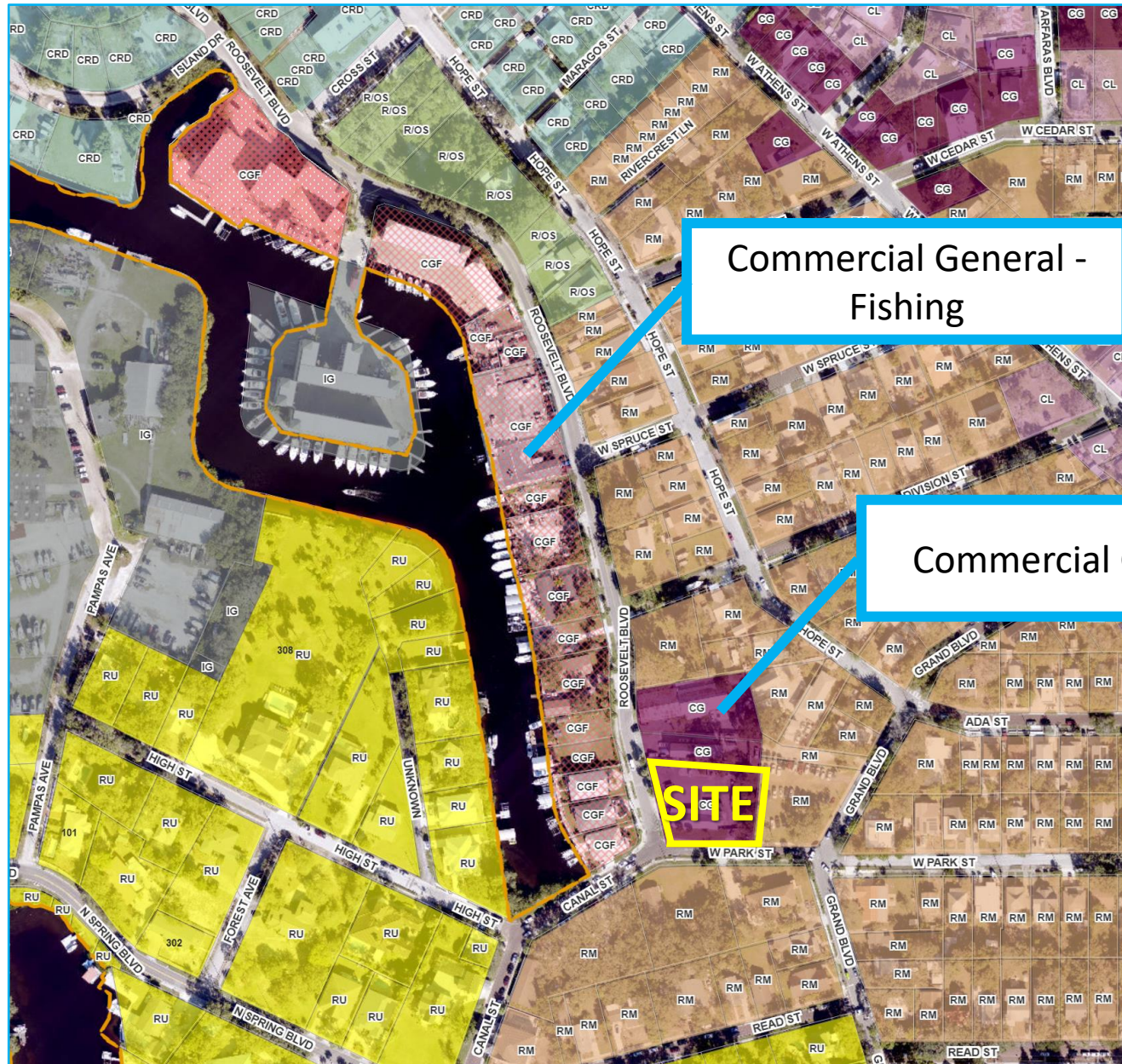
Resolution 2023-42 – Site Plan (#22-39)

- Cafe to occupy existing National-Register Historic building.
- Additional building proposed for warehouse storage of automobiles.
- Heritage Preservation Board Certificate of Approval issued March 6, 2023 (#23-03).
- Sidewalk waiver granted on April 26, 2023 (#23-13).

LOCATION & CONTEXT - ZONING



LOCATION & CONTEXT – FUTURE LAND USE

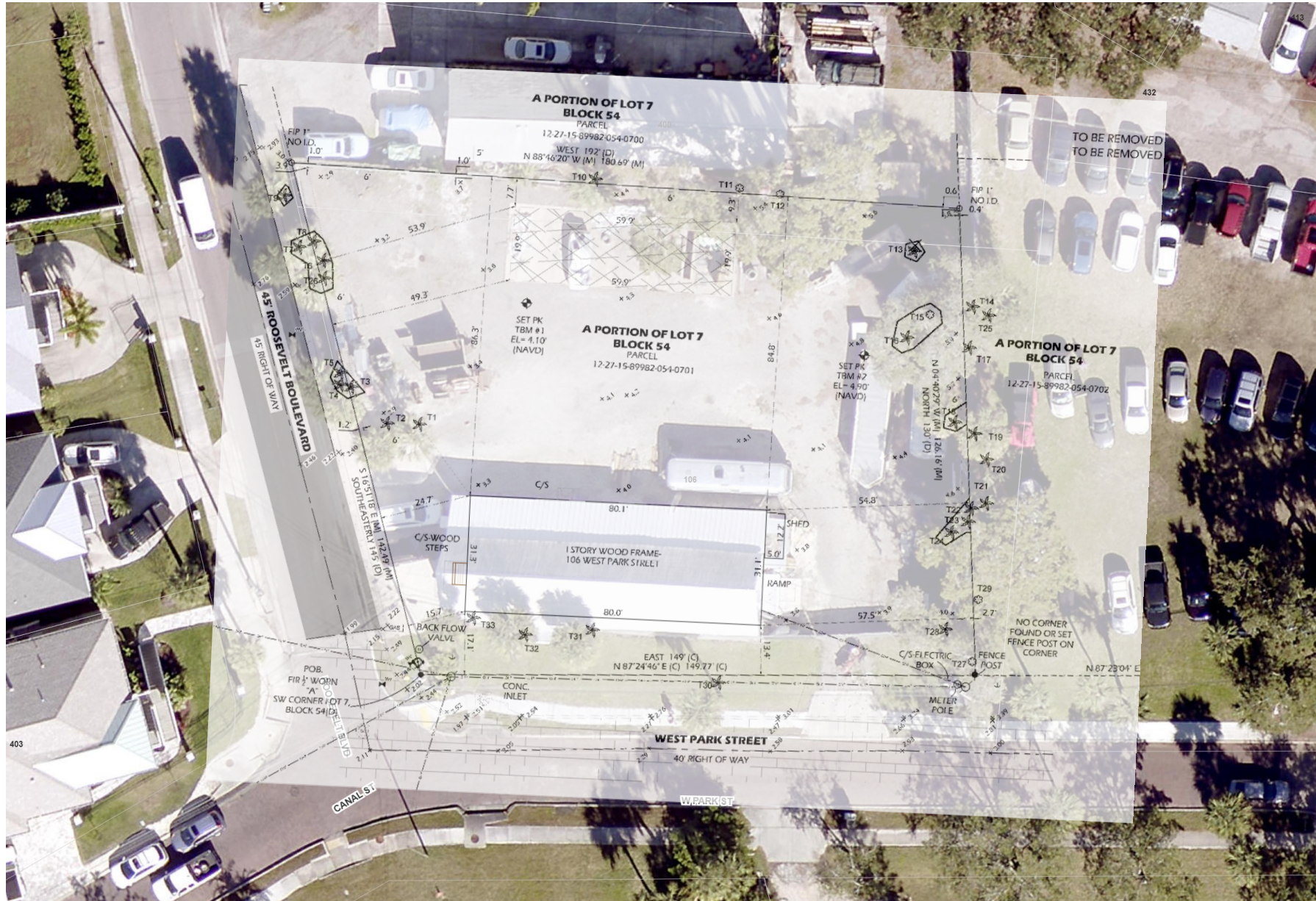


LOCATION & CONTEXT





SURVEY



12-27-15-89982-054-0700
PROPOSED PLANT AND TREE SCHEDULE

PLAN

WAREHOUSE
1,280 S.F.
F.F.E.=5.00
NOTE: PROVIDE FLOOD VENTS FOR BUILDING

2507 SQ FT

A PORTION OF LOT 7 BLOCK 54
PARCEL
12-27-15-89982-054-0701

NEW PARKING #51 STONE

EXISTING GRAVEL AREA (SEMI PERVIOUS)

NEW GRASSED AREA

EXISTING GRAVEL AREA (SEMI PERVIOUS)

NEW PARKING

EXISTING GRAVEL AREA (SEMI PERVIOUS)

EXISTING 6' CHAIN LINK FENCE WITH BLACK SCREENING

EXISTING 6' PRIVACY FENCE, CHAINLINK WITH BLACK NETTING SURROUNDING THE ENTIRE GRAVEL YARD AREA

EXISTING 6' CHAIN LINK FENCE WITH BLACK SCREENING

EXISTING 6' PRIVACY FENCE, CHAINLINK WITH BLACK NETTING

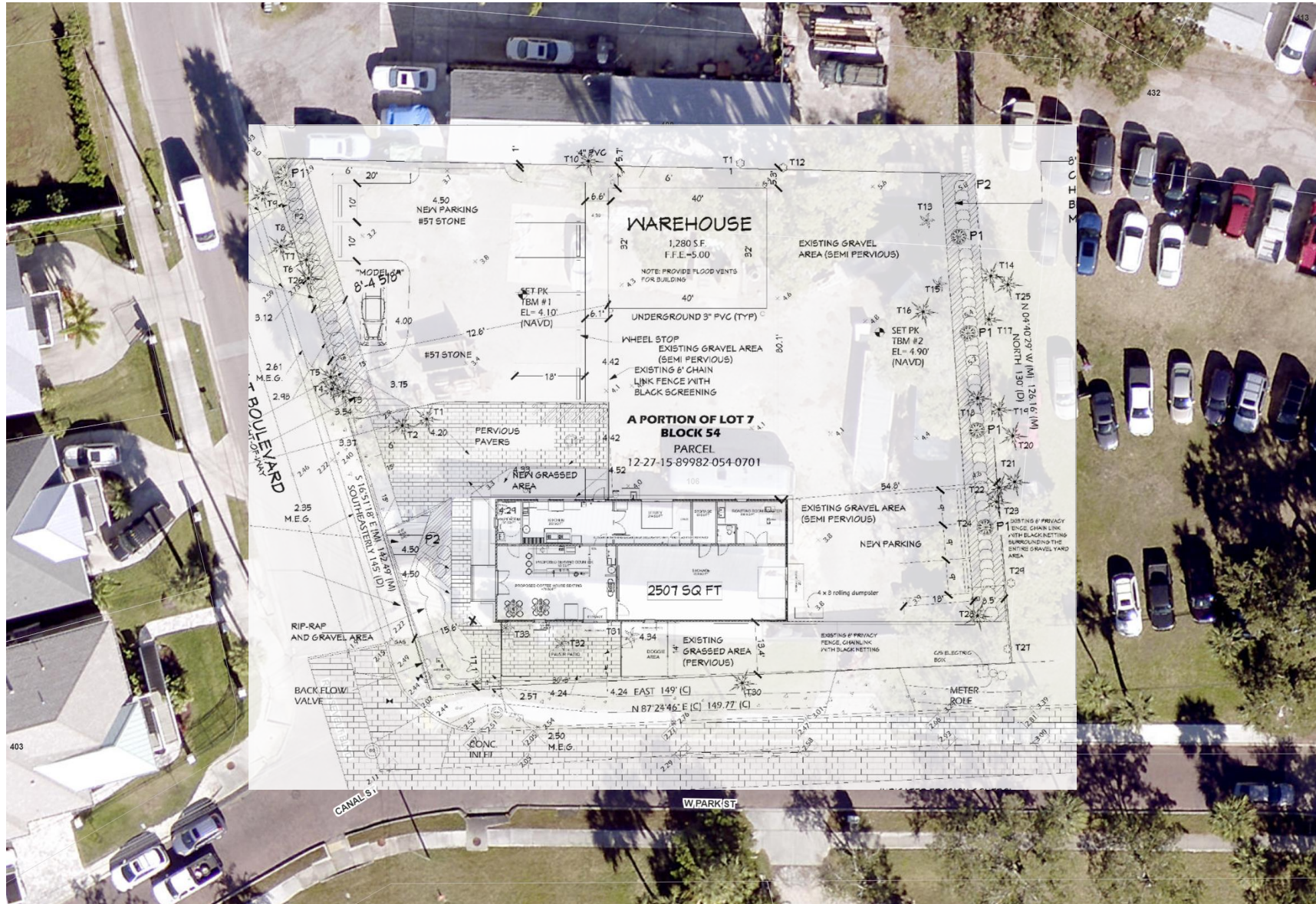
ROOSEVELT BOULEVARD
45' RIGHT-OF-WAY

WEST PARK STREET
40' RIGHT-OF-WAY

INDICATED EROSION CONTROL SILT FENCE REMAIN IN PLACE DURING CONSTRUCTION

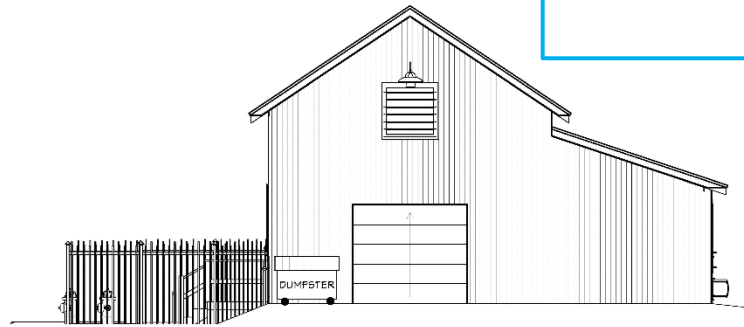
PLAN

SITE PLAN OVERLAY





ELEVATIONS

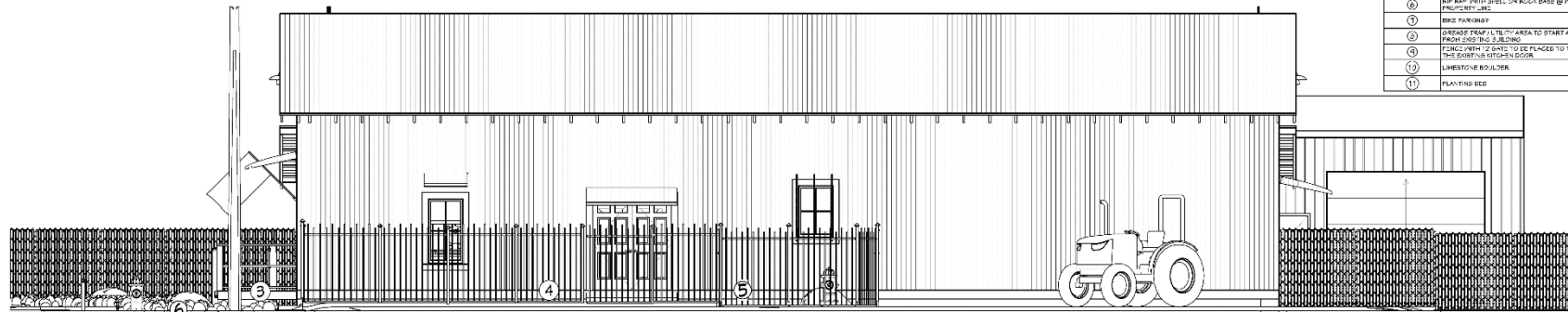


ELEVATION 3 EAST

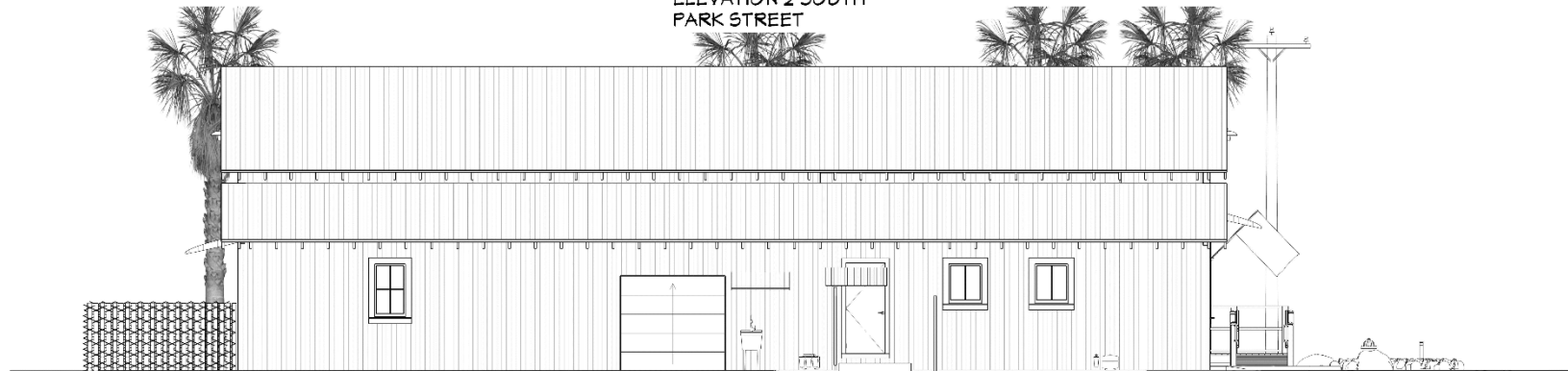


ELEVATION 1 WEST
ROOSEVELT BLVD.

NOTE SCHEDULE	
①	RED BRICK PAVING AREA PARKING, WALK TO ENTRY AND PATIO AREA
②	WOOD PAULICANE TO ENTRY
③	ENTRY WOOD DOOR
④	12" X 20" PAVEMENT TO 1/2" X 6" METAL FENCE
⑤	12" X 16" BRASS DOOR AREA
⑥	RED BRICK PAVING DRIVE, DRIVE BASE @ 1/2" X 6" METAL FENCE
⑦	BIKE PARKING
⑧	GREASE TRAP FILTER AREA TO START APPROX 3' FROM 1/2" X 6" METAL FENCE
⑨	FENCE WITH 1/2" GATES TO BE PLACED TO THE RIGHT OF THE DOOR OR DOOR DOOR
⑩	LANDSCAPE BOLLARD
⑪	PLANTING BED



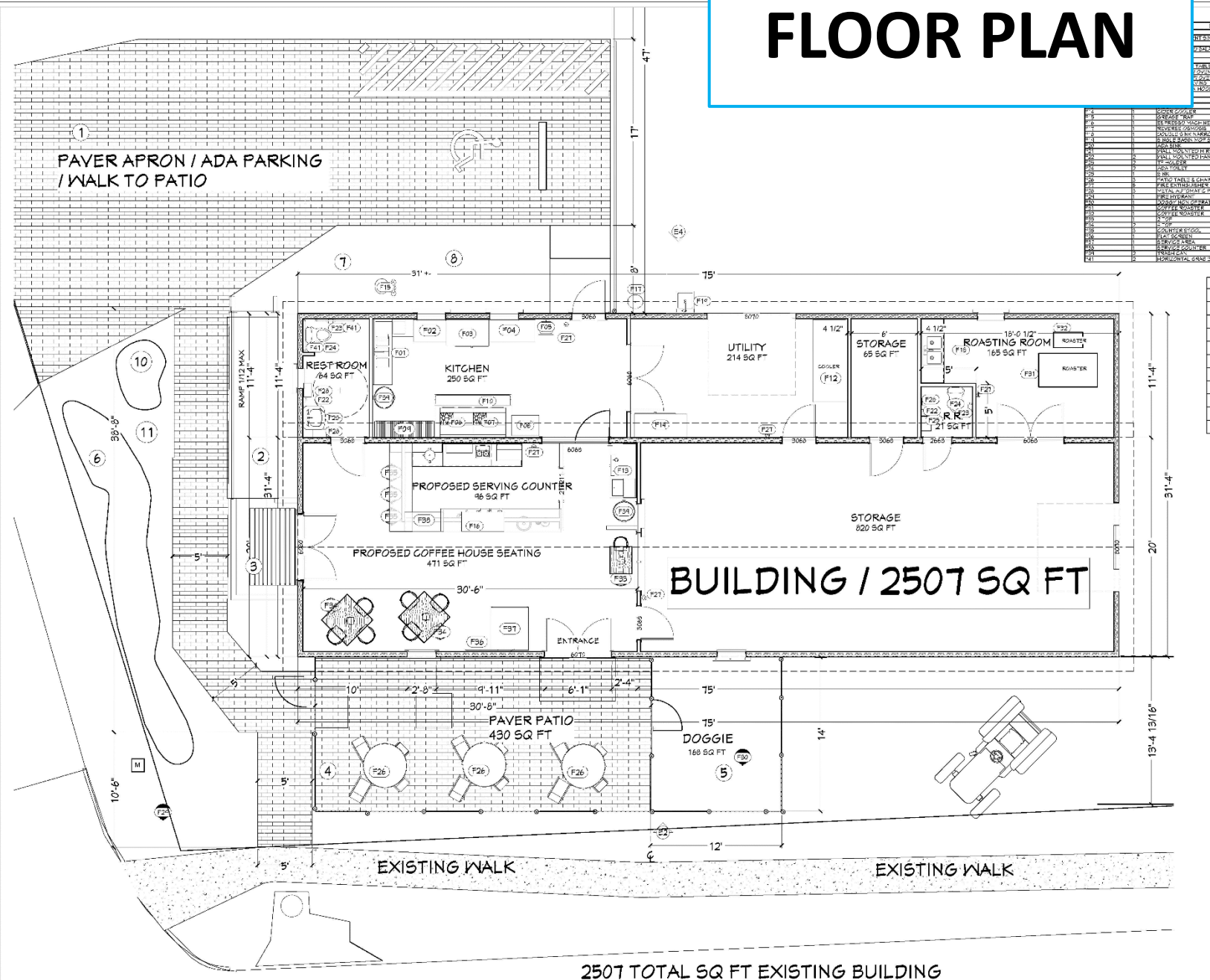
ELEVATION 2 SOUTH
PARK STREET



ELEVATION 4 NORTH



FLOOR PLAN



REVIEW CRITERIA – CONDITIONAL USE

1) **Conformance with the Land Development Code.**

The project conforms with the Land Development Code.

2) **The proposed use is appropriate to the property in question and compatible with the area.**

The project is compatible with the surrounding area. For appropriateness of use the Board may want to consider if the intent of the WD1-A zoning district is met.

3) **The use is consistent with the Comprehensive Plan.**

The use is consistent with the Commercial General Future Land Use Map category.

WD1-A WATERFRONT COMMERCIAL FISHING DEVELOPMENT ZONING DISTRICT

Intent: The WD1-A District is established to provide for development related to the commercial fishing industry and related water dependent uses.

Permitted Uses are primarily commercial fishing-related:

- commercial fishing establishments,
- accessory retail sales of commercial fishing products
- marinas
- warehouses

Conditional Uses include:

- retail food establishments, retail sales establishments
- single family dwellings

REVIEW CRITERIA – CONDITIONAL USE

- 4) The use will not adversely impact historical or environmental resources.**

The property is in the Historic District and has received a Certificate of Approval.

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

- 6) The use will not adversely impact nor exceed the City's capacity to serve with public facilities.**

- 7) The use shall provide for efficient and orderly development.**

The property is currently served by facilities and provides for the adaptive reuse of this National-Register historic building.

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

The project is proposed at an existing site and complies with the Land Development Code. Staff recommends prohibiting outdoor entertainment.

REVIEW CRITERIA – SITE PLAN

1. Compliance with the Comprehensive Plan.

The project complies with the Comprehensive Plan.

2. Compliance with applicable provisions of the Land Development Code:

The project complies with the Land Development Code.

3. Compliance with the City's Concurrency Management System.

The project is served by facilities and complies with the concurrency management system.

4. Compliance with all other applicable City Building Codes

The project is expected to comply with all City Building Codes.



PRELIMINARY STAFF RECOMMENDATION

#23-04 and #22-39, Resolution 2023-42 – Staff has concerns with the extent (25 indoor/outdoor seats) and the potential character (on-premise alcohol and food consumption) of the use. In lieu of a formal recommendation staff is recommending that the Board consider the findings and information found in the staff report. Should the Board approve **Resolution 2023-42** granting Conditional Use Approval and Site Plan Approval, the following conditions are recommended:

Conditional Use Approval Conditions

1. The retail food establishment is restricted to a maximum 25-person combined indoor and outdoor seating capacity and shall not sell alcoholic beverages for on-premise consumption.
2. The application for building permits must show compliance with the approved Site Plan and with the Heritage Preservation Certificate of Approval.
3. There shall be no outdoor entertainment allowed.

Site Plan Approval Conditions

1. Construction plans to be consistent with the Site Plan and all fees paid.
2. The Site Plan shall expire in six months unless a building permit is obtained and kept active.



PLANNING AND ZONING BOARD RECOMMENDATION

#23-04 and #22-39, Resolution 2023-42 – 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** under **Resolution 2023-42** with staff recommended conditions, and, with the following additional recommended conditions:

- On-premise consumption of beer and wine is prohibited. Package sale of alcoholic beverages for off-premise consumption is permitted.
- Hours of operation are limited to 7:00 a.m. to 3:00 p.m., seven days a week.
- Accessory food trucks are prohibited.

The Board found that the recommended conditions would preserve the character of the proposed use in line with the intent of the WD1-A district.

By separate action the Board voted unanimously to recommend **approval** of the **Site Plan** under **Resolution 2023-42** with the staff recommended conditions.

There was public comment received at the meeting with seven citizens speaking in favor of the project, one citizen speaking in opposition to the project, and, one citizen that was not opposed to the project but opposed to the decision of the Heritage Preservation Board.



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: #23-04 and #22-139 (High Tide Cafe)

Staff: Patricia L. McNeese, AICP

Applicant / Owner: Kenneth Saiya / Saiya LLC

Property Size: 0.51 acres

Current Zoning: WD1-A (Waterfront Commercial Fishing Development) District

Current Land Use: CG (Commercial General)

Location / Parcel ID: 106 West Park Street / 12-27-15-89982-054-0701

Application Type: Conditional Use (#23-04) and Site Plan (#22-39)
Resolution 2023-42

BACKGROUND SUMMARY:

The applicant is requesting conditional use approval for a retail food establishment offering “grab and go” take out handheld items, baked goods, beverages and specialty coffees. The proposal will include a roasting operation for coffee beans and brewing of coffee. The use will be housed in the former E.R. Meres Sponge Packing Company warehouse at 106 West Park Street, a National Register building located within the City’s Local Historic District. The applicant has indicated that should this use be approved a request will be submitted for conditional use of on-premise sale and consumption of alcoholic beverages, to include beer and wine. The project also includes the addition of a storage garage on the site. The property is located in the Commercial General Future Land Use Map category and in the WD1-A (Waterfront Commercial Fishing Development) zoning district.

PRELIMINARY STAFF RECOMMENDATION:

Staff has reviewed the project and determined that in lieu of a formal recommendation, staff is providing findings and information in this report for consideration by the Board. Staff’s main concern is with respect to the extent (25-seat capacity) and character (degree of on-premise alcohol and food consumption) relative to the intent of the WD1-A zoning district. The Board may want to restrict the nature of the use to a take-out/cafe facility so that it does not transition to a full service bar and sit-down restaurant. Should the Board of Commissioners adopt Resolution 2023-42, the following conditions of approval are recommended:

Conditional Use Approval Conditions:

1. The retail food establishment is restricted to a maximum 25-person combined indoor and outdoor seating capacity and shall not sell alcoholic beverages for on-premise consumption.
2. The application for building permits must show compliance with the approved Site Plan and with the Heritage Preservation Certificate of Approval.



3. There shall be no outdoor entertainment allowed.

Site Plan Approval Conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

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** under **Resolution 2023-42** with staff recommended conditions, and, with the following additional recommended conditions:

- On-premise consumption of beer and wine is prohibited. Package sale of alcoholic beverages for off-premise consumption is permitted.
- Hours of operation are limited to 7:00 a.m. to 3:00 p.m., seven days a week.
- Accessory food trucks are prohibited.

The Board found that the recommended conditions would preserve the character of the proposed use in line with the intent of the WD1-A district.

By separate action the Board voted unanimously to recommend **approval** of the **Site Plan** under **Resolution 2023-42** with the staff recommended conditions.

There was public comment received at the meeting with seven citizens speaking in favor of the project, one citizen speaking in opposition to the project, and, one citizen that was not opposed to the project, but was opposed to the decision of the Heritage Preservation Board.

CURRENT PROPERTY INFORMATION:

Use of Property:	Industrial / Warehouse
Site Features:	Existing corrugated metal building, compacted limerock parking, fenced
Vehicle Access:	The property currently has access curb cuts to both West Park Street and Roosevelt Boulevard

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	WD1-A	CG (Commercial General)
South:	Residential Multifamily (RM)	RM (Residential Medium)
East:	R-60 (One and Two Family Residential)	RM (Residential Medium)
West:	WD1-A	CG-F (Commercial General-Fishing)



PLANNING CONSIDERATIONS:

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

1. Per the applicant's narrative, the general proposal is to provide a small 25-seat cafe type while honoring the architectural history of the existing building. A rear portion of the building will be dedicated to the coffee-roasting process including storage, utility and "roasting room" spaces, making up about half of the building's floor area. The front portion of the building includes a serving counter, kitchen and limited indoor seating. The applicant also proposes limited seating on an outdoor paver patio with adjacent dog play area along the West Park Street frontage. The applicant proposes to add a warehouse for "storage of private automobiles."
2. The project is located in the City's Local Historic District. The existing structure on site is the former home of the E.R. Meres Sponge Packing Company warehouse which is a National Register listed historic building. Proposed modifications to the existing building, and, placement of the new building, parking, paver patio, and landscaping, were all approved by the Heritage Preservation Board on March 6, 2023 (Certificate of Approval #23-03).
3. The project received a waiver of the requirement to build a sidewalk along North Roosevelt Boulevard on April 26, 2023 from the Board of Adjustment (Notice of Decision #23-13).
4. The Board should be aware that the intersection of Roosevelt Boulevard, Canal Street and West Park Street experiences frequent nuisance flooding that rises from the storm drain leading from the existing canal to the west. The City has identified this as a "problem stormwater area" in the

most recent update of the Stormwater Action Plan. It is a high priority project and will initiate design as soon as funding becomes available. The stormwater handling requirements of the City's Land Development Code have been addressed and the project site will not affect or exacerbate the existing nuisance flooding issue at this intersection.

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 meets the requirements of the LDC. See Site Plan Review Standards below for details on how the requirements of the LDC are met. The applicant will be required to submit any required details to ensure compliance with the Certificate of Approval issued by the Heritage Preservation Board. See Criterion #2 for a discussion of the proposed use in the context of the intent of the WD1-A zoning.

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 intent of the WD1-A Waterfront Commercial Fishing Development zoning district is "to provide for development related to the commercial fishing industry and



related water dependent uses.” The district allows “retail food establishments” as a conditional use. A “retail food establishment” is defined in the LDC as follows:

“An establishment where the primary use is the sale of take out food or delivery with limited accessory seating. Such establishments include ice cream shops, delicatessens, sandwich shops, caterers, and pizza delivery establishments. These types of establishments are often found in association with shopping centers.”

The WD1-A district envisions this type of business model as appropriate to serve the commercial fishing industry uses in the area. While the current proposal can fulfill that purpose, it is noted that the area is experiencing a transition. The Future Land Use Map (FLUM) designation of properties directly across Roosevelt Boulevard is Commercial General-Fishing with an intent to restrict primary uses to commercial fishing establishments. The three properties directly across the street (west side of Roosevelt Boulevard) were built in the last seven years with single family residences, a conditional use in this district. These residences were approved with the condition that they “maintain a mixed use status, either singularly on each lot or in an aggregated manner,” and, that “all dock applications must be approved as commercial docks” (Resolution 2009-22). It is not clear whether commercial fishing activities are actually being conducted from these residences currently. Properties located further north along Roosevelt Boulevard within the CG-F FLUM category still retain commercial fishing activities.

The applicant’s description envisions, “grab and go” and “take out handheld items” for sale. It is known that coffee will be served. The applicant has also noted that they would like to sell ciders, beer and wine, presumably with some on-premise consumption. A total of 25 table and barside seats are proposed (including indoor and outdoor seats). The proposal of on-premise consumption of alcohol opens the door to potential transition of this use over time to more of a bar or bar/restaurant use, which may not be consistent with the intent of the current zoning.

The Board should evaluate the applicant’s proposal in the context of:

- the long-term preservation of commercial fishing activities in this area, and,
- the continued adaptive reuse of this National Register listed building and site.

The Board may wish to impose conditions that ensure that the intent of the WD1-A district are met. One such condition may be a restriction or prohibition on alcohol sales for on-premise consumption.

With respect to compatibility, the project impacts are not expected to have significant adverse impacts on this mixed residential/commercial fishing area. The applicant is installing a substantial buffer of landscaping and fencing along the rear of the property to screen the adjacent residential zoning there. The property is otherwise surrounded by commercial fishing zoning. The project complies with the City’s stormwater handling criteria. Traffic impacts are not expected to be significant and are appropriate to this mixed area.

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 Commercial General (CG) Future Land Use Map category. This category envisions commercial area “which may be either highway or



commercial oriented and include uses of varying degree and intensity.” Retail commercial is allowable as a primary use in this category. The proposed use is consistent with the Comprehensive Plan. However, the Board should consider the appropriateness of the specific use characteristics proposed within the narrower parameters of the WD1-A zoning district (see Criterion #2 above).

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

Provisional Findings: The property is not located in an environmentally sensitive area, and all environmental standards are addressed on the Site Plan. The property is located within the City’s Local Historic District and the existing building is on the list of National Register Historic Places. The proposed project received approval from the Heritage Preservation Board on March 6, 2023 (Certificate of Approval #23-03). The proposal provides for an appropriate adaptive reuse of this property which, over time, may be less practical for industrial or warehouse use due to its age (built 1905).

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

Provisional Findings: The subject property is located within a mixed area that includes single family/commercial fishing uses, multi-family uses, and commercial fishing industry uses along

Roosevelt Boulevard. The use is not expected to generate significant noise or other deleterious effects. The residential zoning to the rear will be screened with a fence and landscaping. Adjoining property values are not expected to be adversely impacted. Staff recommends that approval of this use include a condition prohibiting outdoor entertainment.

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 City facilities. For solid waste service the applicant proposes to use the roll-out dumpster provided by the City’s waste-hauler, to be staged curbside on West Park Avenue.

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 proposed project is an acceptable use of a commercially zoned property and an adaptive use of a historic building that may be approaching the end of its life as an industrial/warehouse building. It promotes efficient and orderly redevelopment in this area of the City. Facilities infrastructure is in place and there will be no cost to the City to provide service.



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

Provisional Findings: The project is proposed at an existing site and complies with the provisions of the City's Land Development Code. The applicant will be required to meet all State of Florida health laws and to obtain a local business tax receipt from the City to operate the business. There are no additional safety concerns associated with this project. Staff recommends that approval of this use include a condition prohibiting outdoor entertainment.

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. Staff finds that the project is compliant with the Site Plan review standards as outlined below, and, as modified by recommended Site Plan Approval conditions.

SITE PLAN REVIEW STANDARD – COMPREHENSIVE PLAN COMPLIANCE:

With staff's recommended conditions of approval, the proposed use is found to be consistent overall with the City's Comprehensive Plan. See Criterion #2 of the Conditional Use review criteria above for further discussion.

SITE PLAN REVIEW STANDARD – LAND DEVELOPMENT CODE COMPLIANCE:

The property is located within the WD1-A Waterfront Commercial Fishing Development zoning district. The table below highlights selected standards of review from the Land Development Code:

Standards (WD1-A District)		Proposed Project
Use Standards [LDC 25.15(C)]		
Permitted and Conditional Uses		Retail Food Establishment is allowable as a conditional use. Warehouse is allowable as a permitted use
Dimensional Regulations [LDC 25.15(D)]		
Front Yard = 15 feet	✓	Front Yard = 15 feet
Side Interior Yard = 0 feet	✓	Side Interior Yard = 4.7 feet
Side Street Yard = 10 feet	✓	Side Street Yard = 13.4 feet
Rear Yard = 25 feet	✓	Rear Yard = 54.8 feet
Height = 35 feet	✓	Height < 22 feet
Floor Area Ratio = 0.40	✓	Floor Area Ratio = 0.16
Open Space Ratio = 0.15	✓	Open Space Ratio > 0.15 (at least 3,442 square feet)
Impervious Surface Ratio = 0.85	✓	Impervious Surface Ratio = 0.16
Outdoor Storage [LDC 57.00]		
Outdoor storage standards	✓	Outdoor storage is not proposed. Staff recommends Site Plan Approval Condition #1 to clarify that it is not allowable.

Continued next page



Standards (WD1-A District)		Proposed Project
Parking Requirements [LDC 127.00]		
1 space/250 s.f. GFA = 10 spaces for retail food establishment 1 space/1,500 s.f. GFA = 1 space for warehouse	✓	12 spaces provided (includes one handicapped space)
Parking space dimensions (9 feet x 18 feet for 90 degree angle)	✓	9 feet x 18 feet provided
Aisle width = 24 feet		Aisle width = 27 feet
Driveway, Access Management [LDC 129.00]		
All non-industrial uses = 30 feet allowable	✓	12 feet at Roosevelt Boulevard (existing, approved by HPB) 15 feet at West Park Street (existing, approved by HPB)
Sidewalks [LDC 132.00]		
Sidewalks required along street fronts	✓	A sidewalk exists along W. Park Street. The applicant obtained a sidewalk waiver for the frontage located along Roosevelt Boulevard
Standards (HB District)		Proposed Project
Landscaping and Screening [LDC 134.00]		
Parking Lot Landscaping = 8 foot buffer, 1 tree every 30 feet Rear residential screening = 8 foot buffer, 1 tree every 25 feet	✓	Compliant with minimum buffer and planting requirements
Stormwater Management [LDC 141.00]		
Stormwater Design	✓	There is a proposed increase of 80 square feet of impervious surface on the site. The new building will occupy an existing impervious slab that apparently may have supported a building at some time in the past. Due to the increase in proposed building floor area, this project underwent a full stormwater review and is compliant with the standards of Section 141.00.

SITE PLAN REVIEW STANDARD – CURRENCY MANAGEMENT:

Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. Facilities impacts are listed in the table below. They are not expected to degrade the levels of services for any of the listed facilities.

Facility	Proposed Impacts
Potable Water	332 gallons per day
Wastewater	312 gallons per day
Solid Waste	6.24 tons per year
Transportation	14 peak hour trips

Staff reviewed the transportation impact proposed by the applicant. The gross floor area of the kitchen and seating area is approximately 1,247 square feet in size. The proposed retail food establishment is most appropriately classified as a “fast casual restaurant” (Land Use #930, Institute of Transportation Engineers (ITE) manual, 10th Edition). As such, the peak hour trip generation falls at



about 18 trips. The applicant is also expecting a portion of the business to be generated by foot traffic from the surrounding neighborhood and Sponge Docks commercial tourism area.

SITE PLAN REVIEW STANDARD – BUILDING CODE:

The Building Development staff, Fire Marshal and Floodplain Manager have all reviewed this project and expect the applicant to be able to meet all applicable City building codes. It is noted that as a contributing building in the City's Historic District, the existing building is afforded some flexibility with respect to Floodplain compliance requirements. The new building will need to meet those requirements and has been designed to do so.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project six (6) times with its last review occurring on October 4, 2023 and deemed the project complete and ready for further processing.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property. *Staff has received three responses, included with the agenda packet material.*

ATTACHMENTS:

1. Staff Presentation
2. Applicant's Narratives
3. Certificate of Approval #23-03
4. Certificate of Approval #23-03 Heritage Preservation Board Hearing Packet
5. Board of Adjustment Notice of Decision #23-13
6. Citizen Correspondence
7. Draft Resolution 2023-42
8. Survey, Site Plan, Floor Plan, Landscape Plan

§ 25.15 WDI-A Waterfront Commercial Fishing Development District.

- (A) The WDI-A District is established to provide for development related to the commercial fishing industry and related water dependent uses.
- (B) Permitted Uses.
 - (1) Accessory Retail Sales of Commercial Fishing Related Products.
 - (2) Commercial Fishing Establishments and Related Processing and Packing.
 - (3) Marinas.
 - (4) Warehouses, Excluding the Storage of Hazardous or Flammable Materials as Defined by Title 49 CFR, Part 171.
 - (5) Wholesale Trade.
- (C) Conditional Uses.
 - (1) Boat Yards (Requires Industrial General-Water Front [IG-WF] Land Use category).
 - (2) Community Assembly.
 - (3) Community Service Uses.
 - (4) Hotels and Motels.
 - (5) Light Manufacturing (Requires Commercial General or Industrial Limited Future Land Use Category)
 - (6) Off-Shore Tour Vessel (Pursuant to Section 67.00).
 - (7) Personal Service Establishments.
 - (8) Residential over ground-floor commercial (subject to paragraph (E) below).
 - (9) Retail Food Establishments.
 - (10) Retail Sales Establishments.
 - (11) Single Family Dwellings.
- (D) Dimensional Regulations.
 - (1) Minimum Lot Area = 5,000 square feet.
 - (2) Minimum Lot Width = 30 feet.
 - (3) Minimum Lot Depth = 80 feet.
 - (4) Maximum Height = 35 feet.
 - (5) Minimum Yards:
 - (6) Front = 10 feet.
 - (7) Side = Zero; 10 feet when adjoining a residential district.
 - (8) Side Street = 10 feet.
 - (9) Rear = Zero; 25 feet when adjoining a residential district.
 - (10) Maximum Nonresidential Floor Area Ratio = .40.

-
- (11) Minimum Open Space = 15%.
 - (12) Maximum Impervious Surface Ratio = .85.
 - (13) Residential Equivalent Use—Shall not exceed a maximum area of five (5) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.
 - (14) Mixed Use—Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
 - (15) Transient Accommodation Use—Shall not exceed 40 units per acre.
 - (16) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.
 - (17) Institutional and Transportation Utility Uses shall not exceed a maximum of five acres.
 - (18) Outdoor storage shall comply with Section 57.00.
- (E) Residential Over Ground Floor Commercial. The number of units allowed shall be based upon the future land use designation of the parcel, accounting for land area needed to support the non-residential floor area of the structure, including space used for passive storage purposes. Site Plan approval shall be required in accordance with Section 210.00 of this Code.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 90-35, passed 9-18-80; Am. Ord. 91-27, passed 7-16-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-40, passed 12-16-97; Am. Ord. 2007-26, passed 7-17-07; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2009-13, passed 10-20-09; Am. Ord. 2011-08, passed 9-6-11; Am. Ord. 2012-13, passed 8-7-12)

**HIGH TIDE CAFE
DRAFT RESOLUTION 2023-42
CONDITIONAL USE AND SITE PLAN
APPROVAL**

RESOLUTION NO. 2023-42

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #23-04 REQUESTING CONDITIONAL USE APPROVAL AND APPLICATION #22-39 REQUESTING SITE PLAN APPROVAL TO ALLOW FOR A RETAIL FOOD ESTABLISHMENT IN AN EXISTING BUILDING AND AN ACCESSORY STORAGE GARAGE IN A NEW BUILDING, TOTALING 3,787 SQUARE FEET OF GROSS FLOOR AREA, AND INCLUDING PARKING AND OTHER SITE IMPROVEMENTS ON PROPERTY LOCATED AT 106 WEST PARK STREET IN THE WD1-A WATERFRONT COMMERCIAL FISHING DEVELOPMENT DISTRICT; 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 retail food establishment and a storage warehouse on property located at 106 West Park Street in the WD1-A (Waterfront Commercial Fishing Development) zoning district; and,

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for the use of an existing building and construction of a new building totaling 3,787 square feet in gross floor area with parking and other site improvements at 106 West Park Street in the WD1-A (Waterfront Commercial Fishing Development) zoning district; and,

WHEREAS, Section 25.15 (C) of the Comprehensive Zoning and Land Development Code allows retail food establishments as a conditional use in the WD1-A (Waterfront Commercial Fishing Development) zoning district; and,

WHEREAS, Section 25.15 (B) of the Comprehensive Zoning and Land Development Code allows warehouses as a permitted use in the WD1-A (Waterfront Commercial Fishing Development) zoning district; and,

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

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

Planning and Zoning Board additional recommended conditions indicated with underlined and highlighted text.

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: CONDITIONAL USE FINDINGS

Application Number 23-04 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: SITE PLAN FINDINGS

Application Number 22-39 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 3: CONDITIONAL USE APPROVAL

Application Number 23-04 under Resolution 2023-42, requesting Conditional Use approval to allow for a retail food establishment on property located at 106 West Park Street in the WD1-A (Waterfront Commercial Fishing Development) zoning district, is approved with the following conditions:

1. The retail food establishment is restricted to a maximum 25-person combined indoor and outdoor seating capacity and shall not sell alcoholic beverages for on-premise consumption. Package sale of alcoholic beverages for off-premise consumption is permitted.
2. The application for building permits must show compliance with the approved Site Plan and with the Heritage Preservation Certificate of Approval.
3. There shall be no outdoor entertainment allowed.
4. Hours of operation are limited to 7:00 a.m. to 3:00 p.m., seven days a week.
5. Accessory food trucks are prohibited.

SECTION 4: SITE PLAN APPROVAL

Site Plan application #22-39 for property located at 106 West Park Street and further described as,

“Beginning at the Southwest corner of Lot 7, Block 54, Official Map of the Town of Tarpon Springs, according to the map or plat thereof as recorded in Plat Book 4, Page 79, Public Records of Pinellas

Planning and Zoning Board additional recommended conditions indicated with underlined and highlighted text.

County, Florida; thence run East along the Park Street right-of-way line 149 feet; thence run North 130 feet; thence run West 192 feet; thence run Southeasterly along the Roosevelt Boulevard right-of-way line 145 feet to the Point of Beginning.”

prepared and sealed by Christopher D. Mills on November 10, 2023 and attached as Exhibit A, is hereby approved with the following conditions:

1. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

SECTION 5: EFFECTIVE DATE

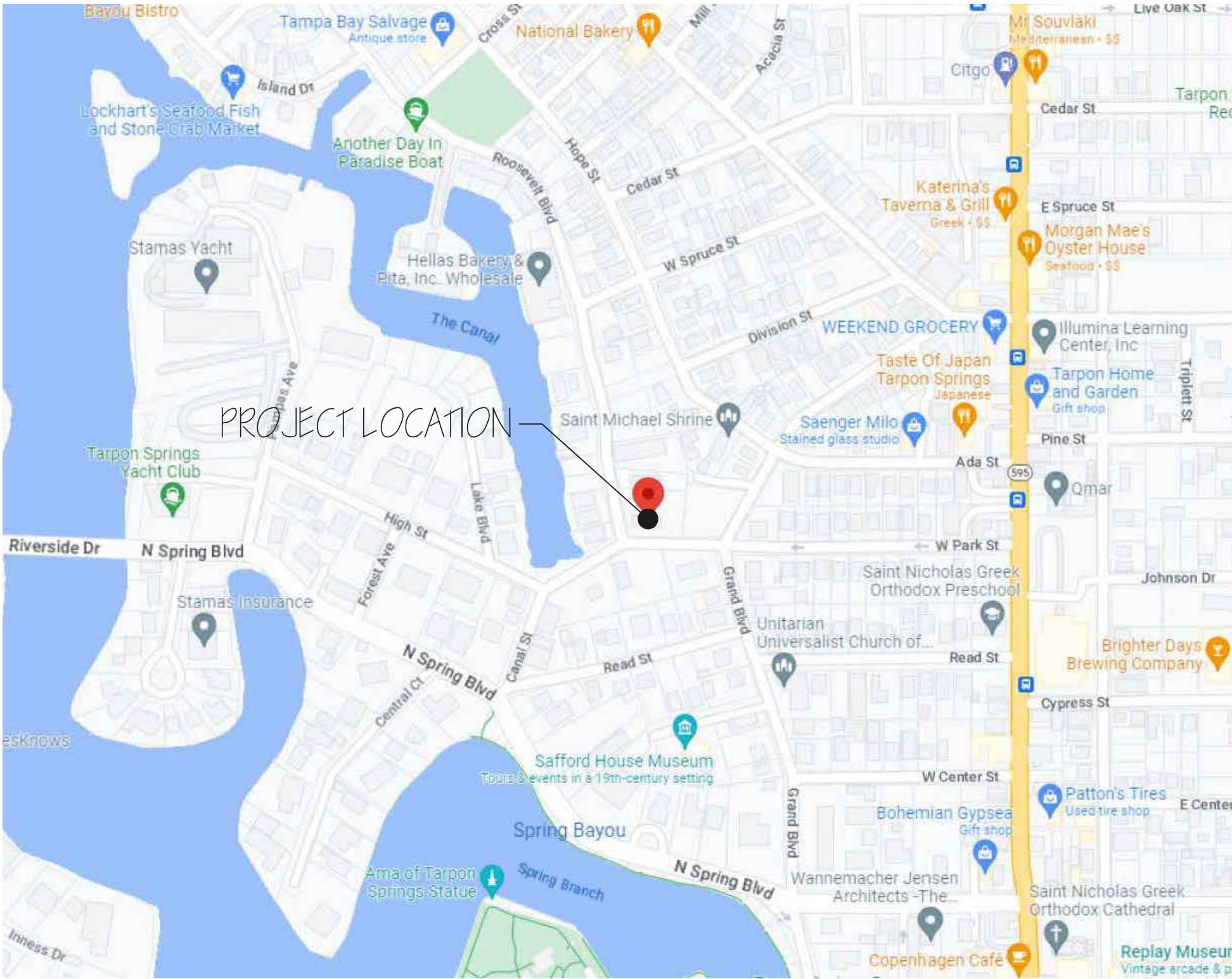
This Resolution shall be effective upon adoption in the manner provided by law.

INDEX	
SHEET	DESCRIPTION
S-1	SITE DATA TABLE, PROJECT INFORMATION, SEATING SCHEDULE, FACILITIES IMPACT TABLE, NOAA POINT PRECIPITATION, RECOVERY TIME TABLE, AND SITE LOCATION MAP
S-2	SURVEY MAP
S-3	EXISTING AND PROPOSED GRADING PLANS
S-4	SITE PLAN
S-5	ON-SITE PAVEMENT, CURB AND WALK DETAILS, ON-SITE, GRADING AND DRAINAGE DETAILS

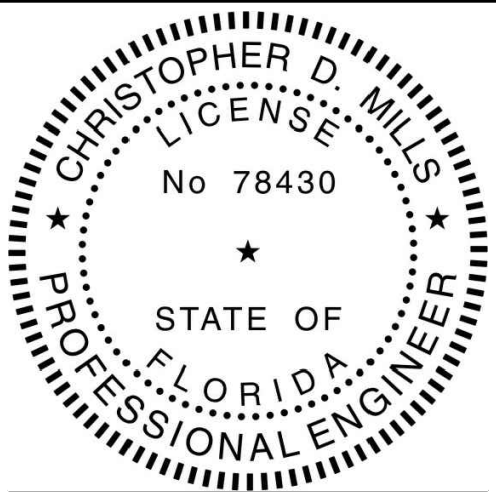
INDEX	
SHEET	DESCRIPTION
A-1	LANDSCAPING PLAN
A-2	BUILDING ELEVATIONS
A-3	BUILDING ELEVATIONS
A-4	ENLARGE CAFE FLOOR PLAN
G-1	GEOTECHNICAL REPORT

THE NOAA POINT PRECIPITATION FREQUENCY ESTIMATE IN TARPON SPRINGS, FLORIDA AT LATITUDE:28.1501 DEGREES AND LONGITUDE:-82.7595 DEGREES AND AT A ELEVATION OF 3.87', THE 24 HOUR DURATION AND 25 YEAR FREQUENCY INDICATES 9.30".

SITE DATA TABLE						
		BEFORE DEVELOPMENT			AFTER DEVELOPMENT	
ZONING	WD-1			WD-1		
LAND USE	COMMERCIAL			COMMERCIAL		
FACILITY USE	WAREHOUSE BLDG 1			RETAIL FOOD BLDG 1, WAREHOUSE BLDG 2		
LOT AREA		22,950 sf	0.51 Ac MOL	100%	22,950 sf	.051 Ac MOL 100%
EXISTING BUILDING COVERAGE	2507	0.06 Ac MOL	11.00%	2507	0.06 Ac MOL	11.00%
*OTHER IMPERV.FLOOR AREA	1200	0.03 Ac MOL	.5 FAR	1280	0.03 Ac MOL	.5 FAR
GROSS IMPERV. FLOOR AREA	3707	0.9 Ac MOL	.16 FAR	3787	0.09 Ac MOL	.16 FAR
TARPON SPRINGS ISR WD-1	15% MIN. OPEN SPACE .85 MAX ISR			ISR .16 < .85 = PASS		
VEHICULAR USE AREA/SEMI PERVIOUS		17344 sf	0.40 Ac MOL	75%	13478	0.3 Ac Mol 56%
IMPERVIOUS SURFACE RATIO		3707	0.09Ac MOL	17%	3787	0.09Ac. MOL 17%
PERVIOUS/LANDSCAPING/PAVERS		1899	0.04 Ac MOL	8%	5685	0. 13 Ac.MOL 27%
GRASS / LANDSCAPING	FRONT	1899 SF	S	FRONT	1345	S
	SIDE	0	E	SIDE	975	E
	SIDE	0	W	SIDE	1323	W
	REAR	0	N	REAR	186	N
TOTAL LANDSCAPING		1899 SF		3829		
*EXISTING BUILDING 2 SLAB	FRONT	107.7	S	FRONT	95	S
TIE IN /SLAB TO BE REMOVED	SIDE	53	E	SIDE	54	E
NEW BUILDING 2	SIDE	106	W	SIDE	85	W
IN PLACE OF EXISTING SLAB	REAR	7.7	N	REAR	6	N
TOTAL NUMBER OF STOREYS		1		1		
BUILDING 1 HEIGHT		23 FT		23 FT		
BUILDING 2 HEIGHT		X		16 FT		
WD-1 SET BACKS	FRONT	0 - 10' MAXIMUM				
	REAR	0-25' WHEN ADJOINING A RESIDENTIAL DISTRICT				
	SIDE	0-25' WHEN ADJOINING A RESIDENTIAL DISTRICT				
	SIDE STREET	0 - 10' MAXIMUM				



SITE LOCATION MAP



This has been electronically signed and sealed by Christopher D. Mills, P.E using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HIGH TIDE CAFE
106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

Nickelini Engineering and Consulting
1960 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698



Christo
pher D
Mills
Digitally signed by Christopher D. Mills
Date: 2023.11.10 10:51:14 -05'00'

PROJECT NUMBER
23.01.06

10/13/23

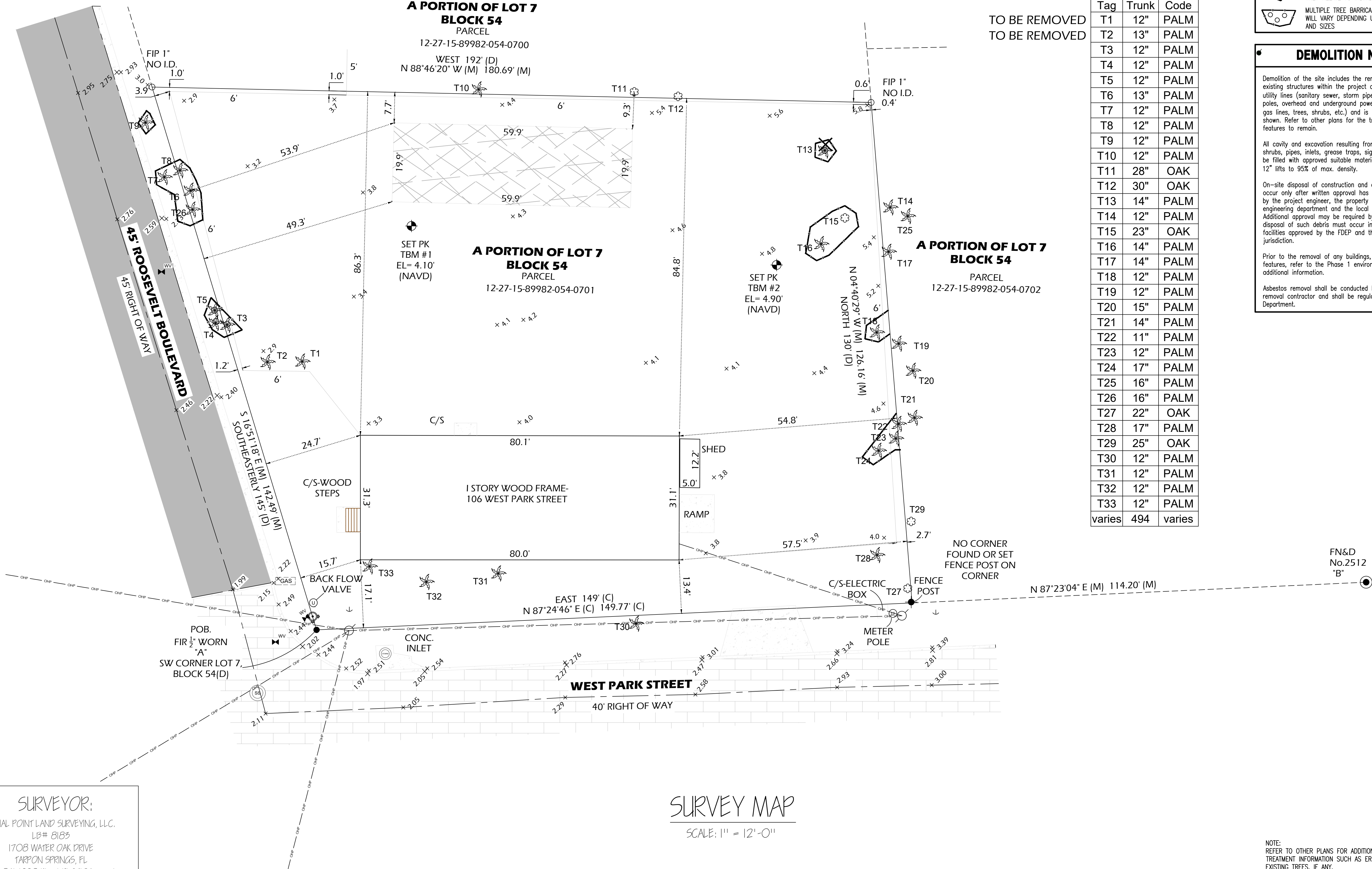
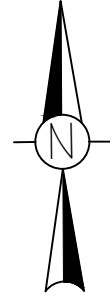
S-1

RESOLUTION 2023-42 EXHIBIT A, 10 PAGES

SECTION 12, TOWNSHIP 27 S., RANGE 15 E CITY OF TARPON SPRINGS PINELLAS COUNTY FLORIDA		
SITE INFORMATION	PROJECT INFORMATION	
	PARCEL ID# 12-27-15-89982-054-0701	PROPERTY OWNER: SAYIA, LLC
PROPERTY ADDRESS: 106 W. PARK STREET TARPON SPRINGS FL 34689		1060 W. PARK STREET TARPON SPRINGS FL, 34689
LEGAL DESCRIPTION		
LEGAL DESCRIPTION: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 54, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 79, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN EAST ALONG THE PARK STREET RIGHT-OF-WAY LINE 149 FEET; THENCE RUN NORTH 130 FEET; HENCE RUN WEST 192 FEET; THENCE RUN SOUTHEASTERLY ALONG ROOSEVELT BOULEVARD RIGHT-OF-WAY LINE 145 FEET TO THE POINT OF BEGINNING.		
DATUM INFORMATION		FLOOD ZONE INFORMATION
NOTE: ELEVATIONS WERE ESTABLISHED AT THIS PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVO 88)		APPARENT FLOOD HAZARD ZONE-"AE" BFE= 9' COMMUNITY NO. 120259
		PARKING DATA
		COMMERCIAL 2507 @ 1/250 SF 10
		WAREHOUSE 1280 @ 1/1500 SF 1
		TOTAL PARKING 12 PROVIDED 11 REQUIRED

SEATING SCHEDULE			
TABLE TYPE	TABLE QTY	SEATS	
COUNTER SEATS	0	3	
CAFÉ 2 TOP	1	2	
CAFÉ 4 TOP	2	8	
TOTAL SEATS INSIDE			13
DOG AREA	0		
PATIO 4 TOP	3	12	
TOTAL SEATS PATIO			12
TOTAL SEATING ALL AREAS			25

FACILITIES IMPACT TABLE		
USE	COMMERCIAL RETAIL FOOD/TAKE OUT	TOTAL SQ.FT 2507
		25 SEATS TOTAL
POTABLE WATER	332 GALLONS PER DAY	13.38 / SEAT
SANITARY SEWER	312 GALLON PER DAY	12.48 /SEAT
SOLID WASTE	6.24 TONS PER YEAR	.25 / SEAT
TRANSPORTATION	34 TOTAL TRIPS PER DAY	
	14 TRIPS /PEAK HOURS	

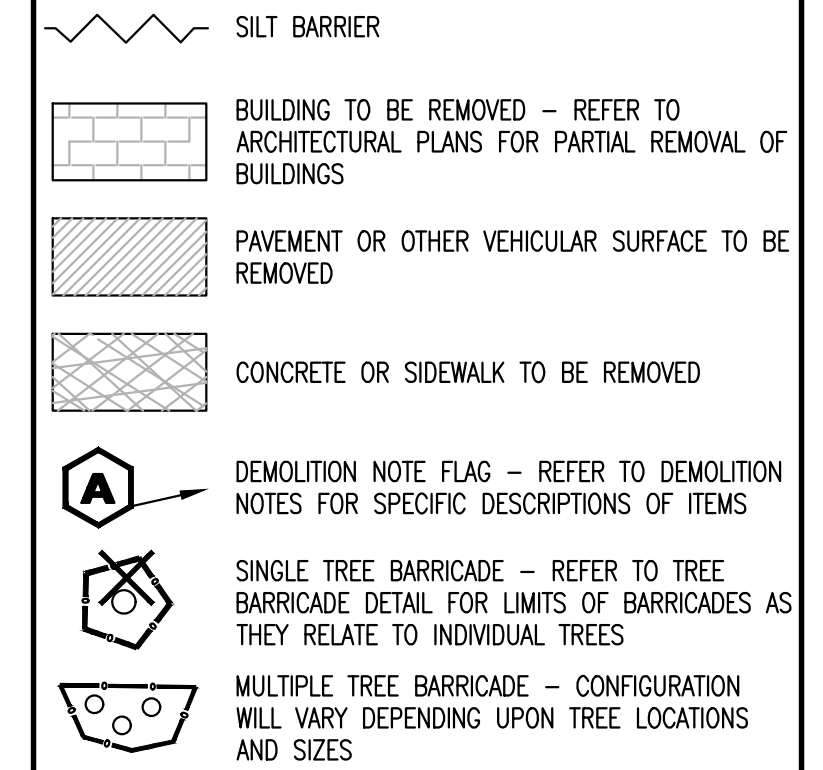


TO BE REMOVED
TO BE REMOVED

TREE TABLE

Tag	Trunk	Code
T1	12"	PALM
T2	13"	PALM
T3	12"	PALM
T4	12"	PALM
T5	12"	PALM
T6	13"	PALM
T7	12"	PALM
T8	12"	PALM
T9	12"	PALM
T10	12"	PALM
T11	28"	OAK
T12	30"	OAK
T13	14"	PALM
T14	12"	PALM
T15	23"	OAK
T16	14"	PALM
T17	14"	PALM
T18	12"	PALM
T19	12"	PALM
T20	15"	PALM
T21	14"	PALM
T22	11"	PALM
T23	12"	PALM
T24	17"	PALM
T25	16"	PALM
T26	16"	PALM
T27	22"	OAK
T28	17"	PALM
T29	25"	OAK
T30	12"	PALM
T31	12"	PALM
T32	12"	PALM
T33	12"	PALM
varies	494	varies

DEMOLITION LEGEND



DEMOLITION NOTES

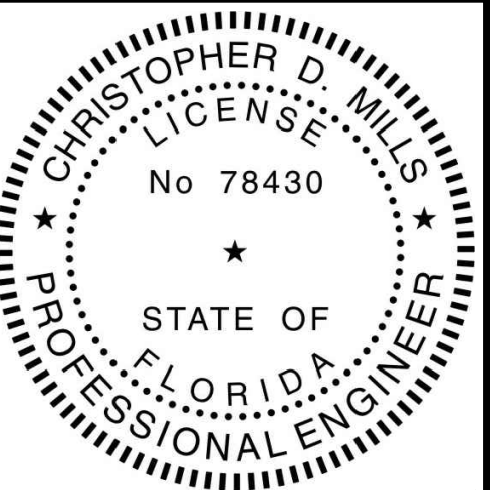
Demolition of the site includes the removal/relocation of all existing structures within the project area, paving and base, utility lines (sanitary sewer, storm pipes, water lines, power poles, overhead and underground power and telephone cables, gas lines, trees, shrubs, etc.) and is not limited to what is shown. Refer to other plans for the treatment of existing features to remain.

All cavity and excavation resulting from removal of trees, shrubs, pipes, inlets, grease traps, sign and pole bases shall be filled with approved suitable material and compacted in 12" lifts to 95% of max. density.

On-site disposal of construction and demolition debris may occur only after written approval has been given in advance by the project engineer, the property owner, the local engineering department and the local governing jurisdiction. Additional approval may be required by the FDEP. Off-site disposal of such debris must occur in solid waste disposal facilities approved by the FDEP and the local governing jurisdiction.

Prior to the removal of any buildings, pavement or other features, refer to the Phase 1 environmental report for additional information.

Asbestos removal shall be conducted by a licensed asbestos removal contractor and shall be regulated by the local Health Department.



This has been electronically signed and sealed by Christopher D. Mills, P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HIGH TIDE CAFE
106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

Mckinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698



CHRISTOPHER D. MILLS, P.E.

FL LICENSE # 78430

PROJECT NUMBER
23.01.06

09/20/23

5-2

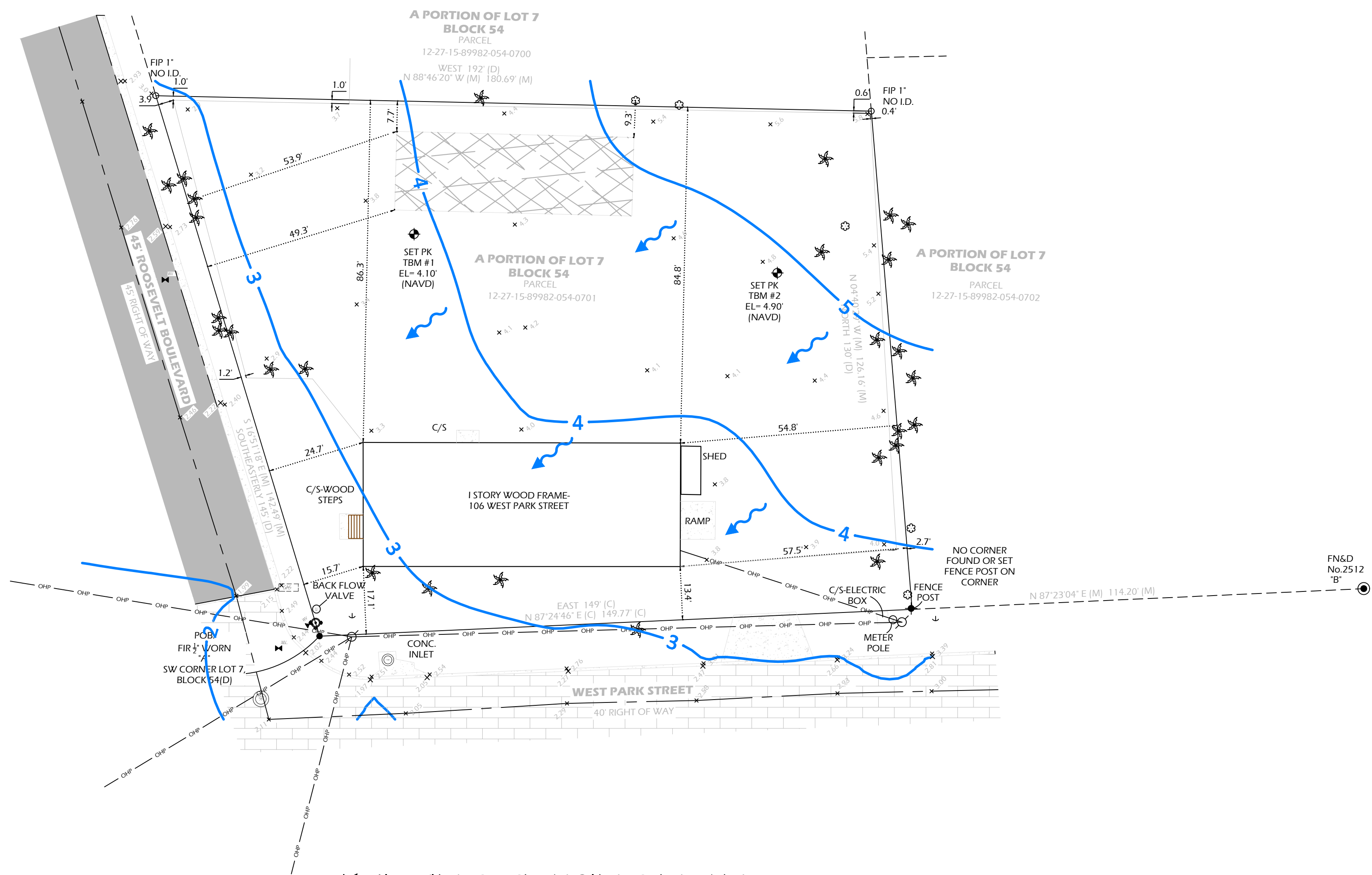
SURVEYOR:

INITIAL POINT LAND SURVEYING, LLC.
LP# 8183
1708 WATER OAK DRIVE
TARPON SPRINGS, FL
(727) 831-1990 FloridaPLS7123@gmail.com

SURVEY MAP

SCALE: 1" = 12'-0"

NOTE:
REFER TO OTHER PLANS FOR ADDITIONAL DEMOLITION
TREATMENT INFORMATION SUCH AS EROSION CONTROL AND
EXISTING TREES, IF ANY.



EXISTING GRADING PLAN

SCALE: 1" = 20'-0"

LEGEND:

2.50
M.E.G.

- MATCH EXISTING GRADE

x 3.75

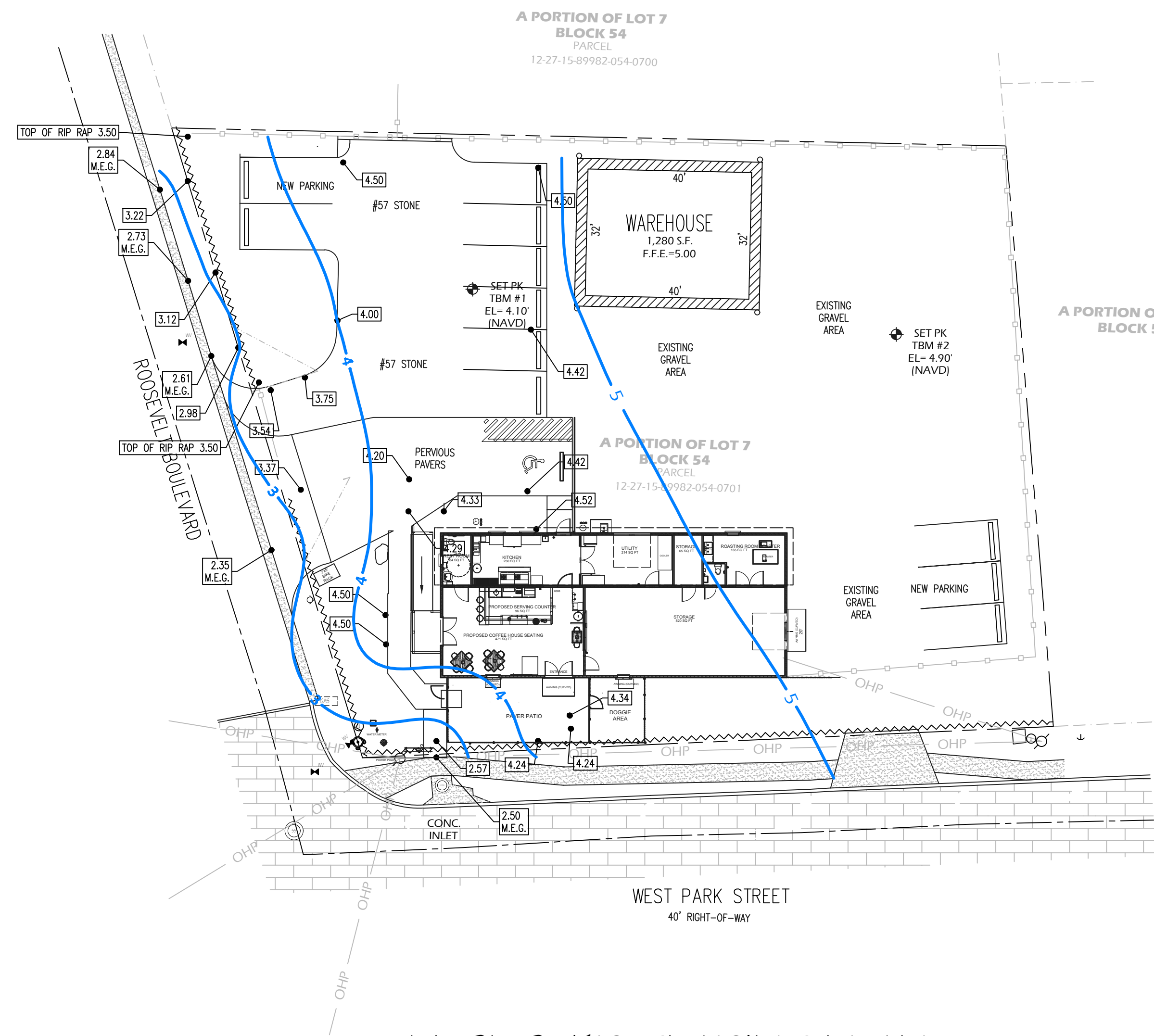
- EXISTING ELEVATION

3.75

- PROPOSED ELEVATION



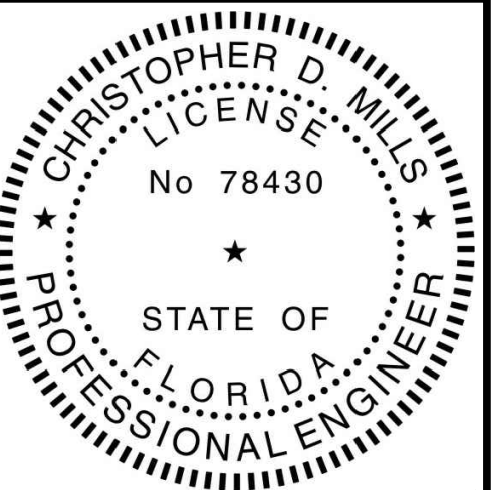
- FLOW LINES OF EXISTING SITE GRADING



PROPOSED GRADING PLAN

SCALE: 1" = 20'-0"

NOTE: PARKING AREAS ARE TO BE CONSTRUCTED WITH PERMEABLE MATERIALS CONSISTING OF GRAVEL AND PERVIOUS PAVERS.



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HIGH TIDE CAFE
106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

McKinley Engineering and Consulting
1960 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698



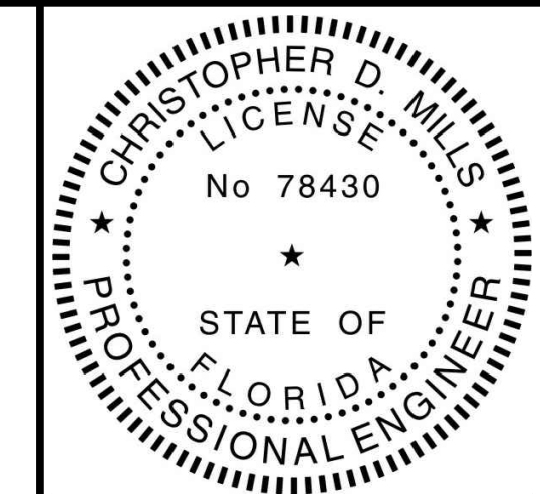
CHRISTOPHER D. MILLS, P.E.

FL LICENSE # 78430

PROJECT NUMBER
23.01.06

10/13/23

S-3



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106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

Mckinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698

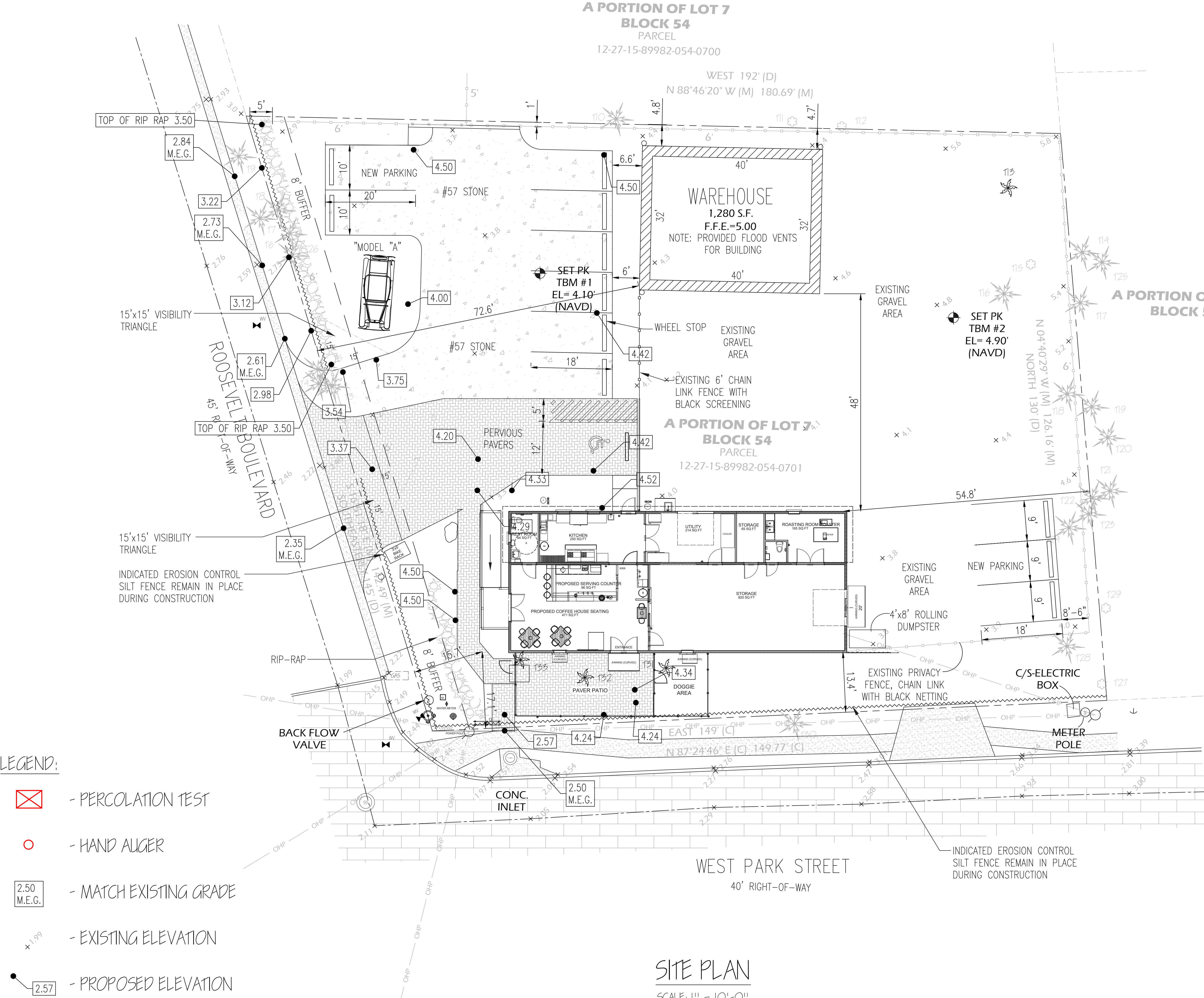


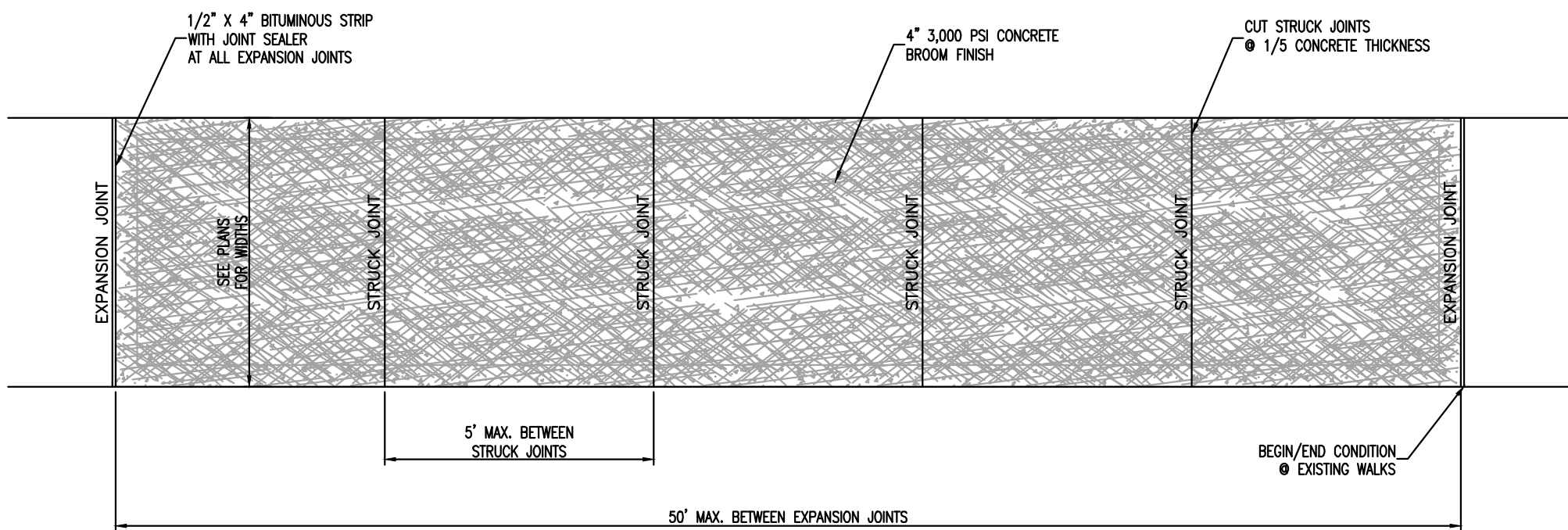
CHRISTOPHER D. MILLS, P.E.
FL LICENSE # 78430

PROJECT NUMBER
23.01.06

10/13/23

S-4

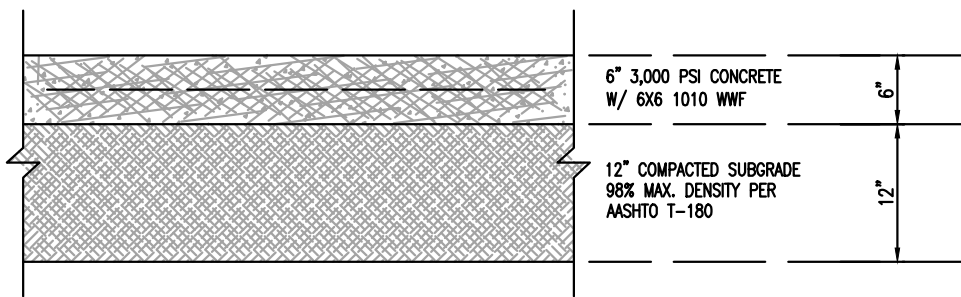




- NOTES:
1. SIDEWALKS SHALL HAVE TOOLED EDGES.
 2. CONSTRUCTION JOINTS SHALL BE LOCATED AT STRUCK JOINTS OR EXPANSION JOINTS ONLY.
 3. THIS DETAIL IS FOR ON-SITE CONDITIONS ONLY. DO NOT USE FOR RIGHT-OF-WAY CONSTRUCTION.
 4. REFER TO FOOT INDEX #310 AND CORRESPONDING SPECIFICATIONS FOR SIDEWALKS WITHIN THE RIGHT OF WAY.

SIDEWALK DETAIL

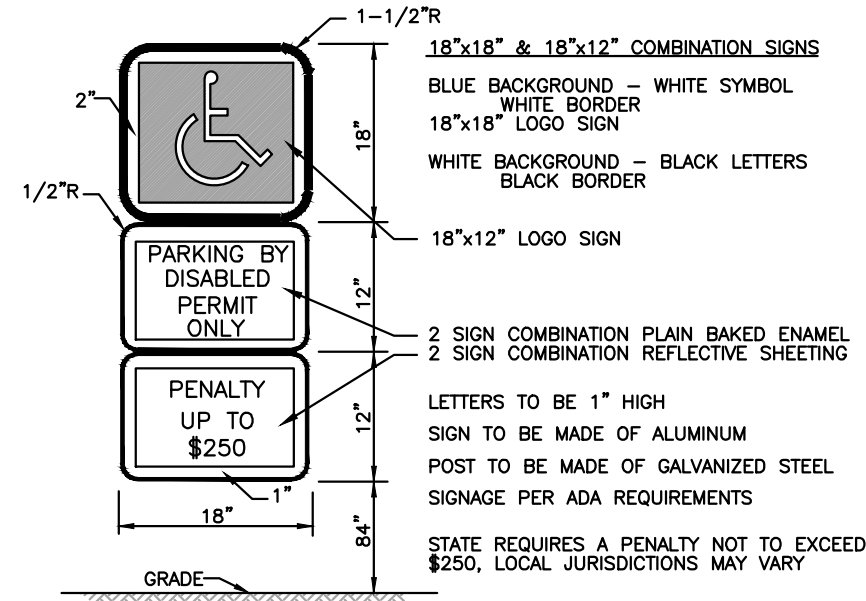
NTS



- NOTES:
1. REFER TO GRADING PLAN FOR PAVEMENT SLOPES.
 2. SUBSTITUTIONS OF BASE MATERIAL MUST BE APPROVED BY THE ENGINEER.

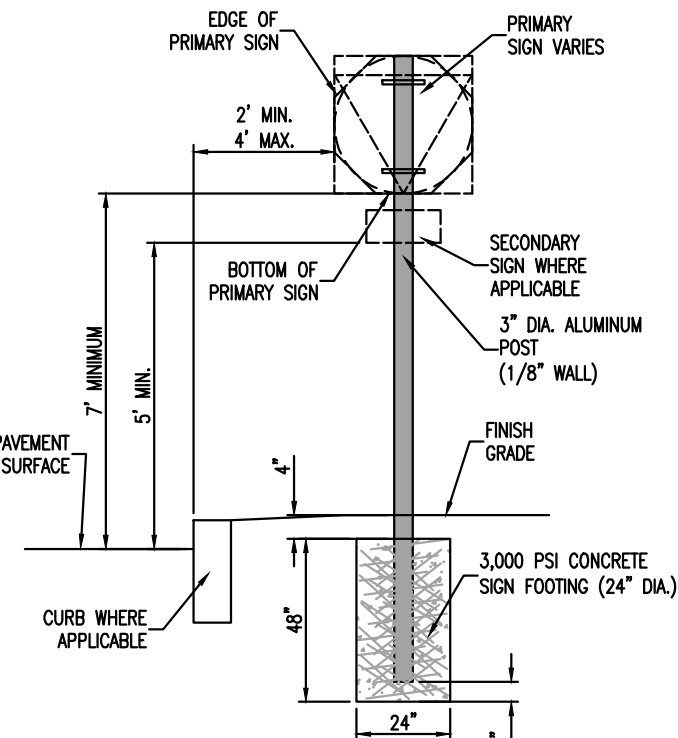
CONCRETE PAVEMENT DETAIL

NTS



HANDICAP PARKING SIGN DETAIL

NTS

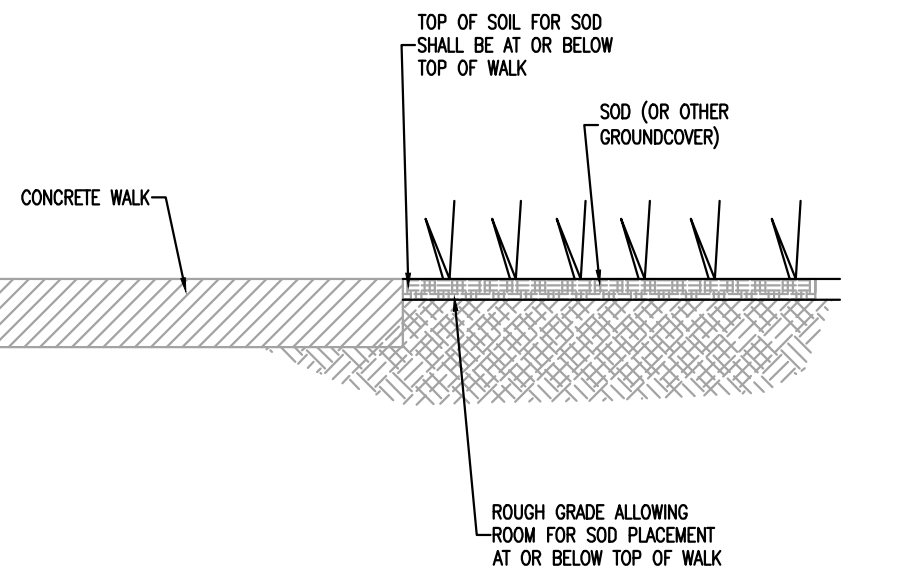


- NOTES:
1. STOP SIGNS SHOULD BE ERRECTED AT THE POINT WHERE THE VEHICLE IS TO STOP, OR AS NEAR THEREOF AS POSSIBLE, AND MAY BE SUPPLEMENTED WITH A STOP LINE AND/OR THE WORD "STOP" ON THE PAVEMENT.
 2. YIELD SIGNS MAY BE ERRECTED IN THE SAME MANNER WHERE REQUIRED. WHERE ONLY ONE STOP SIGN IS USED, IT SHALL BE ON THE RIGHT HAND SIDE OF THE TRAFFIC LANE WHICH IT APPLIES.
 3. WHERE TWO ROADS/DRIVES INTERSECT AT AN ACUTE ANGLE, THE STOP SIGN SHOULD BE POSITIONED AT AN ANGLE OR SHIELDED SO THAT THE MESSAGE IS ONLY VISIBLE FROM THE LANE IT APPLIES.
 4. ACTUAL SIGNS SHALL BE ACTUAL MATED SPECIFICATION SIGNS IN ALL RESPECTS.



TYPICAL TRAFFIC CONTROL SIGN MOUNTING DETAIL

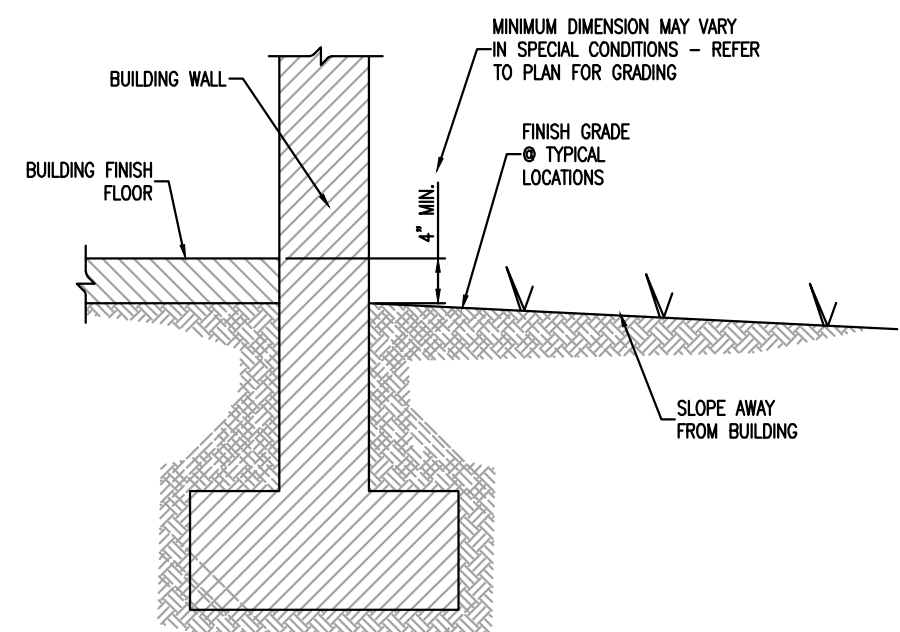
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- NOTES:
1. THIS IS A GENERAL DETAIL. REFER TO SITE PLAN FOR EXCEPTIONS.
 2. GRADING AROUND WALKS SHALL BE DONE TO PREVENT PONDING WITHIN THE WALK AREAS. SOD AND GRADING MAY BE FINISHED LOWER TO ACHIEVE POSITIVE DRAINAGE.
 3. PLACEMENT OF SOD SHALL NOT IMPIDE WATER FLOW.
 4. THIS IS A GRADING DETAIL. REFER TO OTHER DETAILS FOR CONSTRUCTION SPECIFICATIONS.
 5. ALL AREAS WITHIN CITY RIGHT-OF-WAY DISTURBED BY CONSTRUCTION MUST BE RESTORED AND RESEEDDED.

GRADING AT WALKS

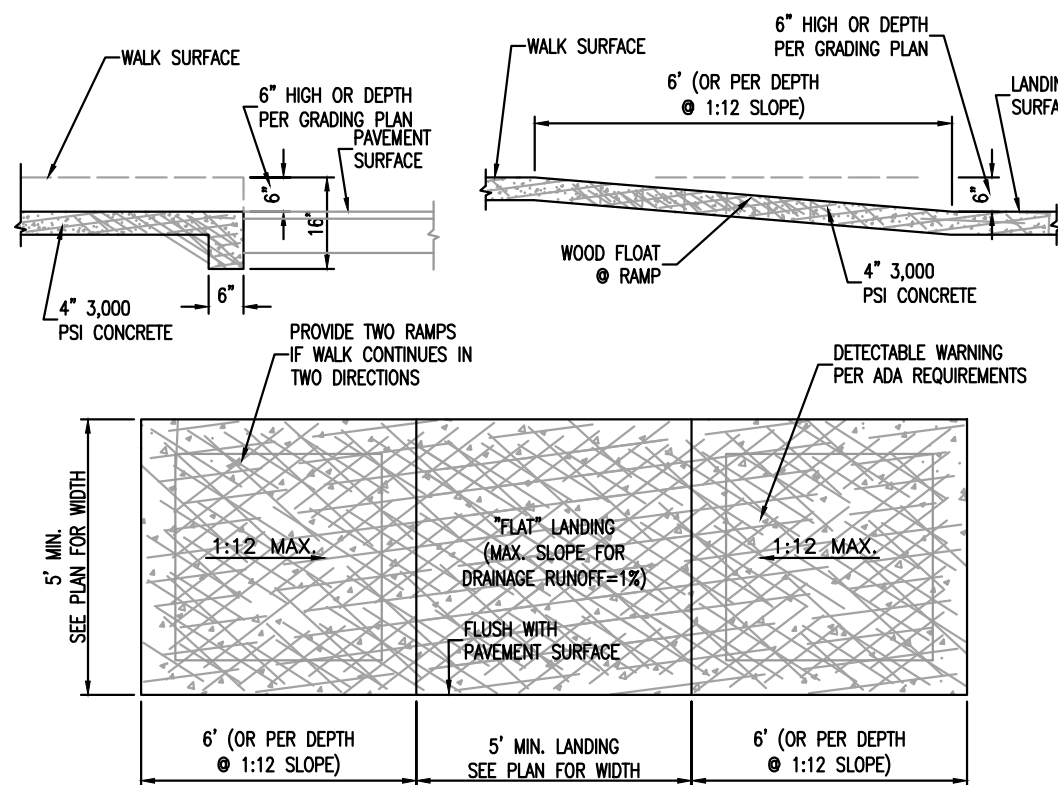
NTS



- NOTES:
1. THIS IS A GENERAL DETAIL. REFER TO SITE PLAN FOR EXCEPTIONS.
 2. GRADING SHALL BE ARRANGED TO PROVIDE POSITIVE FLOW AWAY FROM THE BUILDING.
 3. IN SOME CASES, CURB MAY BE NOTCHED TO PREVENT PONDING BETWEEN THE BUILDING AND THE CURB.

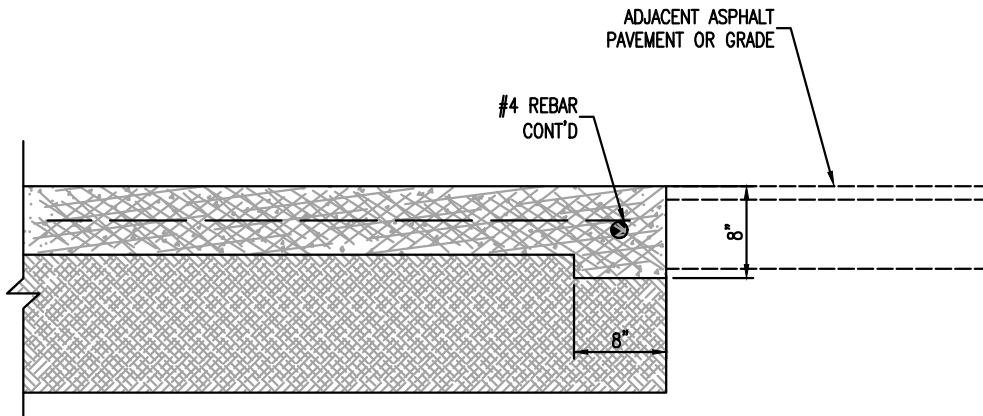
GRADING AT BUILDING DETAIL

NTS



STRAIGHT HANDICAP RAMP DETAIL

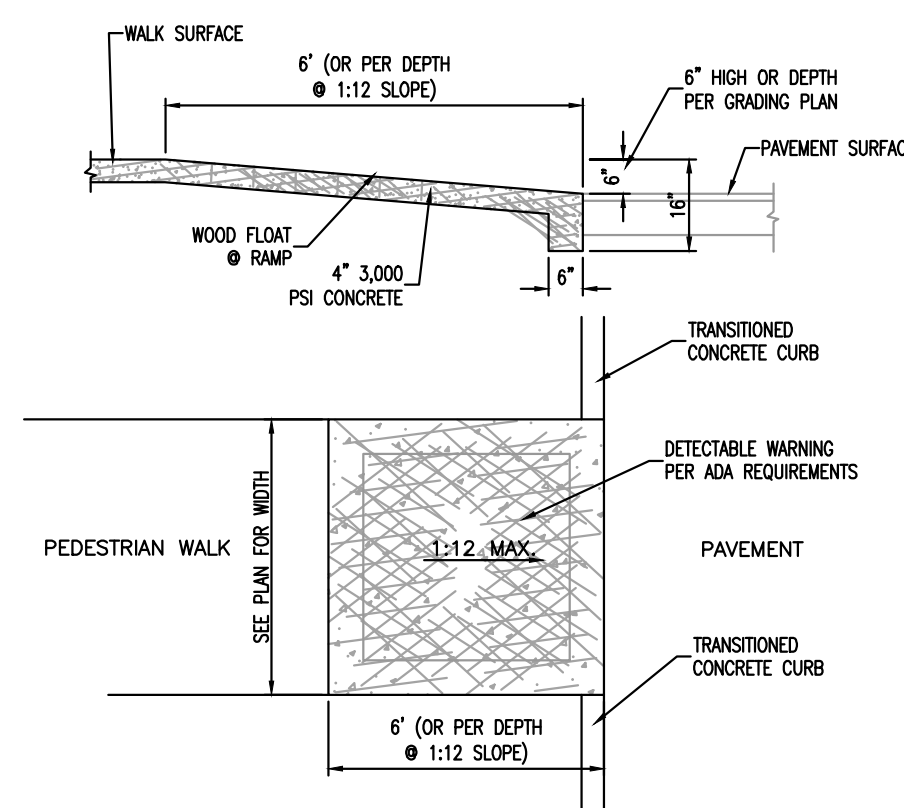
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- NOTES:
1. REFER TO GRADING PLAN FOR PAVEMENT SLOPES.
 2. SUBSTITUTIONS OF BASE MATERIAL MUST BE APPROVED BY THE ENGINEER.

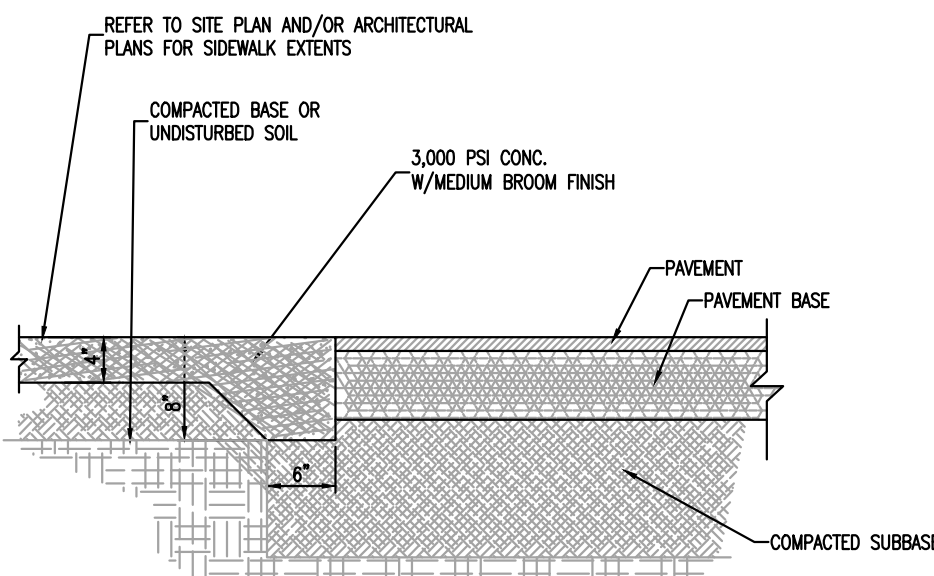
CONCRETE PAVEMENT END DETAIL

NTS



END HANDICAP RAMP DETAIL

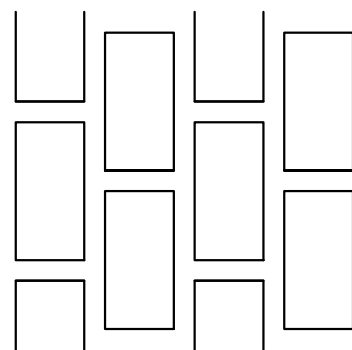
NTS



- NOTES:
1. PROVIDE 1/4\"/>
 2. PROVIDE 1/2\"/>
 3. THIS DETAIL IS FOR ON-SITE CONDITIONS ONLY. DO NOT USE FOR RIGHT-OF-WAY CONSTRUCTION.

FLUSH SIDEWALK DETAIL

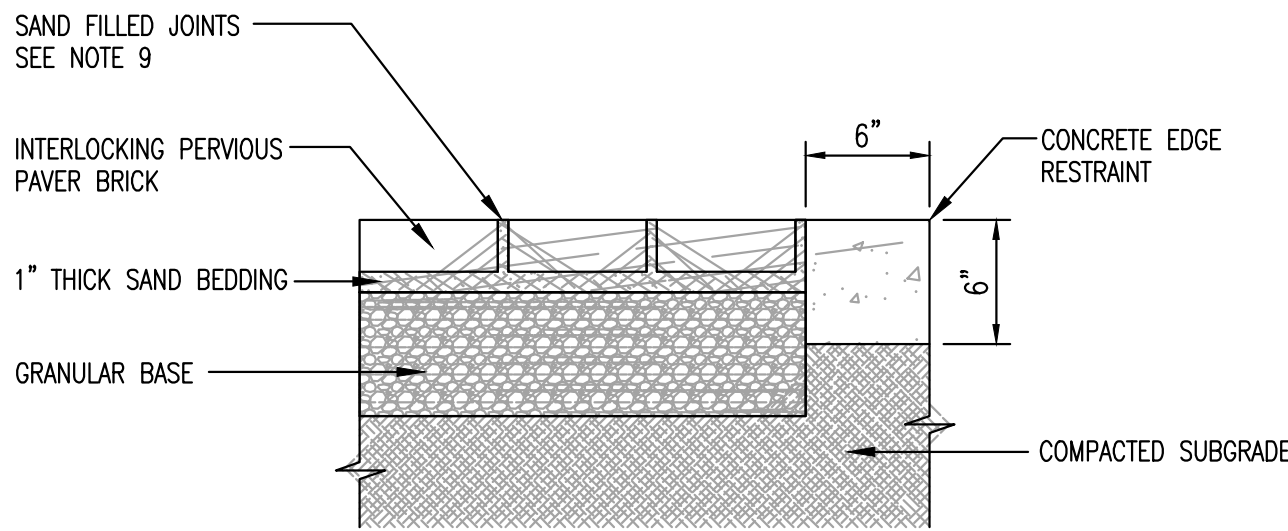
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INSTALLATION PATTERN

(PATTERN VARIES WITH SELECTED PAVER)

NTS

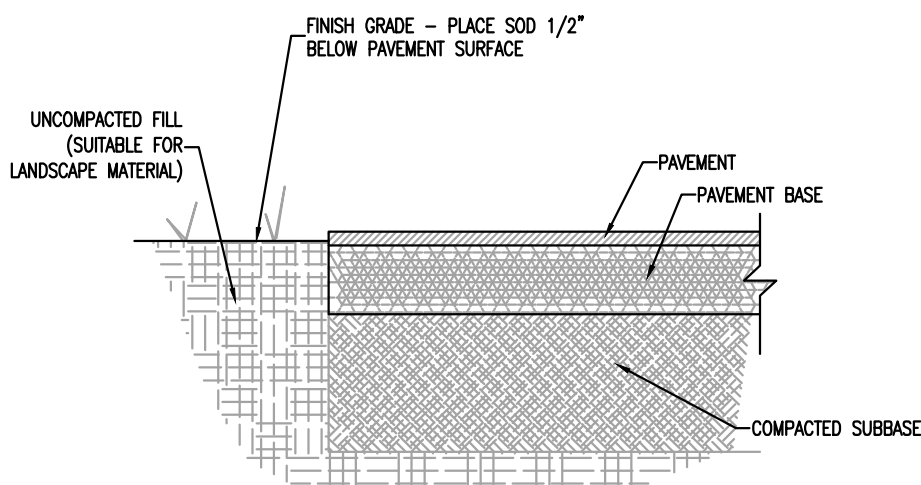


TYPICAL CROSS SECTION

NTS

DRIVEWAY/PARKING PERVIOUS PAVER DETAIL

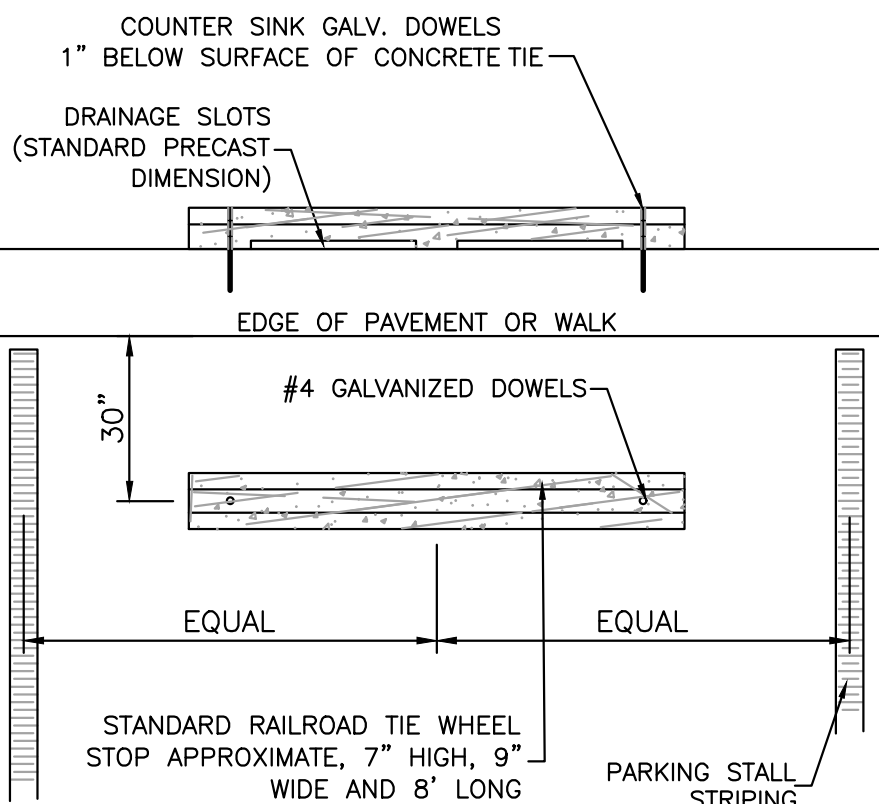
NTS



- NOTES:
1. REFER TO PLAN FOR LANDSCAPE PROTECTION MEASURES SUCH AS WHEEL STOPS.
 2. THIS CONDITION SHALL NOT BE USED FOR TRANSITION TO GRASS PARKING.

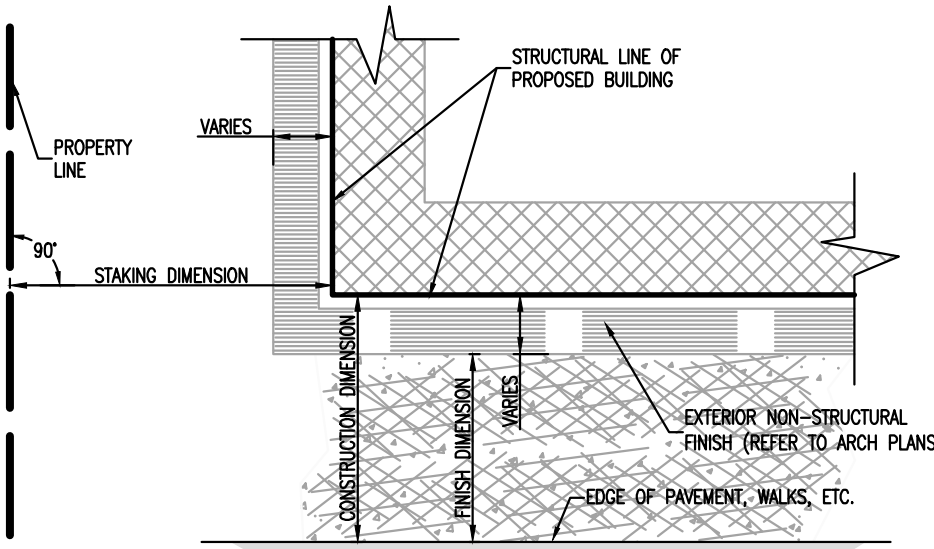
PLACEMENT OF SOD AT PAVEMENT

NTS



WHEELSTOP DETAIL

NTS



- NOTES:
1. ALL STAKING TO PROPERTY LINES FOR NEW BUILDINGS SHALL BE PERPENDICULAR.
 2. CONSTRUCTION DIMENSIONS SHOWN ON THE PLAN ARE TO THE BUILDING STRUCTURAL LINE.
 3. FOR NEW CONSTRUCTION, EXTERIOR NON-STRUCTURAL FINISH SUCH AS STUCCO, EPS, BRICK VENEER, ETC. ARE NOT INCLUDED IN BUILDING STAKING TO PROPERTY LINE AND OTHER CONSTRUCTION FEATURES.
 4. LIMITS OF CALCULATED FLOOR AREA IS TAKEN TO THE STRUCTURAL LINE OF THE BUILDING SUCH AS FACE OF STRUCTURAL BLOCK, OUTSIDE OF FRAMING, EDGE OF MONOLITHIC SLAB, ETC.
 5. CONTRACTOR SHALL COMPARE CIVIL PLANS TO ARCHITECTURAL PLANS FOR DISCREPANCIES PRIOR TO CONDUCTING RELATED WORK.
 6. THIS IS A GENERAL DETAIL. SPECIAL CIRCUMSTANCES MAY SUPERCEDE THIS DETAIL FOR PORTIONS OF THE BUILDING SUCH AS UNDER CONSTRUCTION, BUILDING ADDITIONS, DIMENSIONS TO EXISTING BUILDINGS, ETC.

BUILDING STAKING AND MEASUREMENT CONTROL DETAIL

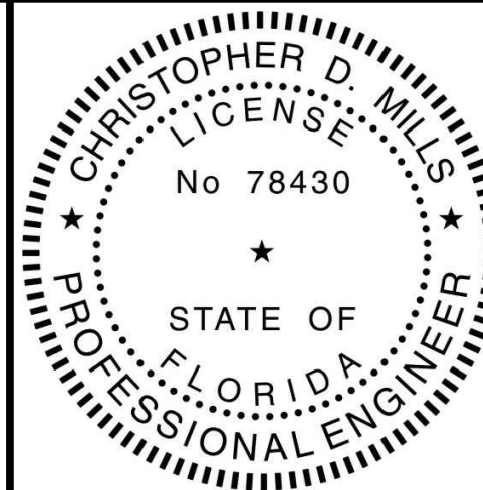
NTS

ON-SITE PAVEMENT AND CURB NOTES AND SPECIFICATIONS

1. ALL PAVEMENT AND CURB DETAILS CONTAINED ON THIS PAGE ARE FOR ON-SITE, PRIVATE VEHICULAR USE AREAS ONLY.
2. ALL PAVEMENT AND CURB WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE LOCAL JURISDICTIONAL DETAILS AND SPECIFICATIONS OF THAT RIGHT OF WAY.
3. REFER TO OTHER DETAIL PAGES OR REFERENCE MATERIALS CALLED OUT ON THE PLAN CONTAINING STANDARD DETAILS FOR RIGHT OF WAY WORK.

ON-SITE PAVEMENT, CURB AND WALK DETAILS

SCALE: NONE



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HIGH TIDE CAFE
106 WEST PARK STREET
TARPOON SPRINGS, FLORIDA

Mckinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34628



CHRISTOPHER D. MILLS, P.E.

FL LICENSE # 78430

PROJECT NUMBER
23.01.06

10/13/23

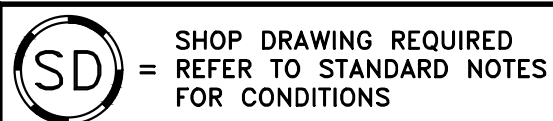
S-5



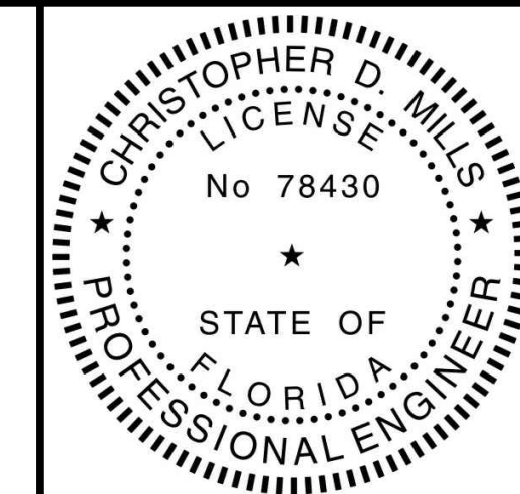
SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES
FOR CONDITIONS

ON-SITE GRADING AND DRAINAGE DETAILS

SCALE: NONE



SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES
FOR CONDITIONS



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106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

Mckinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698



CHRISTOPHER D. MILLS, P.E.
FL LICENSE # 78430

PROJECT NUMBER
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10/13/23

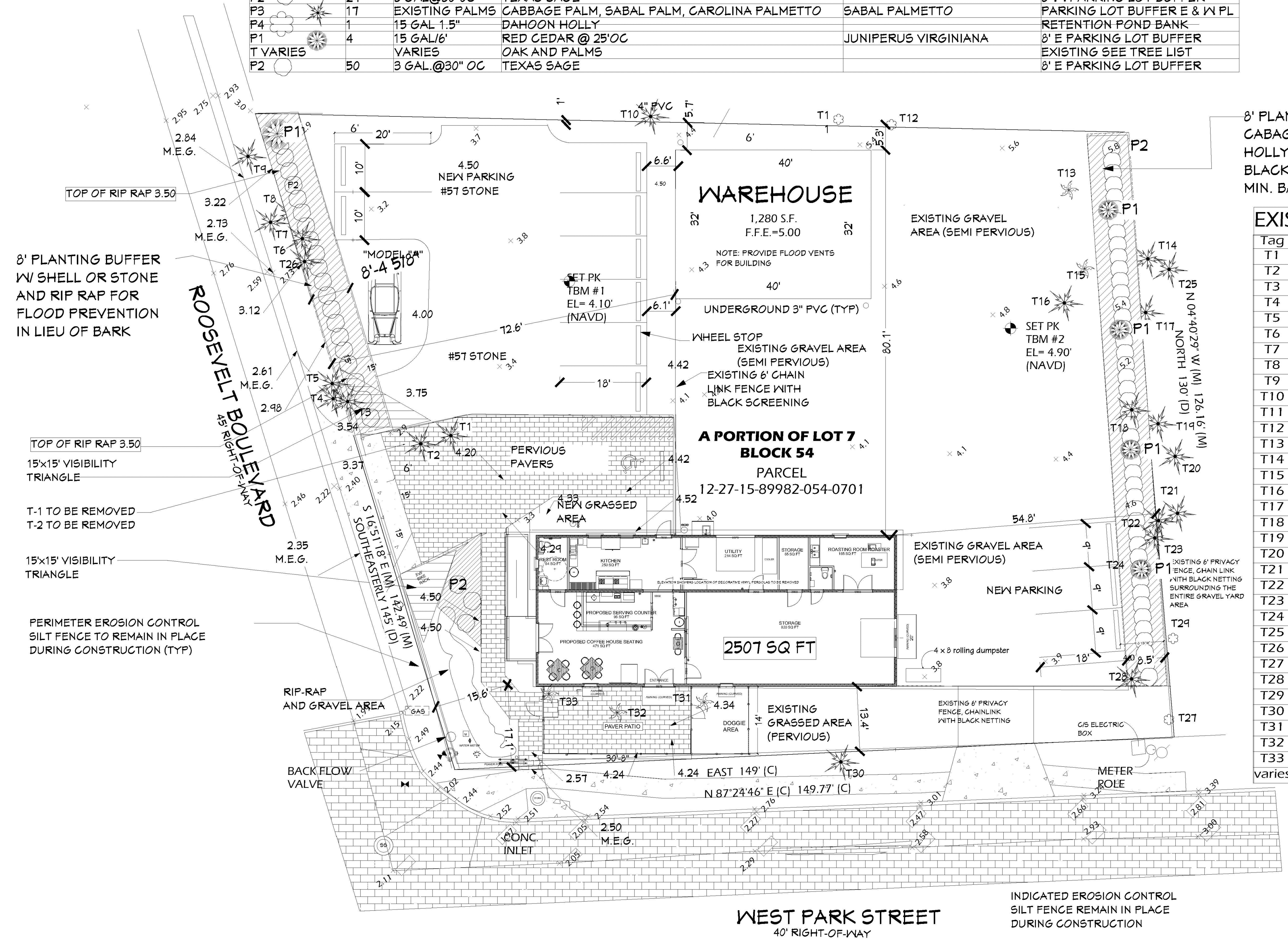
A-1

A PORTION OF LOT 7
BLOCK 54
PARCEL

12-27-15-89982-054-0700
PROPOSED PLANT AND TREE SCHEDULE

NUMBER	QTY	COMMENTS	COMMON NAMES	SCIENTIFIC NAME	LOCATION(S)
P1	1	15 GAL/6'	RED CEDAR	JUNIPERUS VIRGINIANA	8' W PARKING LOT BUFFER
P2	24	3 GAL @ 30" OC	TEXAS SAGE		8' W PARKING LOT BUFFER
P3	17	EXISTING PALMS	CABBAGE PALM, SABAL PALM, CAROLINA PALMETTO	SABAL PALMETTO	PARKING LOT BUFFER E & W PL
P4	1	15 GAL 1.5"	DAHOON HOLLY		RETENTION POND BANK
P1	4	15 GAL/6'	RED CEDAR @ 25' OC	JUNIPERUS VIRGINIANA	8' E PARKING LOT BUFFER
T VARIES		VARIES	OAK AND PALMS		EXISTING SEE TREE LIST
P2	50	3 GAL @ 30" OC	TEXAS SAGE		8' E PARKING LOT BUFFER

REVISED PLAN 10-13-2023



8' PLANTING BUFFER WITH EXISTING CABAGE PALMS, 4 NEW DAHOON HOLLYS, EXISTING 6' FENCE WITH BLACK CLOTH, BEDS FINISHED W/ 2" MIN. BARK

EXISTING TREE TABLE

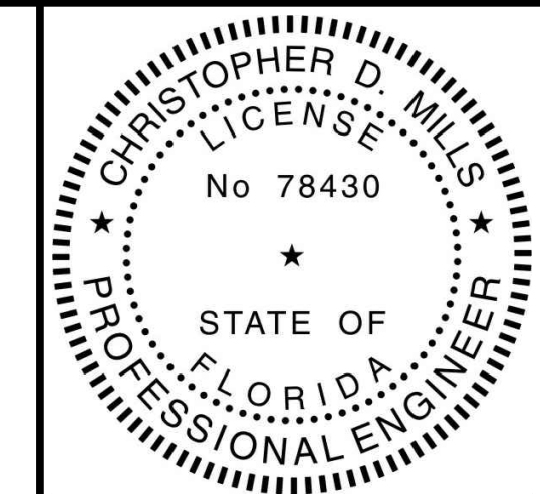
Tag	Trunk	Code	TO BE REMOVED
T1	12"	PALM	TO BE REMOVED
T2	13"	PALM	TO BE REMOVED
T3	12"	PALM	
T4	12"	PALM	
T5	12"	PALM	
T6	13"	PALM	
T7	12"	PALM	
T8	12"	PALM	
T9	12"	PALM	
T10	12"	PALM	
T11	28"	OAK	
T12	30"	OAK	
T13	14"	PALM	
T14	12"	PALM	
T15	23"	OAK	
T16	14"	PALM	
T17	14"	PALM	
T18	12"	PALM	
T19	12"	PALM	
T20	15"	PALM	
T21	14"	PALM	
T22	11"	PALM	
T23	12"	PALM	
T24	17"	PALM	
T25	16"	PALM	
T26	16"	PALM	
T27	22"	OAK	
T28	17"	PALM	
T29	25"	OAK	
T30	12"	PALM	
T31	12"	PALM	
T32	12"	PALM	
T33	12"	PALM	
varies	494	varies	

HIGH TIDE CAFE
SAIYA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

PROPOSED LANDSCAPE
SEE ENGINEER'S SITE
PLAN FOR DETAIL

CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34694
727-560-7507

DATE:
10/13/2023
SCALE:
1/8" = 1' - 0"
SHEET:
A-1



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106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

Mckinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698

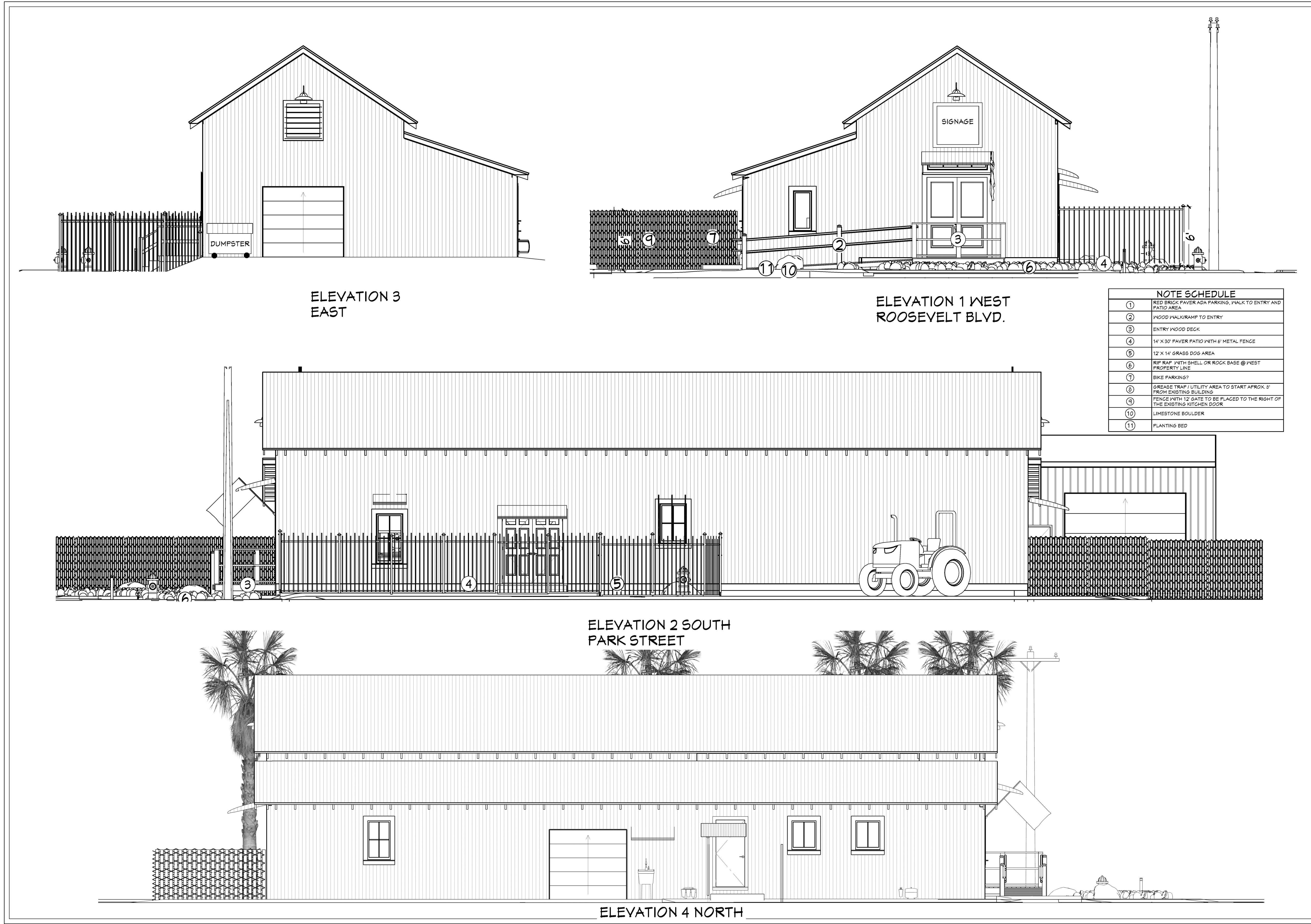


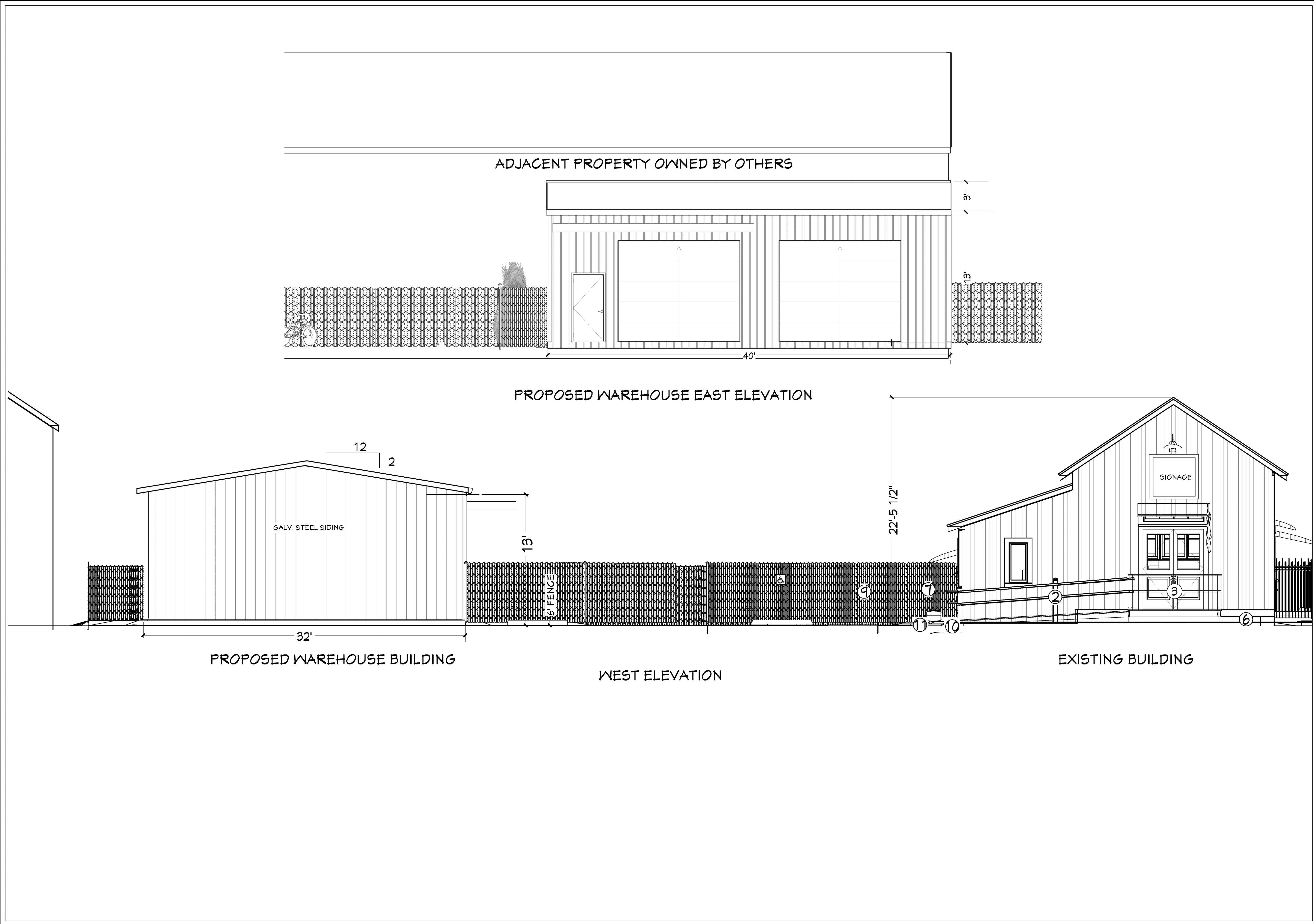
CHRISTOPHER D. MILLS, P.E.
FL LICENSE # 78430

PROJECT NUMBER
23.01.06

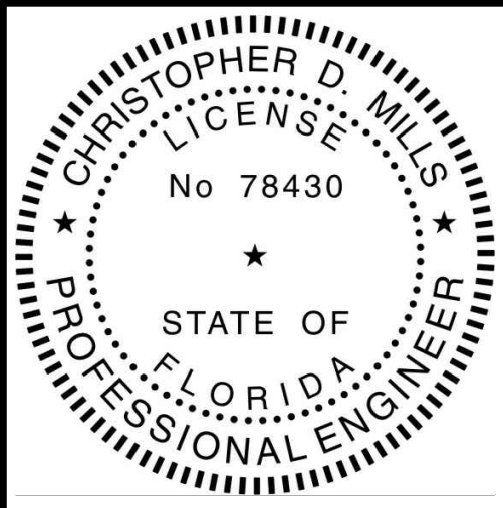
10/13/23

A-2





HIGH TIDE CAFE! SAYIA LLC 106 WEST PARK STREET TARPON SPRINGS FL	
PROPOSED WAREHOUSE ELEVATIONS	
CRANE BROOK INCORPORATED 623 EAST TARPON AVE. TARPON SPRINGS FL 34689 727-560-7507	
DATE:	10/13/2023
SCALE:	
SHEET:	A-3



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HIGH TIDE CAFE!
106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

Mckinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698

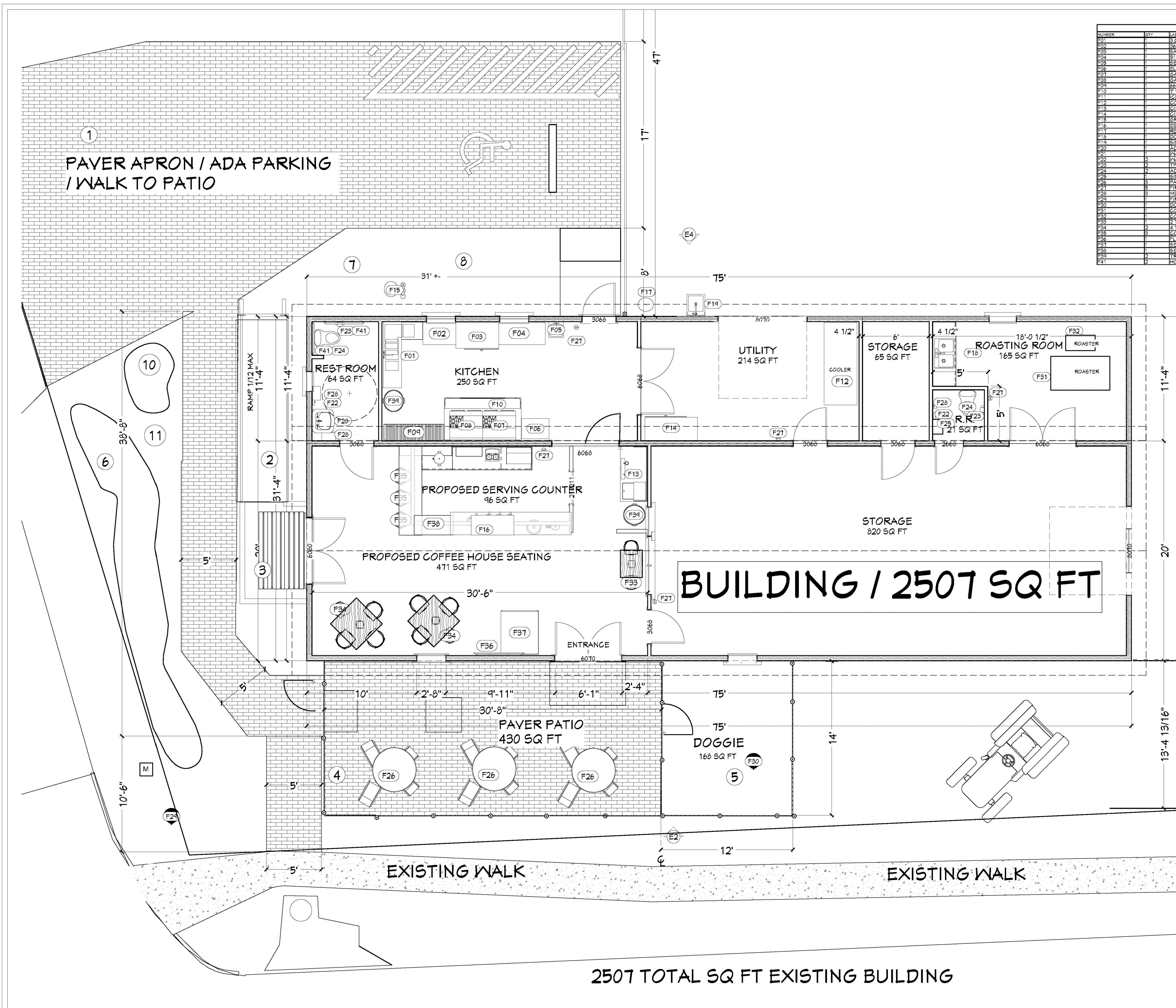


CHRISTOPHER D. MILLS, P.E.
FL LICENSE # 78430

PROJECT NUMBER
23.01.06

10/13/23

A-3



FIXTURE SCHEDULE			
NUMBER	QTY	LABEL	COMMENT
F01	1	4 COMPARTMENT SINK	
F02	1	36" SS TABLE	
F03	1	HANDWASH AND SALAD WEEP	
F04	1	36" SS TABLE	
F05	1	36" SS TABLE	
F06	1	36" SS TABLE	
F07	1	36" SS TABLE	
F08	1	36" SS TABLE	
F09	1	36" SS TABLE	
F10	1	36" SS TABLE	
F11	1	36" SS TABLE	
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F97	1	36" SS TABLE	
F98	1	36" SS TABLE	
F99	1	36" SS TABLE	
F100	1	36" SS TABLE	

NOTE SCHEDULE	
1	RED BRICK PAVER ADA PARKING, WALK TO ENTRY AND PATIO AREA
2	WOOD WALK/RAMP TO ENTRY
3	ENTRY WOOD DECK
4	14' X 30' PAVER PATIO WITH 6" METAL FENCE
5	12' X 14' GRASS DOG AREA
6	RIP RAP WITH SHELL OR ROCK BASE @ WEST PROPERTY LINE
7	BIKE PARKING?
8	GREASE TRAP / UTILITY AREA TO START APPROX 8' FROM EXISTING BUILDING
9	FENCE WITH 2' GATE TO BE PLACED TO THE RIGHT OF THE EXISTING KITCHEN DOOR
10	LIMESTONE BOULDER
11	PLANTING BED

SEATING SCHEDULE		
TABLE TYPE	QTY	SEATS
COUNTER SEATS	3	3
2 TOP	1	2
4 TOP	2	8
TOTAL SEATS INSIDE		13
DOG AREA SEATING	0	
PATIO 4 TOP	3	12
TOTAL SEATS PATIO		12
TOTAL SEATING		25

HIGH TIDE CAFE
SAYAL LLC
106 WEST PARK STREET
TARPOON SPRINGS FL

ENLARGED PROPOSED
MODIFICATIONS PLAN

CRANE BROOK INCORPORATED
623 EAST TARPOON AVE.
TARPOON SPRINGS FL 34604
727-580-7507

DATE:
10/13/2023

SCALE:
1/4" = 1'

SHEET:
A-4

CHRISTOPHER D. MILLS
LICENSE
No 78430
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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HIGH TIDE CAFE
106 WEST PARK STREET
TARPOON SPRINGS, FLORIDA

MCKINLEY
ENGINEERING
& CONSULTING, LLC

McKinley Engineering and Consulting
1960 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698

CHRISTOPHER D. MILLS, P.E.
FL LICENSE # 78430

PROJECT NUMBER
23.01.06

10/13/23

A-4



March 22, 2023

Kenneth Saiya
Saiya LLC
403 Roosevelt Boulevard
Tarpon Springs, Florida 34689

Re: Limited Geotechnical Testing
Saiya LLC Facility
106 West Park St, Tarpon Springs, Florida 34689
FGE Project Number 201818

Dear Mr. Saiya:

Florida Geotechnical Engineering, Inc. (FGE) was retained to perform limited geotechnical testing at the reference property. The scope of the efforts and testing locations were provided on a drawing by McKinley Engineering & Consulting, LLC (MEC). For the purposes of this report, MEC's drawing has been modified with the reference identification labels for each respective test and provided as **Figure 1** in **Attachment A**. The infiltration report is provided in **Attachment B**, and the digital boring logs are provided in **Attachment C**.

LIMITED GEOTECHNICAL TESTING

FGE personnel visited the on March 7, 2023, to perform the geotechnical testing. The testing efforts included the performance of one (1) infiltration test and four (4) hand auger borings with dynamic cone penetrometer tests. The testing locations are provided on **Figure 1** in **Attachment A**.

Infiltration Testing

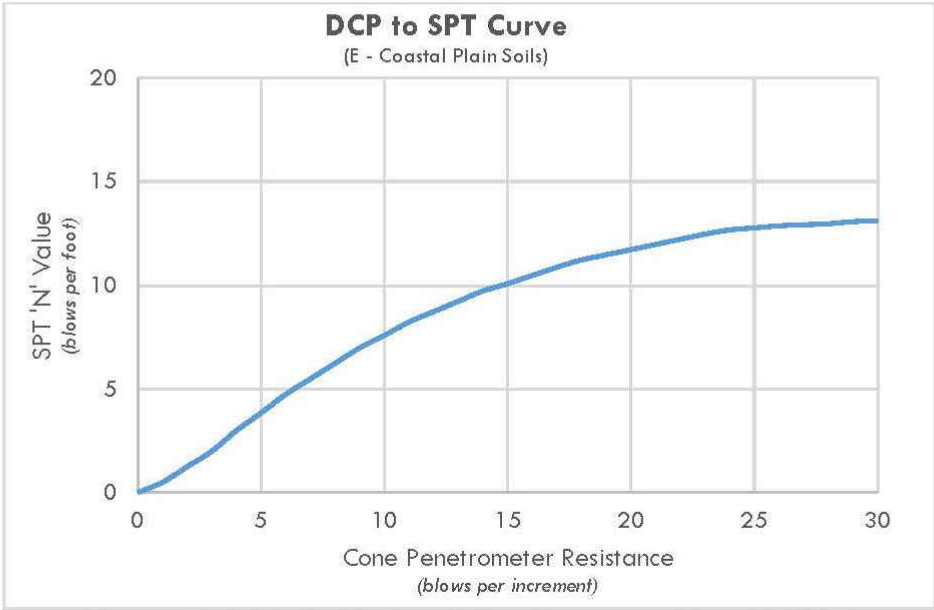
Hydraulic conductivity testing was performed at one (1) location. Vertical and horizontal hydraulic conductivity testing was performed in general accordance with the testing procedures described in the "Stormwater Retention Pond Infiltration Analyses in Unconfined Aquifers" prepared by Jammal & Associates, Inc., March 1989, and submitted to the Southwest Florida Water Management District, Brooksville, Florida, and also provided in the Florida Department of Transportation (FDOT) Soils & Foundation Handbook section 4.9.3 and Figure 15 Formulas for Determination of Permeability.

The vertical tests were performed at 32 inches below ground surface and the horizontal tests were performed at 27 inches below ground surface as measured from the middle of the 12-inch screen interval.

Phone (813) 248-4720 Post Office Box 76006, Tampa, FL 33675 Fax (813) 384-2294
www.fgeotech.com

Kenneth Saiya
March 22, 2023
Page 3 of 4

Florida Geotechnical Engineering, Inc.
Limited Geotechnical Testing



Source: Humboldt Mfg. Co. Dynamic Cone Penetrometer Manual H-4202A

The borings genererally encountered a surficial layer of asphalt millings, that was underlain by slightly silty sands to the final boring depths ranging from 6-7 ft-blg. The relative density of the sandy soils was generally loose with a weakening trend at the interface of the water table that was generally the Standard Penetration Test (SPT) boring equivalent 'N' value of 1 to 2 blows per foot.

Groundwater Conditions

The USDA-NRCS Soil Survey reports that the anticipated depth to groundwater is between 6 and 18 inches below grade. The data from the USDA-NRCS soil survey, while a widely used database, however it is not site specific and may not reflect actual conditions at this site. At the time of the SPT borings, groundwater was encountered at a depth range of approximately 4 to 4.5 feet below testing grade. Based on historical data, Florida's rainy season is typically between June and September. Given that the soil borings were conducted during the height of the dry season, the seasonal high groundwater table would likely be higher than the measured water table at the time of drilling. Additionally, due to the property's close proximity to a canal system of Tarpon Bayou that connects to the Anclote River, the groundwater level at the property is likely tidally influenced.

The site map provided by MEC also contained topographic elevation measurements, which were used to determine the approximate elevations of the test locations. Based on this information, the elevation of the groundwater table at the time of testing ranged from 1.0 ft to 1.8 ft. The vertical datum was not listed on the survey, so for the purposes of this report the elevations are assumed to be in the North American Vertical Datum 1988 (NAVD 1988). Based on our knowledge of the area and the observations of the test boring data, FGE estimates that the seasonal high groundwater table (SHGWT) lies at an elevation ranging from 3.0-3.5 ft NAVD88 in the testing areas.

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Kenneth Saiya
March 22, 2023
Page 2 of 4

Florida Geotechnical Engineering, Inc.
Limited Geotechnical Testing

Based on the testing, the average vertical permeability for the site is approximately 3.7 inches/hour and the average horizontal permeability for the site is approximately 0.1 inches/hour. The mean permeability for the site based on the testing is 1.1 inches/hour. The water table ranged from 4 to 4.5 feet below grade (ft-blg) at the testing locations. The infiltration test report is provided in **Attachment B**.

Hand Auger Borings

Four (4) shallow hand auger borings with associated dynamic hand cone penetrometer tests were advanced to a depth of six (6) feet below land surface (ft-bls).

The hand auger borings were completed in general accordance with ASTM D 1452, using a stainless-steel bucket type auger that allows samples to be collected and visually classified at approximate 12-inch intervals. The soil descriptions are based on visual inspection of the hand auger samples, and the soil classifications were performed in general accordance with the Unified Soil Classification System (USCS). Dynamic hand cone penetrometer data was also gathered from the hand auger boring in general accordance with ASTM D 6951. The hand auger boring locations are illustrated on **Figure 1** and the graphic soil boring logs are presented in **Attachment C**.

The single mass dynamic cone penetrometer consists of a measuring instrument, a probing rod and a cone tip. The penetrometer is pushed perpendicular into the soil and provides a method of assessing soil strength via relative density. The penetrometer is equipped with a 45-degree conical tip and a 15-lb slide hammer that free falls 20-inches. Dynamic cone penetrometer readings were collected during the hand auger borings to estimate the relative density and/or consistency of the surficial soils. The relative density designations are calculated based on soil type and the graph below.

SANDY SOILS		CLAYEY & SILTY SOILS	
'N' Value (blows per foot)	Relative Density	'N' Value (blows per foot)	Relative Consistency
0 – 4	Very Loose	0 – 2	Very Soft
4 – 10	Loose	2 – 4	Soft
10 – 30	Medium Dense	4 – 8	Firm
30 – 50	Dense	8 – 15	Stiff
50+	Very Dense	15 – 30	Very Stiff
		30+	Hard

Phone (813) 248-4720 Post Office Box 76006, Tampa, FL 33675 Fax (813) 384-2294
www.fgeotech.com

Kenneth Saiya
March 22, 2023
Page 4 of 4

Florida Geotechnical Engineering, Inc.
Limited Geotechnical Testing

FGE notes that the estimated seasonal high groundwater level is based on the available site data and regional information. As such, future seasonal fluctuations in groundwater levels may vary and even exceed the estimated levels due to variabilities in rainfall events or altered site conditions that impact the drainage characteristics. FGE recommends the site Contractor determine the actual groundwater levels at the time of construction. FGE requests that if groundwater conditions are encountered during construction that differ from those described in this report, that we be notified immediately to address any new information.

LIMITATIONS

The groundwater and soil conditions described within this report are accurate with respect to the location and depth that the test or soil borings were completed. Because soil types vary with location and depth, subsurface conditions different from those encountered in this exploration may exist. This investigation was performed in accordance with generally accepted standards of practice. FGE reserves the right to update the information, conclusions, and/or recommendations within this report as new information is gained. No warranty regarding this investigation is intended, nor should any be inferred.

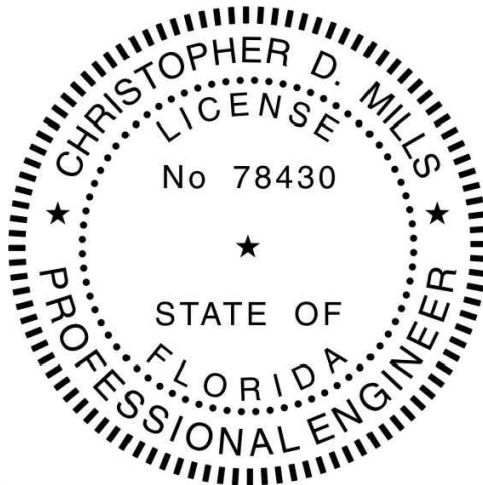
Please contact us at (813) 248-4720 should you have any questions regarding this report. We greatly appreciate the opportunity to support you with this effort.

Sincerely,

FLORIDA GEOTECHNICAL ENGINEERING, INC.

Attachments (3)

Phone (813) 248-4720 Post Office Box 76006, Tampa, FL 33675 Fax (813) 384-2294
www.fgeotech.com



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HIGH TIDE CAFE
106 WEST PARK STREET
TARPON SPRINGS, FLORIDA

McKinley Engineering and Consulting
1968 Bayshore Boulevard, Suite 201
Dunedin, Florida 34698



CHRISTOPHER D. MILLS, P.E.
FL LICENSE # 78430

PROJECT NUMBER
23.01.06

09/25/23

G-1

High Tide Café Narrative



HISTORY

106 W Park Street original structure was the ER Meres Sponge Packing Company Constructed by Ernest Robert Meres, son of Mother Meres, in 1905 as a sponge processing and packing facility. Truly an icon of Tarpon Springs past.

INTENDED USE

The proposed High Tide Café will be a laid-back retail food establishment. We will offer grab and go/ take out handheld items, baked goods, beverages, specialty coffee's (beans roasted on site), ciders, beer, and wine. These items will be sourced in house and from local establishments. High Tide Café will also resale gift/memorabilia items found locally. We will provide up to seating of 25, inside (13) and outside (12) on our new red brick patio with a dog area as well.

DESIGN

It is our intent to protect the history of the building as much as possible by reflecting its 1905 origin. Our proposed plan is to maintain the 100+ year old patina and utilitarian look in every aspect of the building.

All doors, windows, steps, fixtures and handrails will maintain a basic original era look and feel. Paint finish will remain as is with Aluminum roof and exterior walls with a dark industrial gray trim.

SIGNAGE

It is our intention to paint the original ER Meres Sponge that was once painted over to the South side and add a faded patina. Removal of "SPONGES" painted above the Roosevelt Blvd entrance will be relocated by recreating it in a lower location over the window also mimicking a fade patina. This will allow us to display the Cafe name without confusion while maintaining the historical significance of "SPONGES". The "High Tide Cafe" sign will be made out of metal or similar material and painted flat black. While graphic and letters will have a 3-dimensional accent this will be very small equaling less than a 1/2" thick and entirely flat black. The sign will be under the indirect cast of an existing period correct Light. Light fixture is presently visible on the building above the proposed location and provides a nice soft illumination of the West side of the building.

PROPOSED WAREHOUSE

New construction of a storage warehouse will be behind an enclosed chain link fence and not part of the retail food establishment. This building will be behind the existing building in both directions and only partially be visible from Roosevelt Blvd. It will have a similar utilitarian look as the existing building with gable roof and similar but flatter pitch. Galvalume (aluminum color) sides and roof. The doors and trim will be the same dark industrial gray as the existing. We will accent man-door with matching classic aluminum awning.

INTENDED USE OF PROPOSED STRUCTURE

The intended use of this new structure will be for storage of private automobiles.



October 17, 2023

Tarpon Springs Building Department
324 Pine Street
Tarpon Springs, Florida 34689
MEC#: 23.01.06

106 West Park Street, Tarpon Springs, Florida 34689

To Whom it May Concern,

High Tide Café Drainage Narrative
10-12-2023

The site drainage as designed will be an overall net gain and definitely within the City of Tarpon Springs Storm water management plan. The previous uses of this commercial property have been for vehicular traffic and parking. The new use and design is directly inline with this previous use. The proposed new building is 1280 square feet. The currently empty 1200 square foot slab, which will be abated prior to construction, will only increase impervious outfall by 80 square feet. On the lowest point, or west side of the site we have proposed the addition of rip rap, pervious back fill and vegetation to slow the natural grade. This will significantly aid in the attenuation capacity by reducing flow velocities. The coverage will be mostly loose gravel as existing. Ingress and egress to property from the street will be via a pervious paver driveway apron. These improvements overall will increase site retention of rainwater and prevent erosion from rain and tidal intrusion. This site plan will also be inline with the Historical appearance of this site. Site Design has added aesthetically pleasing vegetation while keeping the historically significant Sable palms and gravel parking area. The reduced outfall of rain water will prevent this sight from contributing to the already problematic tidal flooding at this corner.

The NOAA point precipitation frequency estimate in Tarpon Springs, Florida at latitude:28.1501 Degrees and longitude:-82.7595 degrees and at an elevation of 3.87'. The 24-hour duration and 25 year frequency indicates 9.3"

ZONNING WD 1 - A

IMPERVIOUS SURFACE RATIO CALCULATION

LOT AREA = 22,950 SF2

EXISTING IMPERVIOUS AREA = 3,707 SF2 EXISTING ISR = 16.2% < 85

PROPOSED IMPERVIOUS AREA = 3,787 SF2

PROPOSED ISR = 16.5 %

16.5% < 85% TARPON SPRINGS ISR

MEC# 23.01.06

Sincerely,

McKinley Engineering and Consulting, LLC

Christopher D. Mills, P.E.

Florida Registration Number 78430

1968 Bayshore Boulevard, Suite 201

Dunedin, Florida 34698

Florida Certificate of Authorization Number: 32114

Christopher
D. Mills

Digitally signed
by Christopher D.
Mills

Date: 2023.10.17
09:04:40 -04'00'

HIGH TIDE CAFE
CERTIFICATE OF APPROVAL #23-03
and FULL HPB PACKET



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

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

March 7, 2023

Mr. Kenneth Saiya
403 Roosevelt Boulevard
Tarpon Springs, FL 34689
(c/o ken.saiya@me.com)

**RE: Certificate of Approval – 106 W Park Street
Application #23-03**

Dear Mr. Saiya:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 6, 2023, approved your request, as conditioned, for a Certificate of Approval to construct a new 1,200 sq. ft. warehouse on the property, construct an ADA ramp to the front entry of the existing contributing structure, paver walkways, drive apron and ADA parking space, fenced paver patio and grassy dog area, relocate fencing along Roosevelt Boulevard to create a gravel parking area, install rip rap to offset high tide wake, create retention areas, new signage, new awnings, and convert existing gravel areas to defined parking spaces. The following conditions of approval were specified:

1. Unpermitted work must be remedied in consultation with Planning and Zoning and Building Development staff.
2. Windows and doors must approximate historic architectural features and require staff review and approval.
3. Historic window and door dimensions will be restored.
4. Wall signage shall not exceed 15.7 square feet in area.
5. Fencing requires staff review prior to the issuance of a building permit. The Heritage Preservation Board provides an exception to the Design Review Guideline Manual and approves the use of mixed materials for this project.
6. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Per Section 111.00 of the Comprehensive Zoning and Land Development Code you may appeal this decision to the City's Board of Commissioners by filing a written notice of appeal with the Planning and Zoning Department within 20 days of the date of this letter, or, **by Tuesday, March 28, 2023**. The notice of appeal shall state the grounds for the appeal and a brief summary of the relief which is sought per Section 111.00(A) of the Comprehensive Zoning and Land Development Code. An application form for appeal to the Board of

Commissioners is being transmitted to you with this letter. Please let us know if you need assistance with completing and submitting this application.

If you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379, or clanford@ctsfl.us

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

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #23-03, Robin@cranebrookinc.com
enc. Plan revisions, photo documentation, Application for Appeal to the Board of Commissioners



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
MARCH 6, 2023

STAFF REPORT, February 27, 2023

Application No. / Project Title: 23-03 / High Tide Cafe

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Kenneth Saiya / Robin Hancock (Agent)

Property Size: 23,030 square feet

Current Zoning: WDI-A Waterfront Commercial Fishing Development District

Current Land Use: Commercial General

Location / Parcel ID: 106 W Park Street / 12-27-15-89982-018-0401

Architectural Type/District Status: Frame Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval to construct a new 1,200 sq. ft. warehouse on the property, construct an ADA ramp to the front entry of the existing, contributing structure, paver walkways, drive apron and ADA parking space, fenced paver patio and grassy dog area, relocate fencing along Roosevelt Boulevard to create a gravel parking area, install rip rap to offset high tide wake, create retention areas, new signage, new awnings, and convert existing gravel areas to defined parking spaces.

The E.R. Meres Sponge Packing House was individually listed on the National Register of Historic Places in 1991. Built in 1905, the building is significant because of its association with the Tarpon Springs sponge industry. In 2009, when the building was last surveyed, it was the oldest sponge packing house that was still serving that function. The rectangular plan structure wood frame building has a gable roof and rests on masonry piers screened by exterior metal siding. Distinctive features of the building noted in the Florida Master Site File (FMSF) 8PI1594 include wood surrounds, metal grates over the windows, and the faded outline of "GEO. Nichols" on the south side. A shed roof addition on the north side of the building was added at an unknown date, but appears on the 1919 Sanborn Map.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the project with the following conditions:

1. Unpermitted work must be remedied in consultation with Planning and Zoning and Building Development staff.
2. Windows or doors must approximate historic architectural features and require staff review and approval.



3. Historic window and door dimensions will be restored.
4. Wall signage shall not exceed 15.7 square feet in area.
5. Fencing will be consistent with the City of Tarpon Springs Design Review Guidelines Manual (DRGM) and require staff review and approval prior to the issuance of a building permit.
6. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 1, 2, 3, 4, 6, 7, 8, 12, 15, 16, 19, 21, 28, 29, 30, 33, 36, 37, 52, 54, 55, 56, 59, 61, 73, 74, 75, 76, 78, 81, 85, 87, 88 and 89. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The proposed project includes the construction of a new 1,200 sq. ft warehouse. The proposed width of the new building is 30' and the proposed height is 13'. The proportions of the proposed new warehouse are consistent with the adjacent contributing structure and other structures in the surrounding area. The proposed renovations of the contributing structure would not alter its historic height and width.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: The application materials for the subject property indicates that "doors, windows, steps, fixtures and handrails will maintain a basic original era look and feel." From visual inspection, it has been determined that the original doors on the west, south and east elevations have been replaced without a permit and the historic dimensions on the doorways have been altered. The original dimensions of the widow on the Roosevelt Boulevard façade have been altered and the window replaced. On the southern elevation, two of the historic windows have been replaced (previous Certificate of Approval, no building permit) and one two-pane window has been covered (no Certificate



of Approval, no building permit). The view of the east side of the building is obstructed, but it is clear that the original doorway has been altered, the loft door has been replaced with a louvered vent and an unpermitted addition appears to be blocking an original window.

Rather than referring these issues to the Building Official for enforcement proceedings (in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City), it is staff's recommendation to remedy these code violations through consultation with staff through the execution of the proposed project. To maintain the historic integrity of the structure, the original dimensions of openings on the building envelope must be restored. The restored doorway on the south elevation present in January 2020 must be reinstalled. Replacement window and doors must approximate the original features in materials and appearance and are subject to staff approval through the building permitting process.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The proposed project would alter the relationship between the building and the street through the addition of the patios, accessible ramp, parking area, retention areas, riprap, and new warehouse building. The roofline of the contributing structure would not be altered. The new warehouse structure would be set back approximately 60 feet from the street and buffered by the retention area, parking, and landscaping. Although the proposed project would change the viewshed, it is anticipated to enhance the streetscape through landscaping improvements and activating the pedestrian environment.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Upon visual inspection, it has been determined that the roof has been replaced without a Certificate of Approval or a building permit. The unpermitted replacement roof generally replicates the shape, texture and type of the original architecture, although the overhang is less prominent than when the structure was last surveyed in 2009. Staff recommends the applicant seek a permit after-the-fact for the roof replacement to ensure all work complies with code, and the Heritage Preservation Board provide a Certificate of Approval after-the-fact for the unpermitted roof.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: The size and mass of the contributing structure would not be altered by the proposed project. However, the building size and mass has been altered at some point between January 2019 and January 2022 through the addition of an unpermitted addition on the east elevation. Staff



recommends that this unpermitted addition be remedied through the building permitting process for the proposed project and the obscured original window opening be restored.

The new 1,200 sq. ft warehouse building reflects the historic character of the area and would be clearly subordinate to the primary contributing structure. The simple warehouse structure is appropriate for the historically industrial area, and would be buffered by the retention area, parking, and landscaping.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: The proposed landscaping plan would enhance the property and compliment the architectural character of the contributing structure. The proposed landscaping plan would enhance the adjacent pedestrian environment.

The proposed mix of metal and chain link fencing is inconsistent with the DRGM. Spans over 50 feet require some form or architectural relief such as pattern breaks in the wall plane, use of columns, or a mix of solid and open spans. It is recommended that the fencing plan be revised for consistency with the DRGM.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The project proposes to retain the historic metal siding, and states that "doors, windows, steps, fixtures and handrails will maintain a basic original era look and feel." Previous unpermitted alterations have changed some of the few distinctive architectural features of this historic warehouse. Function takes precedence over form in warehouse design, and retention of the few defining architectural details is needed to retain the historic integrity of the building. It is recommended that the original dimensions and appearance of the windows and doors be restored.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: The alterations to the contributing building is recent and has not acquired significance. Therefore, it is recommended that the original dimension of doors and windows be restored to maintain the historic integrity of the structure.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.



ANALYSIS: The following standards are applicable to this project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The HPB must determine that the project, as proposed, is the most feasible and best way to preserve the overall historic character and longevity of the property to meet the intent of the Secretary's standards.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The proposed project complies with the Land Development Code, and balances the goals, objectives and policies of the City's Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

ATTACHMENTS:

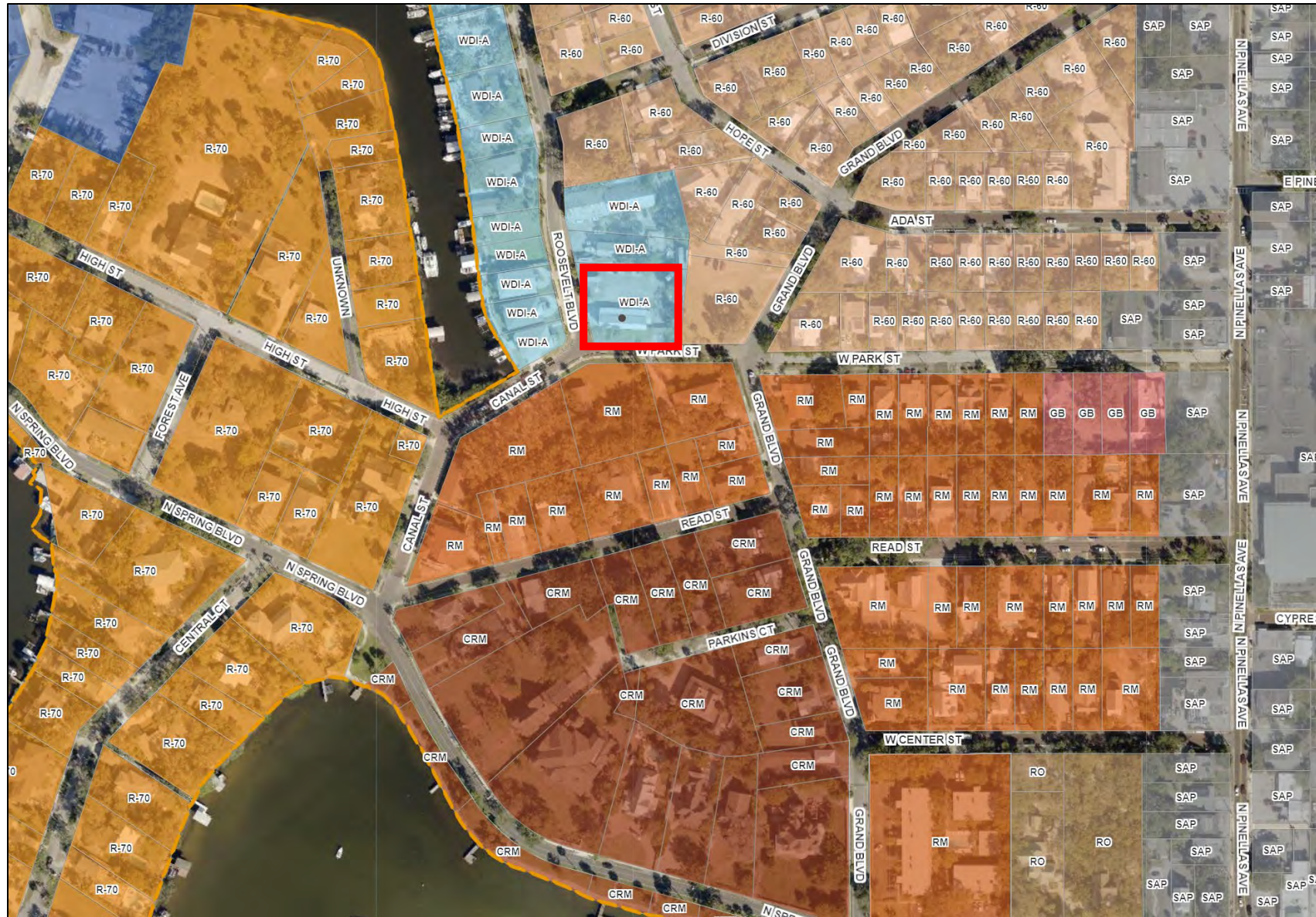
1. Slide Presentation
2. Florida Master Site File Form #8PI1594
3. Application and supporting materials

HIGH TIDE CAFE APPLICATION #23-03

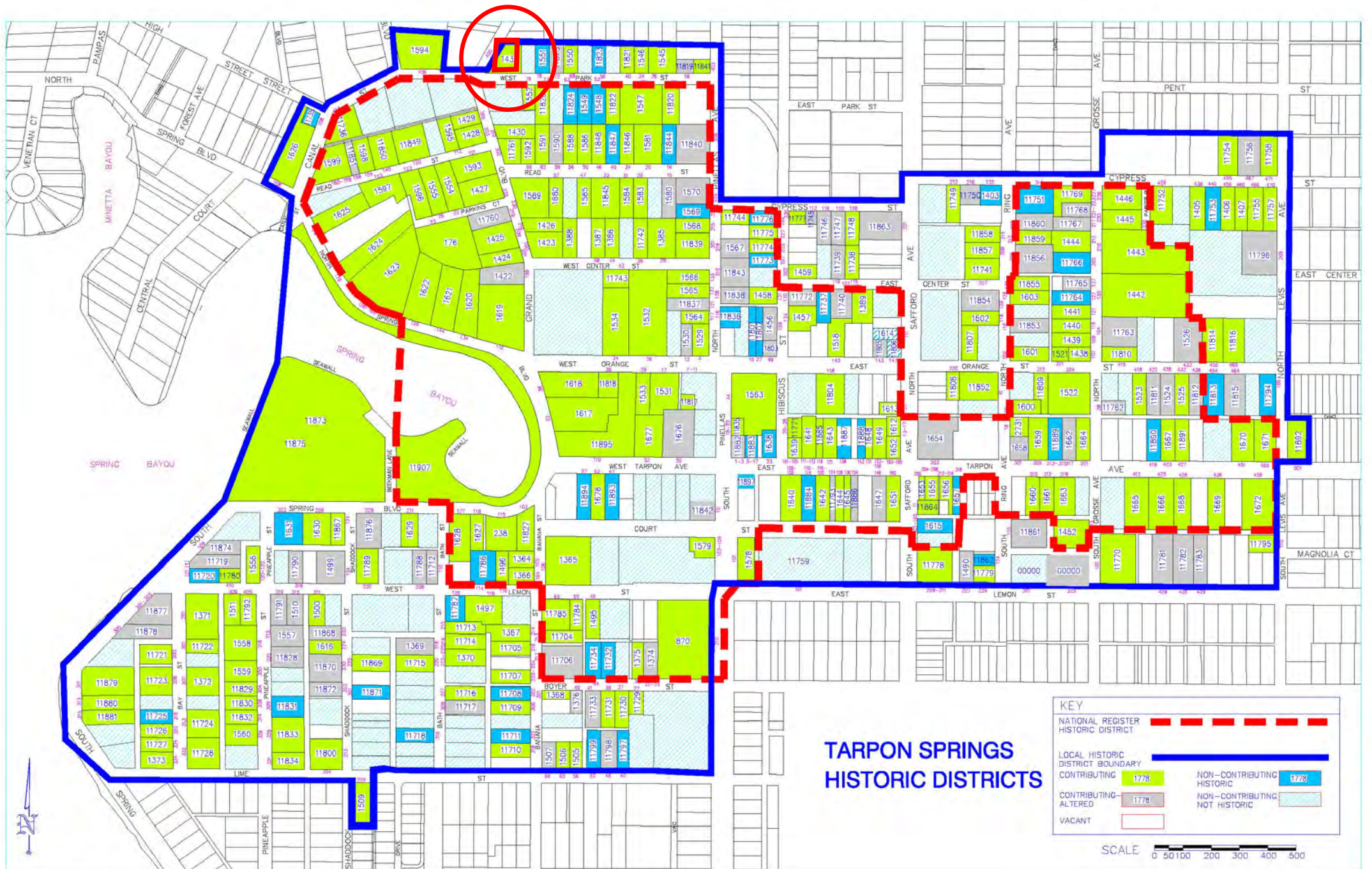
Heritage Preservation Board, March 6, 2023



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



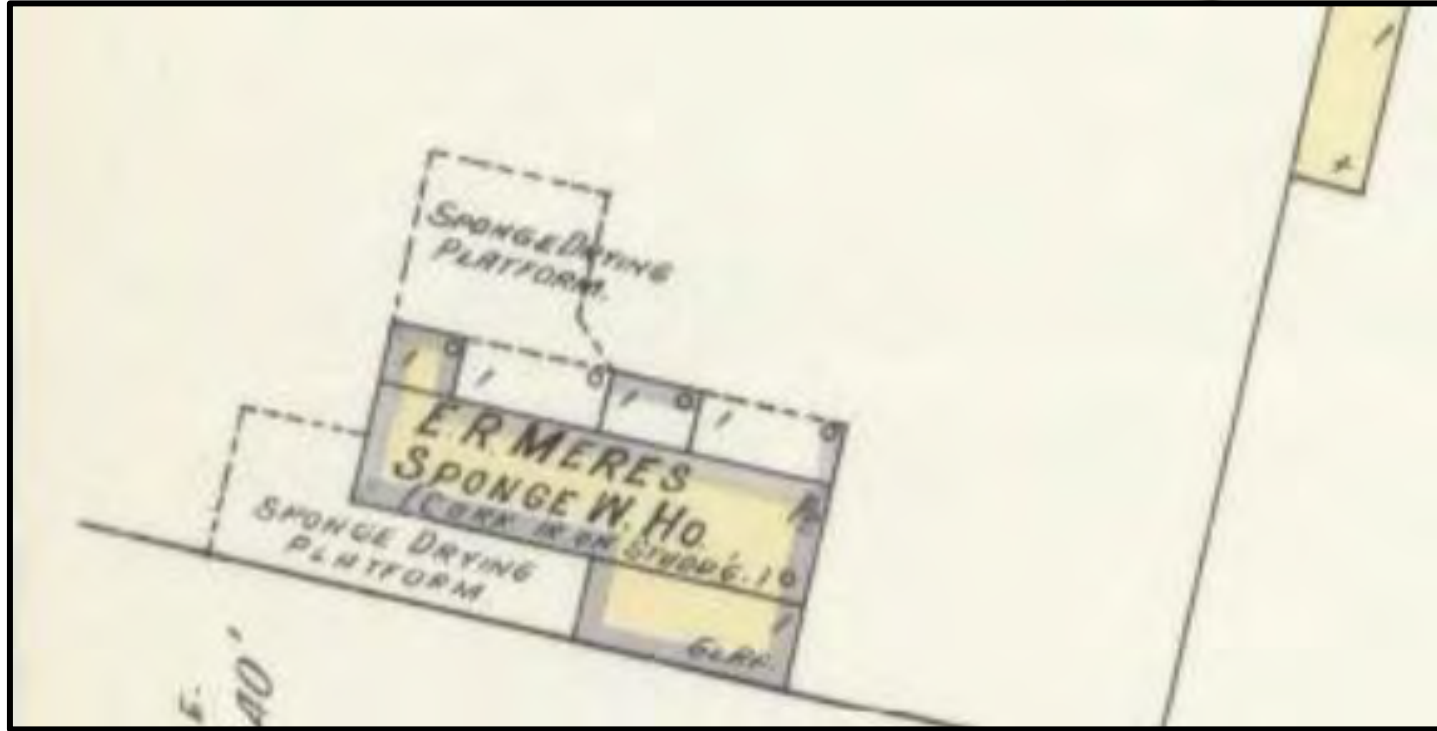
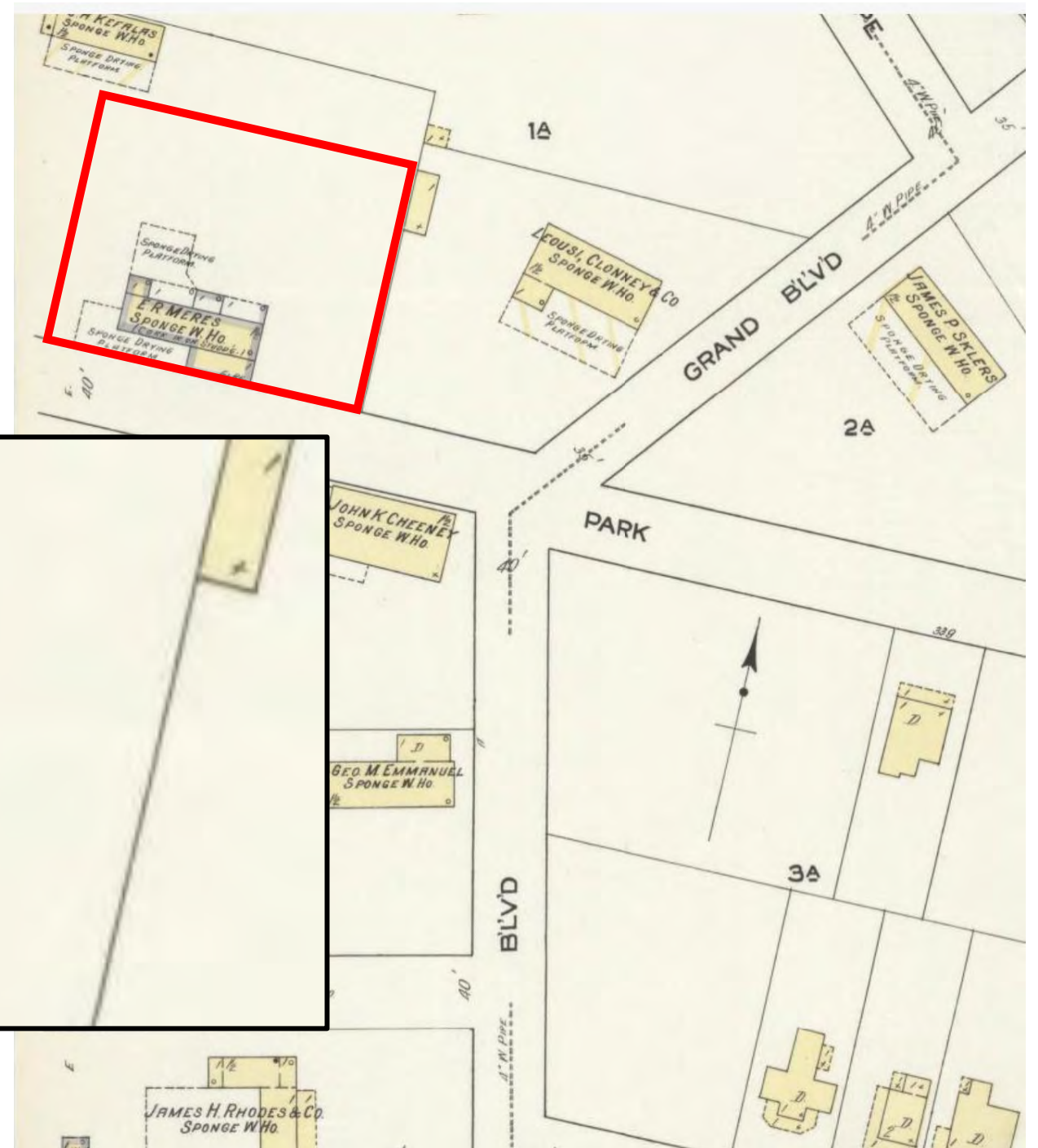
CITY OF TARPON SPRINGS PLANNING & ZONING DEPARTMENT



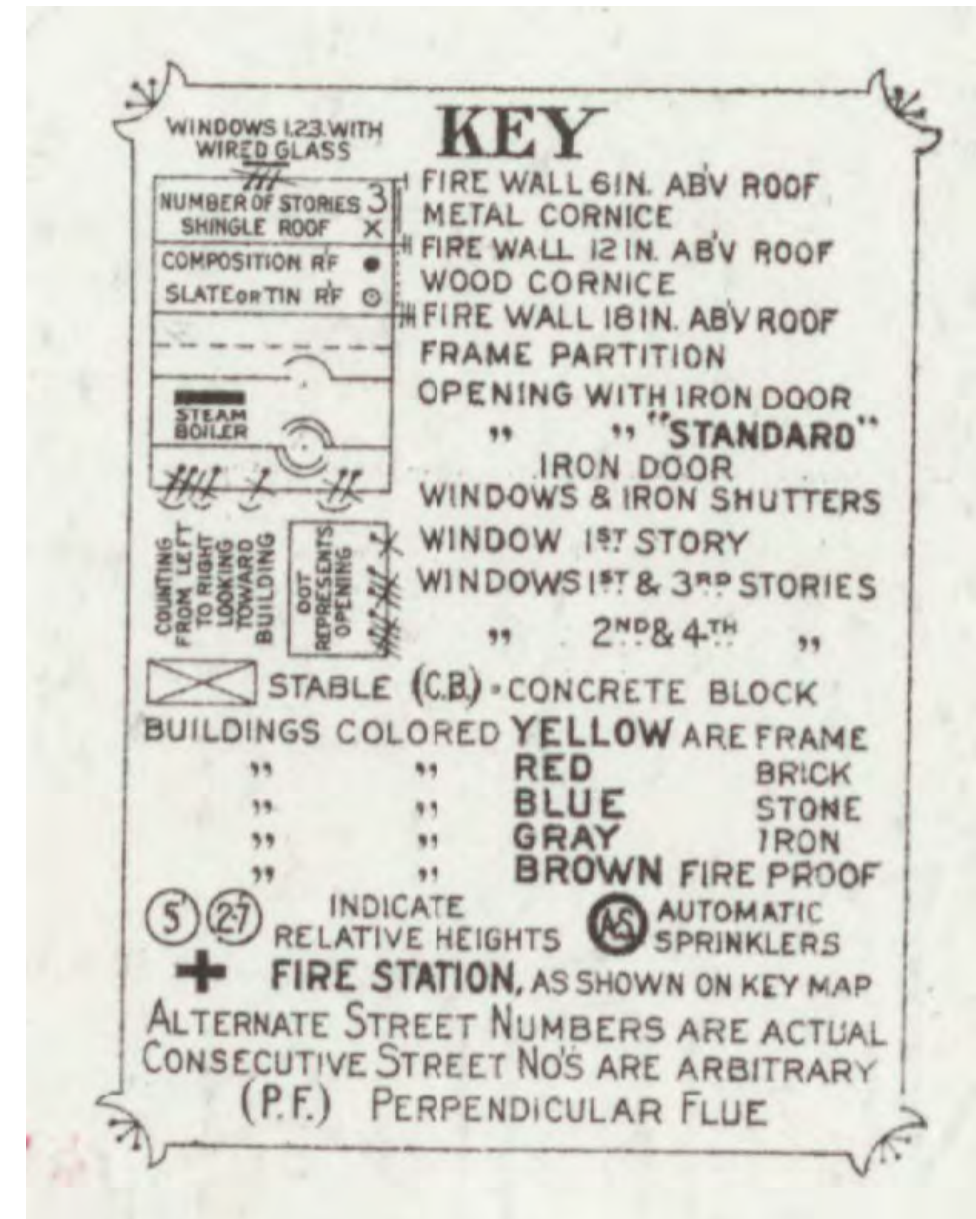
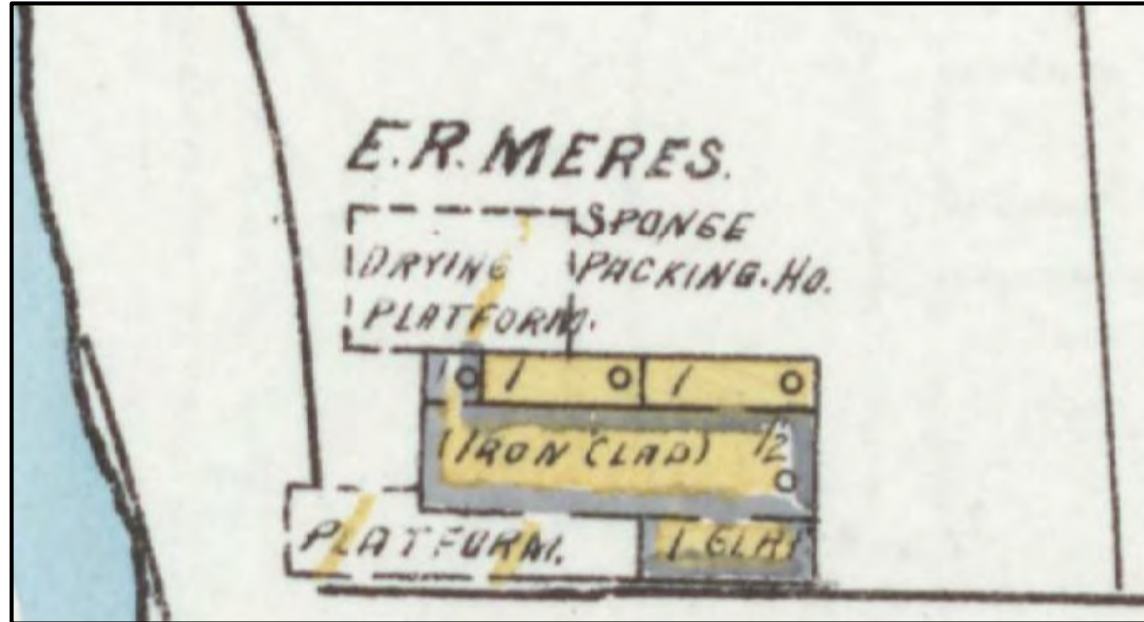
REQUEST

- Certificate of Approval for:
 - Construct a new 1,200 sq. ft. warehouse on the property. Add ADA ramp to the front entry, paver walkways, drive apron and ADA parking space, fenced paver patio and grassy dog area, relocate fencing along Roosevelt to create a gravel parking area, install rip rap to offset high tide wake, create retention area, new signage, convert existing gravel areas to defined parking spaces.
- Lot Size: 23,030 square feet
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1594
- Applicant: Kenneth Saiya/Robin Hancock (agent)
- Property Owner: Kenneth Saiya

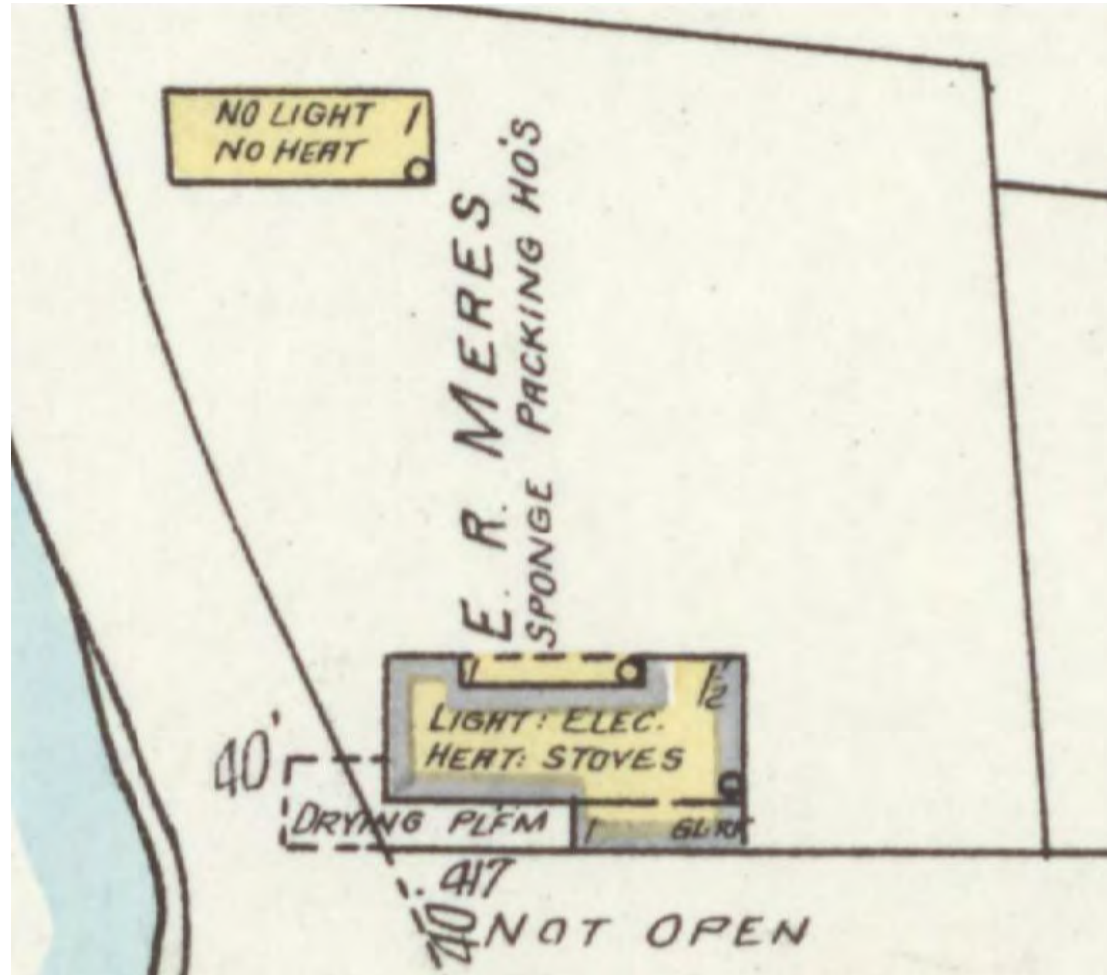
1913 SANBORN MAP



1919 SANBORN MAP



1926 SANBORN MAP



FLORIDA MASTER SITE FILE



106 W PARK STREET- CONTEXT



106 W PARK STREET– CONTEXT



106 W PARK STREET- FAÇADE



106 W PARK STREET- FAÇADE



106 W PARK STREET-



106 W PARK STREET- SOUTH SIDE



106 W PARK STREET- EAST SIDE



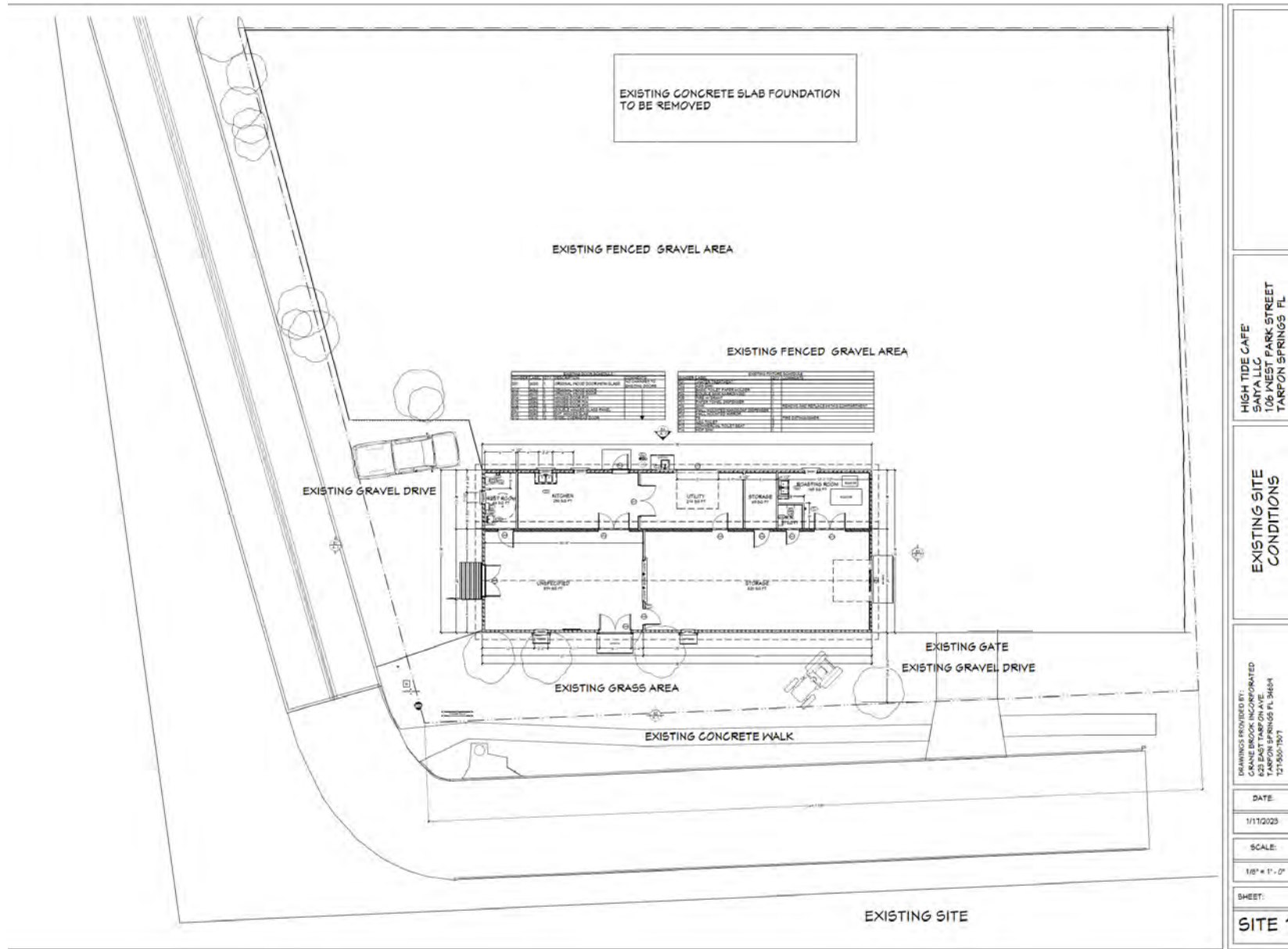
106 W PARK STREET- WEST SIDE 2016 V 2023

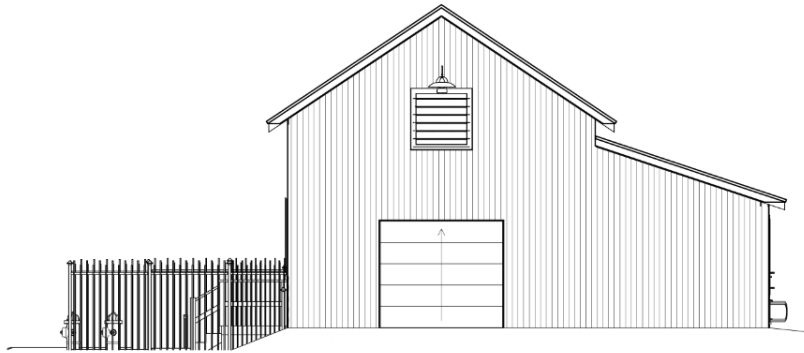


106 W PARK STREET- SOUTH AND EAST SIDES 2011



106 W PARK STREET – EXISTING SITE PLAN

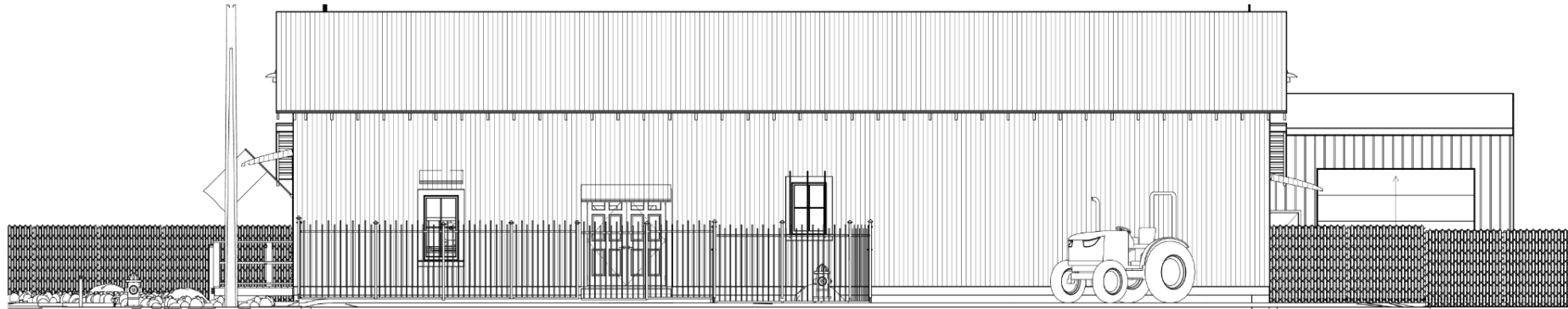




ELEVATION 3
EAST



ELEVATION 1 WEST
ROOSEVELT BLVD.



ELEVATION 2 SOUTH
PARK STREET



ELEVATION 4 NORTH

HIGH TIDE CAFE
SAYIA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:
CRANE BROS INCORPORATED
10000 PARKWAY A
TARPON SPRINGS FL 34669
352-550-3507

DATE:

2/13/2023

SCALE:

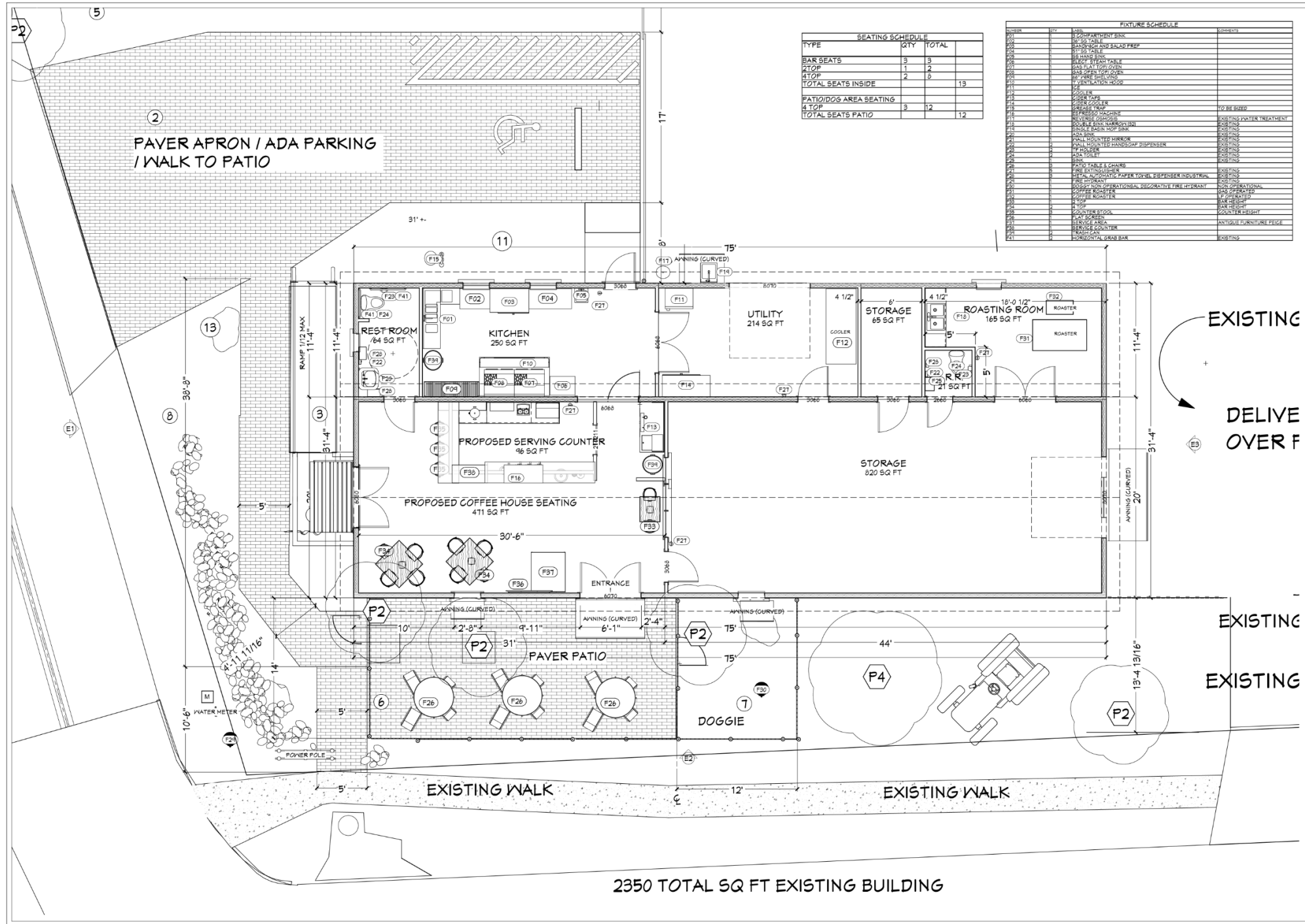
1/4" = 1'

SHEET:

A-2

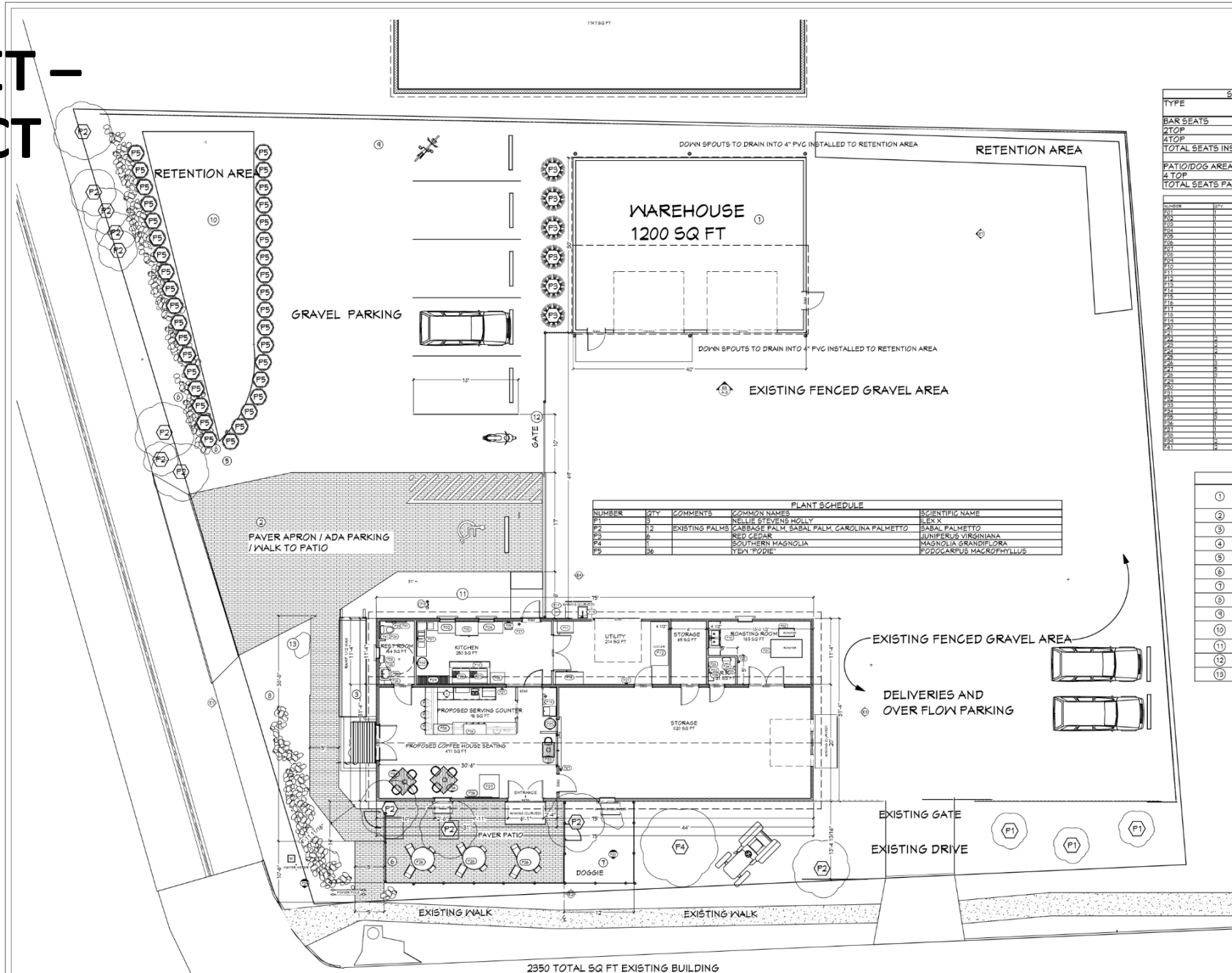


106 W PARK STREET – PROPOSED PROJECT





106 W PARK STREET – PROPOSED PROJECT



PROPOSED SITE IMPROVEMENTS

106 W PARK STREET – PROPOSED PROJECT



106 W PARK STREET – PROPOSED PROJECT



106 W PARK STREET – PROPOSED PROJECT



106 W PARK STREET – PROPOSED PROJECT, SIGNAGE



1. Repaint ER Meres Sponge and add a fade patina.
2. Remove the "SPONGES" painted above the Roosevelt Blvd entrance and repaint in a lower location with a fade patina.
3. The "High Tide Cafe" sign will be made out of metal or similar material and painted flat black. Graphic and letters will have a 3-dimensional accent equaling less than a 1/2" thick. Gross sign dimensions will be approximately 84 inches wide and 50 inches high. No sign lighting, sign will be under the existing light with low lumen antique style LED bulb.

STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

STANDARDS FOR REVIEW – HEIGHT AND WIDTH

“The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.”

STANDARDS FOR REVIEW – WINDOWS AND DOORS

“The width and height of windows, doors and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

STANDARDS FOR REVIEW – NEIGHBORHOOD DISTRICT AND CONTEXT

“The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.”

STANDARDS FOR REVIEW – ROOF

“The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.”

STANDARDS FOR REVIEW – SIZE AND MASS

“The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.”

STANDARDS FOR REVIEW – LANDSCAPING

“Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.”

STANDARDS FOR REVIEW – ARCHITECTURAL FEATURES

“Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.”

STANDARDS FOR REVIEW – ADHERENCE TO THE SECRETARY’S GUIDELINES

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #23-03, as conditioned, for a Certificate of Approval. Staff recommends the following conditions:

1. Unpermitted work must be remedied in consultation with Planning and Zoning and Building Development staff.
2. Windows or doors must approximate historic architectural features and require staff review and approval.
3. Historic window and door dimensions will be restored.
4. Wall signage shall not exceed 15.7 square feet in area.
5. Fencing will be consistent with the City of Tarpon Springs Design Review Guidelines Manual (DRGM) and require staff review and approval prior to the issuance of a building permit.
6. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. One response to the notice has been received.



PUBLIC RESPONSE

As with other proposals near my home - this one is right across the street! - I'm concerned about road congestion, sewer use, and proper tax collection on the business proposed (I've heard coffee shop and restaurant).

The Roosevelt Blvd and Canal St intersection cannot manage the traffic as it is now. You can't just rely on off-season studies bc snow birds spend six months or more in our area. I would like to see a peak season traffic study. Preferably done on the weekend.

Also, the sewer system can't handle the water levels now. No check valve has ever been placed to prevent flooding. The road is about to buckle under the erosion and constant traffic as it stands now. I would like to see sewer use estimates and how the city plans to manage the overflow.

I understand a new restaurant is always welcome but I do not see the proper planning behind this endeavor.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1594

Recorder # 254

Recorder Date 2/18/09

Original ☐Update ☒

Site Name E. R. Meres Sponge Packing Plant Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 106 W Park Street

Vicinity of NE corner of Roosevelt and Canal

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327161 Northing 3115106 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder E. R. Meres Construction Date 1905 Circa ☒Alterations ☐ Date Type/LocationAdditions ☒ Date Unknown Type/Location shed roof addition on north sideMoved ☐ Original Location

Use Original Warehouse Use Present Warehouse

DESCRIPTION

Style Other Exterior Plan Irregular Interior Plan Unknown Stories 1

Structural System Wood frame Exterior Fabric Corrugated metal panels

Foundation Piers Foundation Materials Unknown Foundation Infill N/A

No. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details):

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Gable Roofing Materials Corrugated metal panels

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Missing/Covered Light #Metal Windows ☐ Type Light #

Exterior Ornament wood surrounds

Condition Fair Surroundings Residential, Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This structure features metal grates over the windows and the faded outline of "GEO. NICHOLIS" on the south side.

Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development; Industry

Summary of Significance

See continuation sheet.

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no					Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info					Date	____/____/____
	LOCAL DESIGNATION: _____					Date	____/____/____
	Local office _____						
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d		(See National Register Bulletin 15, p. 2)					

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Shiver, Carl. FMSF form for 8PI1594. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #273, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5

SITE NAME: E. R. Meres Sponge Packing House

A. NARRATIVE DESCRIPTION

The E.R. Meres Sponge Packing House is a two-story wood Frame Vernacular building listed in the *NRHP* in 1991. It is significant because of its association with the Tarpon Springs sponge industry. The building was constructed in 1905 and is oldest surviving packing house still serving its original function in the community. The plant was erected at the very beginning of that era between 1905 and 1941 when Greek settlers in Tarpon springs made the community a nationally important sponge harvesting center.

The rectangular plan structure has a gable roof and rests on masonry' piers that are screened by the metal exterior siding. The building was constructed c. 1905 and is still being used to process sponges. It retains all of its major original features, except for a sponge drying platform which was removed in the 1960s. The vernacular building has no stylistic characteristics or decorative details.

B. SUMMARY OF SIGNIFICANCE

Commercial sponging was centered at Key West, Nassau, Bahamas, and Cuba prior to 1890. During the 1890s the industry began shifting to the Tarpon Springs area and when the Spanish-American War began in 1898, many sponge boats left Key West to come to Tarpon Springs. By the early 1900s Tarpon Springs was considered the largest sponge port in United States.

The E.R. Meres Sponge Packing Plant is the oldest extant example of a sponge packing plant in Tarpon Springs still in operation. The interior of the building is arranged to serve the various steps involved with processing natural sponges. At the height of sponge industry activity in the 1920s there were nearly two dozen such packing houses in Tarpon Springs, but now only four of these businesses remain in operation.

C. HISTORY AND REFERENCES CITED OF PAST WORK AT SITE

Shriver, Carl.

1990 *E.R. Meres Sponge Packing House National Register Nomination*. NRHP Nomination, Tallahassee: Florida Department of State, Division of Historic Resources.



SKETCH MAP



USGS QUADRANGLE MAP



Location of 8PI1594

USGS Quadrangle: Tarpon Springs (1973 PR 1987)

500 ft

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name		Email	
Address			
City		State	
Phone		Fax	
		Cellular	

Applicant

Name		Email	
Address			
City		State	
Phone		Fax	
		Cellular	

Agent (if applicable)

Name		Email	
Address			
City		State	
Phone		Fax	
		Cellular	

General Information

Property Location or Address		
Legal Description (attach additional sheets as necessary)		
Tax Parcel Number(s)	Current Designations of Property	
	Land Use Category	Zoning District
Current Use of Property	Contributing Structure? <input type="checkbox"/> YES <input type="checkbox"/> NO	

Type of Proposed Activity: [please check all that apply]

- | | | | |
|-------------------------------------|---|--|--------------------------------------|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation * | <input type="checkbox"/> Structural Addition | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Renovation | <input type="checkbox"/> New Construction | <input type="checkbox"/> New Roof | <input type="checkbox"/> Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address		
Legal Description (attach additional sheets as necessary)		
Tax Parcel Number(s)	Current Designations of Property	
	Land Use Category	Zoning District

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built Estimated 1905	Architectural Style	Porches? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Original Use Sponge Processing/Packing	Present Use Private	Proposed Use Cafe / Sandwich shop & Carry Out Retail
Roof Type & Material Coregated Steel	Exterior Siding Material Coregated Steel	

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work:

Drive ways to support ADA parking, ADA Ramp, Patio, Additional 2000 sqr feet steel structure in back of property is for private use. New steel structure will be in matching Gavalume (aluminim) and Matching Dark Gray Trim. All Driveway improvements and patios will be of red brick pavers or concrete. Patio fence will be black iron style 6 feet in height. Existing fence will be reduced to accomodate parking.

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☐ **Completed original application with digital copies of all application documents**
- ☐ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that _____ is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 11-22-22

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 22 day of November, A.D., 20 22

by Kenneth Saiya, who is personally known to me or who has produced

PROPERTY OWNER NAME PRINTED

_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

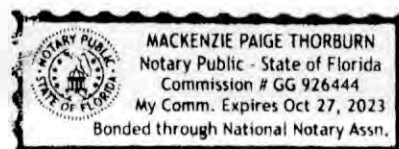
Name:

Mackenzie Thorburn

Signature:

Mackenzie Paige Thorburn

Stamp:



CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.*
- (2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- (3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.*
- (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.*
- (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.*
- (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.*
- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.*
- (8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.*
- (9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

BUILDING CHARACTERISTICS				4800 General Warehouse										** VALUE SUBJECT TO CHANGE **										Pinellas County Property Appraiser Office					TS			
QUALITY		Fair																							VALUE SUMMARY							
CATEGORY		TYPE		%	PTS																					PRIOR JUST MARKET VALUE		142,000				
FOUNDATIO		1PIERS		100	3.00																					CURRENT JUST MARKET VALUE		175,000				
FLOOR		3WOOD W/O		100	10.0																					ASSESSED VALUE		156,200				
EXTERIOR		1CORRUGATED		100	5.00																					HX/NHX CAP BASE YEAR		0				
STRUCTURA		0 NONE		100	0.00																					TAXABLE VALUE		156,200				
ROOF		2GABLE OR		100	20.0																					HX		No				
ROOF		0CORRUGATED		100	7.00																					% HX		0.00				
CAB &		0 NONE		100	0.00																					TOT EXEMPTIONS VALUE		0				
FLOOR		8PINE/SOFT		100	15.0																					PERMIT		TP	ST.	EST VAL		ISSUE DATE
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PAINT &		0NONE		100	0.00																					16-00001507	28	C		2,450	10/31/16	
HTG &		0NONE		100	0.00																					BUILDING NOTES						
BATH TILE		0NONE		100	0.00																					2016 SALE STORAGE ARRAY'S ROOFING						
ELECTRICA		3AVERAGE		100	3.00																											
CATEGORY				UNITS																												
Wall Height				0.00																												
PARTY WALL				0.00																												
FIXTURES				2.00																												
STORIES				1.00																												
LIVING UNITS				0.00																												
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NEIGHBORHOOD				0.0000																												
EXTERNAL OBSOLESCENCE				0.0000																												
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BAS		2,560		100	2,560																											
							L N	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	Q U	V I	REASON	SALES PRICE		M	SELLER		BUYER		SALES NOTE										
							1	19443	1693	10/20/2016	DD	U	I	11			N	2027 NORFOLK LLC		106 PARK LLC		LEGAL OK PER										
							2	19196	2497	05/12/2016	DD	Q	I	01	142500		N	JONES JACK L		2027 NORFOLK LLC		/LEGAL IS OK -										
							3	18554	2421	10/08/2014	DD	Q	I	01	130000		N	TAGARELLI ALBERT D		JONES JACK L		LEGAL OK 10-17-										
							4	15186	0139	06/15/2006	DD	U	I	05	100		N	TAGARELLI ELAINE		TAGARELLI FAMILY												
L N	EXTRA FEATURE	DESCRIPTION		BD	HX/NHX	LEN	WID	UNITS		UNIT VALUE		ADJ UNIT VALUE		BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES													
1	2802	FENCE			0.0	0	0	165.00		14.00		14.00		2016	4	2017	92	2,125														
L T	L N	USE CODE	LAND USE DSCR	HX/NHX	R D	FRONT	DEPTH	FF T	FRNT FT FACTOR	UNITS		UT TP	D T	DEPTH FACT	SIZE FACT	INFLUENCE DESCRIPTION			UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES										
C	1	48	WAREHOU	0.0		135.00	170.0		100.00	23,030.00		SF		1.00	1.00				8.25	8.25	189,998	19 UT LV										
NOTES																					APPRAISAL DATES											
																					REVIEW DATE		04/27/2020									
																					FIELD NUMBER		131									
																					REVIEW TYPE		Oblique									

BUILDING CHARACTERISTICS					4800 General Warehouse										** VALUE SUBJECT TO CHANGE **										Pinellas County Property Appraiser Office					TS
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NEIGHBORHOOD				0.0000																										
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L N	EXTRA FEATURE	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES															
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NOTES																		APPRAISAL DATES												
																		REVIEW DATE		04/27/2020										
																		FIELD NUMBER		131										
																		REVIEW TYPE		Oblique										

Prepared by and return to:

Stephanie R. Vaynriber, Esq.

Shahady & Wurtenberger, P.A.

7900 Peters Road Suite B-200

Fort Lauderdale, FL 33324

954-376-5950

File Number: 015163-000001

Parcel Identification No. 12-27-15-89982-054-0701

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20th day of August, 2020 between 106 Park, LLC, a Florida limited liability company whose post office address is 401 East Spruce Street, Tarpon Springs, FL 34689 of the County of Pinellas, State of Florida, grantor*, and SAIYA LLC, a Florida limited liability company whose post office address is 302 Banana Street, Tarpon Springs, FL 34689 of the County of Pinellas, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Beginning at the Southwest corner of Lot 7, Block 54, Official Map of the Town of Tarpon Springs, according to the map or plat thereof as recorded in Plat Book 4, Page 79, Public Records of Pinellas County, Florida; thence run East along the Park Street right-of-way line 149 feet; thence run North 130 feet; thence run West 192 feet; thence run Southeasterly along the Roosevelt Boulevard right-of-way line 145 feet to the Point of Beginning.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

106 PARK, LLC, a Florida limited liability company

By: H&H Land Holdings LLC, a Florida limited liability company, Its Manager

By: [Signature]
Matthew B. Housh, Manager

[Signature]
Witness Name: Rebecca Platt

[Signature]
Witness Name: Roy C. Silver

[Signature]
Witness Name: mckenzie Ankrom

[Signature]
Witness Name: Rebecca Housh

By: [Signature]
Anthony M. Houllis, Manager

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2020 by Matthew B. Housh, Manager and Anthony M. Houllis, Manager of 106 PARK, LLC, a Florida limited liability company, on behalf of the company, who ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____





HISTORY

106 W Park Street original structure was the ER Meres Sponge Packing Company Constructed by Ernest Robert Meres, son of Mother Meres, in 1905 as a sponge processing and packing facility. Truly an icon of Tarpon Springs past.

INTENDED USE

The proposed High Tide Café will be a laid-back retail food establishment. We will offer grab and go/take out handheld items, baked goods, beverages, specialty coffee's (beans roasted on site), ciders, beer, and wine. These items will be sourced in house and from local establishments. High Tide Café will also resale gift/memorabilia items found locally. We will provide up to seating of 25 inside (13) and outside (12) on our new red brick patio with a dog patio as well.

DESIGN

It is our intent to protect the history of the building as much as possible by reflecting its 1905 origin. Our proposed plan is to maintain the 100+ year old patina and utilitarian look in every aspect of the building. All doors, windows, steps, fixtures and handrails will maintain a basic original era look and feel. Paint finish will remain as is with Aluminum roof and exterior walls with a dark industrial gray trim.

SIGNAGE

It is our intention to paint the original ER Meres Sponge that was once painted over to the South side and add a fade patina. Removal of "SPONGES" painted above the Roosevelt Blvd entrance will be relocated by recreating it in a lower location over the window also mimicking a fade patina. This will allow us to display the Cafe name without confusion while maintaining the historical significance of "SPONGES". The "High Tide Cafe" sign will be made out of metal or similar material and painted flat black. While graphic and letters will have a 3-dimensional accent this will be very small equaling less than a 1/2" thick and entirely flat black. The sign will be under the indirect cast of an existing period

correct Light. Light fixture is presently visible on the building above the proposed location and provides a nice soft illumination of the West side of the building.

PROPOSED WAREHOUSE

New construction of a storage warehouse will be behind an enclosed chain link fence and not part of the retail food establishment. This building will be behind the existing building in both directions and only partially be visible from Roosevelt Blvd and will have a similar utilitarian look as the existing building with gable roof and similar but flatter pitch. Galvalume (aluminum color) sides and roof. The doors and trim will be the same dark industrial gray as the existing. We will accent man-door with matching classic aluminum awning will

High Tide Sign Concept



Signage: The building has displayed a few relevant Sponge company names over the 118 years it has existed. We have chosen to keep this building as much inline with its origins in 1905 as possible. We will repaint ER Meres Sponge and add a fade patina to it. We would like to remove the "SPONGES" painted above the Roosevelt Blvd entrance and repaint in a lower location over the window facing Roosevelt Blvd also mimicking a fade patina. This will allow us to display the Cafe name without conflict or confusion but maintain the historical significance of "SPONGES". The "High Tide Cafe" sign will be made out of metal or similar material and painted flat black. While graphic and letters will have a 3 dementional accent this will be very small equaling less than a 1/2" thick and entirely flat black. Background will be the wall of the building or painted aluminum to match the building. Gross sign dementions will be approximately 84 inches wide and 50 inches high. No sign lighting but sign will be under the indirect cast of an existing period correct Light with low lumen antique style LED bulb. Light fixture is presently visible on the building above the sign proposed location and provides a nice soft illumination of the West side of the building.



HIGH TIDE CAFE'

106 WEST PARK STREET
TARPON SPRINGS FL 34689



HIGH TIDE CAFE'
SAYA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

COVER SHEET FOR
TRC & HPB

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
625 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

DATE:

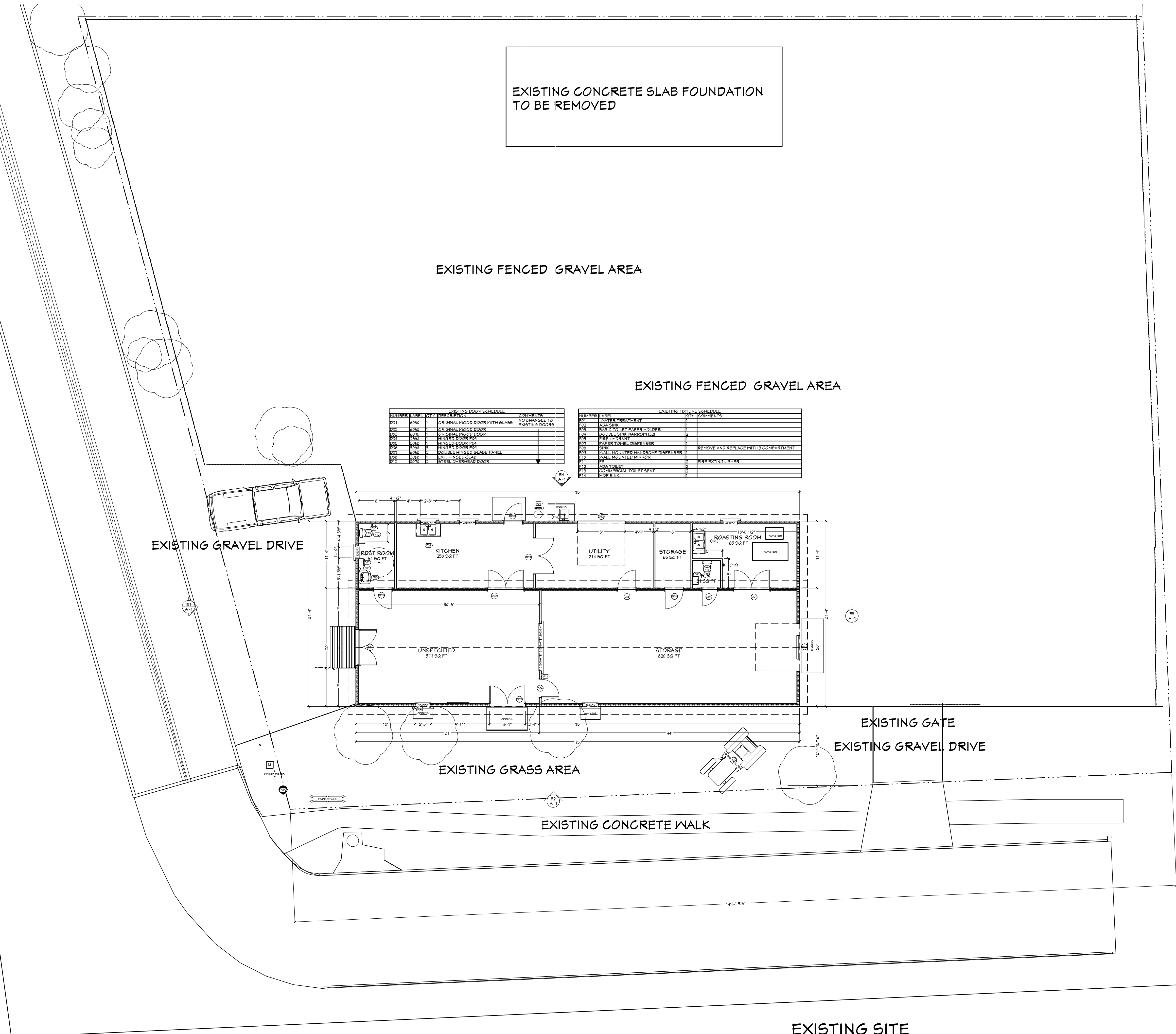
1/17/2023

SCALE:

SHEET:

0

Layout Page Table			
Label	Title	Description	Comments
0	COVER SHEET FOR	TRC & HPB	
SITE 1	EXISTING SITE CONDITIONS		
SITE 2	PROPOSED SITE IMPROVEMENTS		
A-1	EXISTING ELEVATIONS		
A-2	PROPOSED ELEVATIONS		
A-3	EXISTING CONDITIONS PLAN		
A-4	PROPOSED INTERIOR MODIFICATIONS		



EXISTING DOOR SCHEDULE		
NUMBER	LABEL	DESCRIPTION
D01	8000	1 ORIGINAL WOOD DOOR WITH GLASS
D02	8000	1 ORIGINAL WOOD DOOR WITH GLASS
D03	8000	1 ORIGINAL WOOD DOOR
D04	8000	1 HINGED DOOR P04
D05	8000	1 HINGED DOOR P04
D06	8000	1 HINGED DOOR P05
D07	8000	2 DOUBLE HINGED GLASS PANEL
D08	8000	1 STEEL HINGED SLAB
D09	8000	1 STEEL OVERHEAD DOOR
COMMENTS		
NO CHANGES TO EXISTING DOORS		

EXISTING FIXTURE SCHEDULE		
NUMBER	LABEL	DESCRIPTION
F01	8000	1 WATER TREATMENT
F02	8000	1 ADA SINK
F03	8000	1 BASIC TOILET PAPER HOLDER
F04	8000	1 DOUBLE SINK NARROW 100"
F05	8000	1 FIRE EXTINGUISHER
F06	8000	1 PAPER TOWEL DISPENSER
F07	8000	1 SINK
F08	8000	1 WALL MOUNTED HANDSOAP DISPENSER
F09	8000	1 WALL MOUNTED MIRROR
F10	8000	1 FIRE EXTINGUISHER
F11	8000	1 WALL MOUNTED MIRROR
F12	8000	1 WALL MOUNTED MIRROR
F13	8000	1 COMMERCIAL TOILET SEAT
F14	8000	1 MOP SINK
COMMENTS		
REMOVE AND REPLACE WITH 3 COMPARTMENT		

SAIYA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

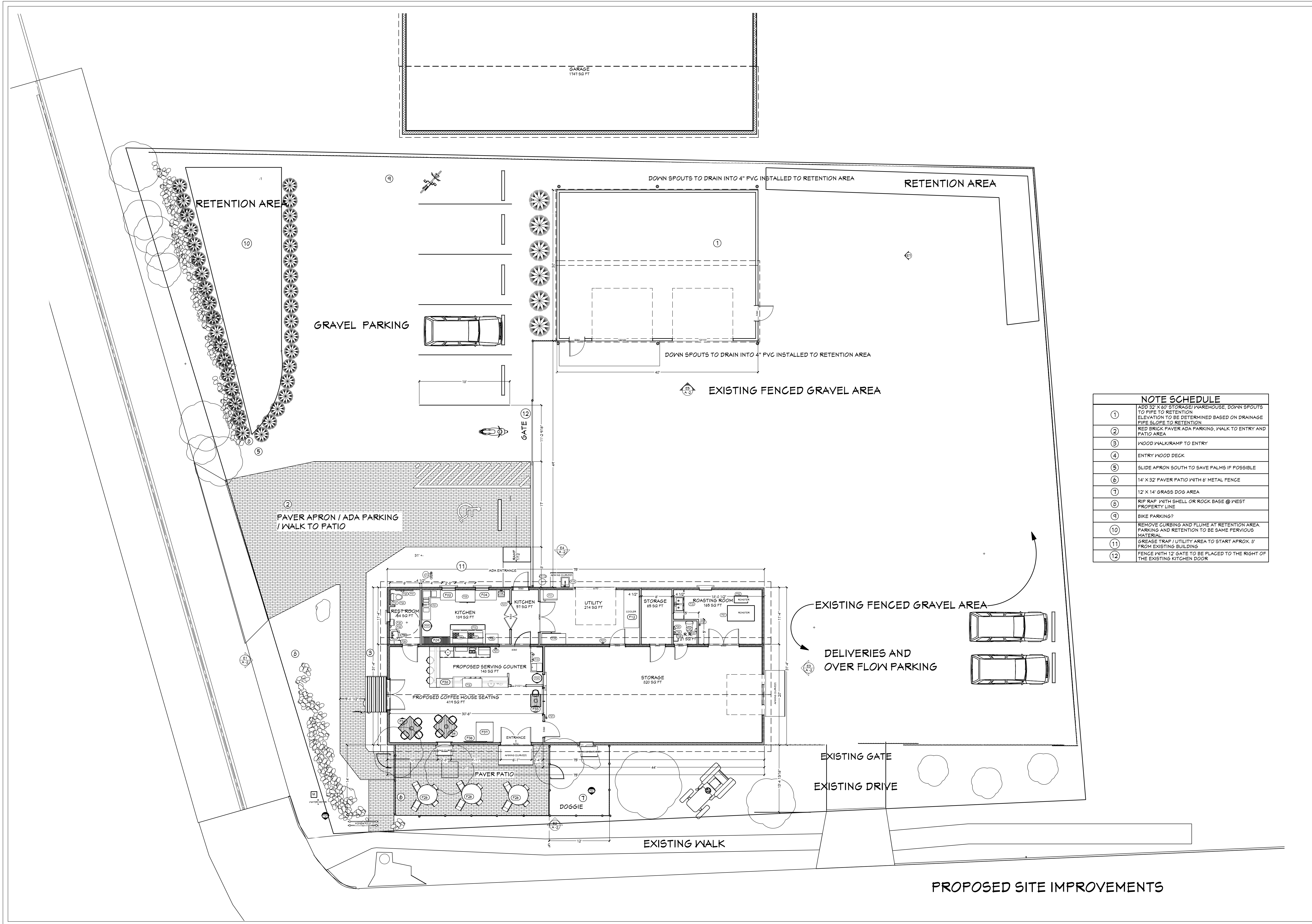
EXISTING SITE
CONDITIONS

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

DATE:
1/17/2023

SCALE:
1/8" = 1' - 0"

SHEET:
SITE 1



HIGH TIDE CAFE
SAYIA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

PROPOSED SITE
IMPROVEMENTS

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

DATE:

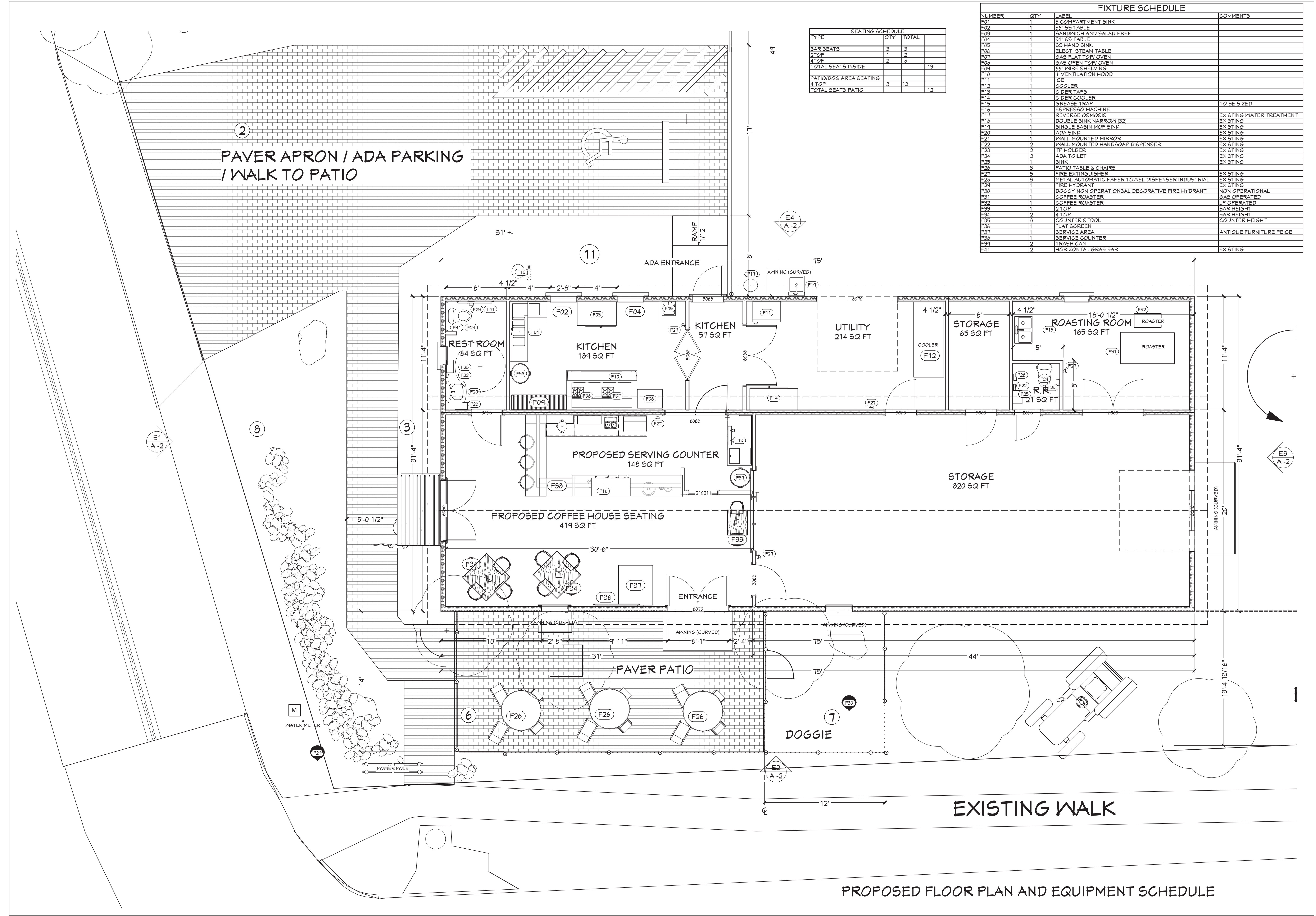
1/17/2023

SCALE:

1/8" = 1' - 0"

SHEET:

SITE 2



HIGH TIDE CAFE
SAYIA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

PROPOSED INTERIOR
MODIFICATIONS

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

DATE:
1/17/2023

SCALE:
1/4" = 1'

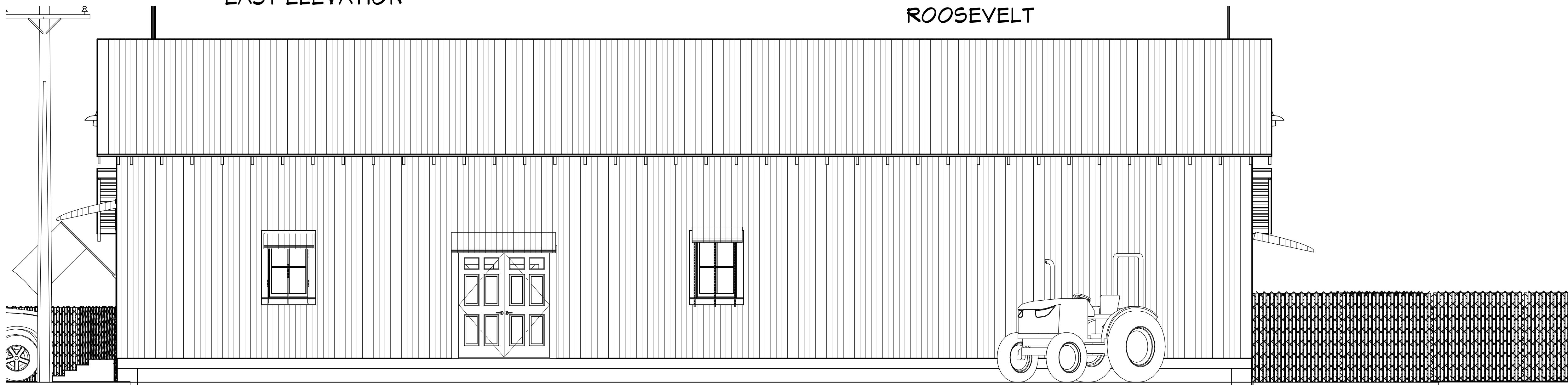
SHEET:
A - 4



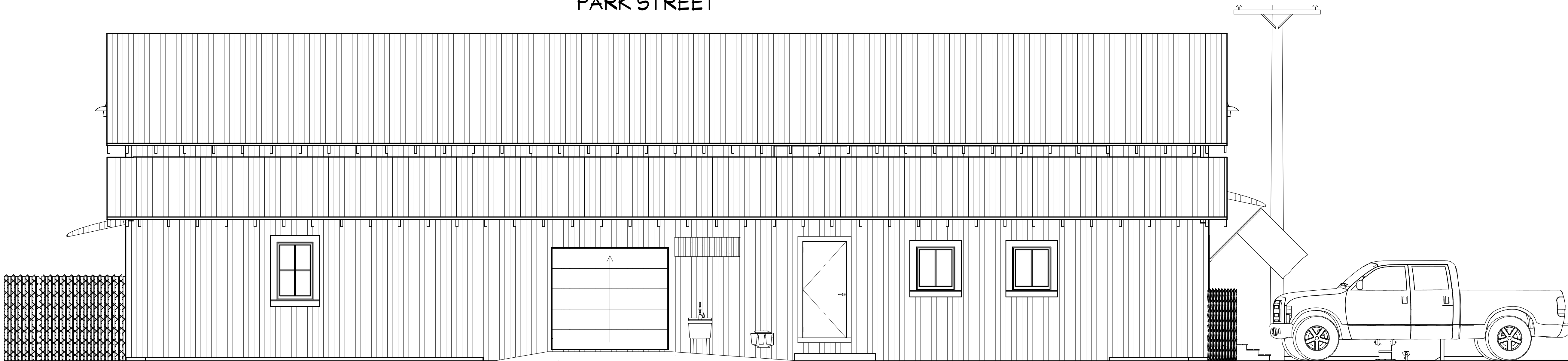
EAST ELEVATION



WEST ELEVATION
ROOSEVELT



SOUTH ELEVATION
PARK STREET



NORTH ELEVATION

HIGH TIDE CAFE
SAIYA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

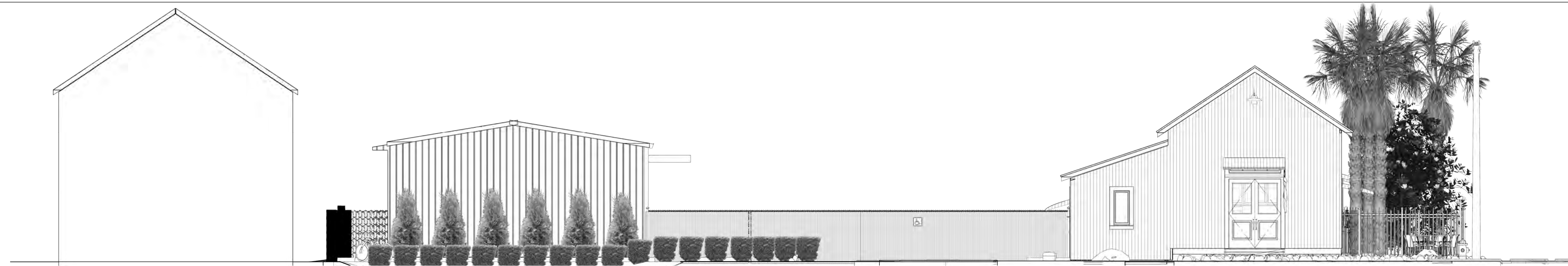
EXISTING ELEVATIONS

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

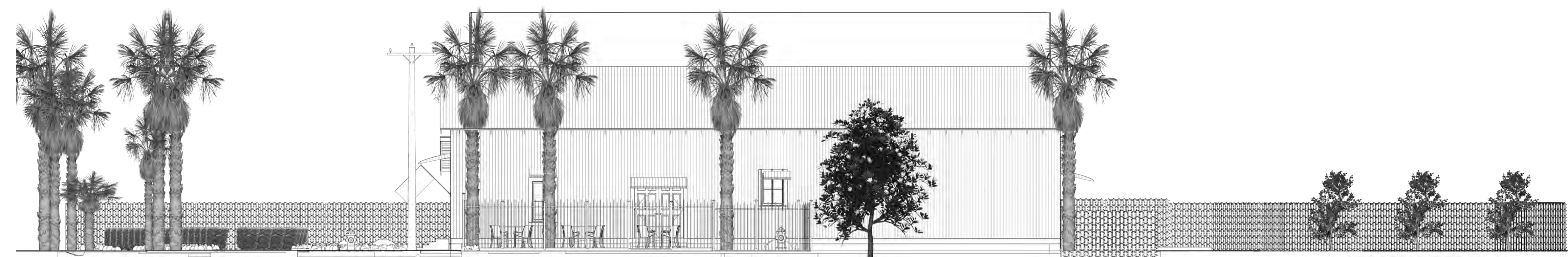
DATE:
1/17/2023

SCALE:
1/4" = 1'

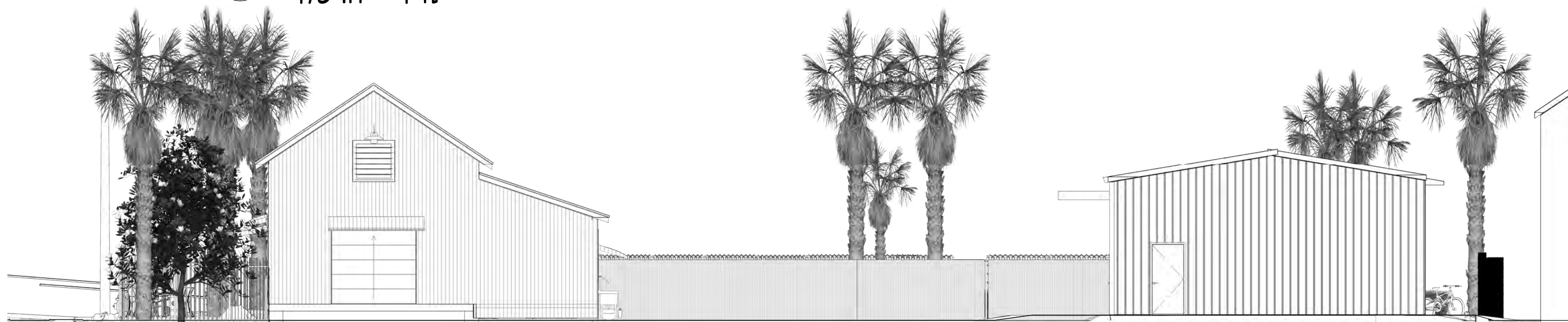
SHEET:
A - 1



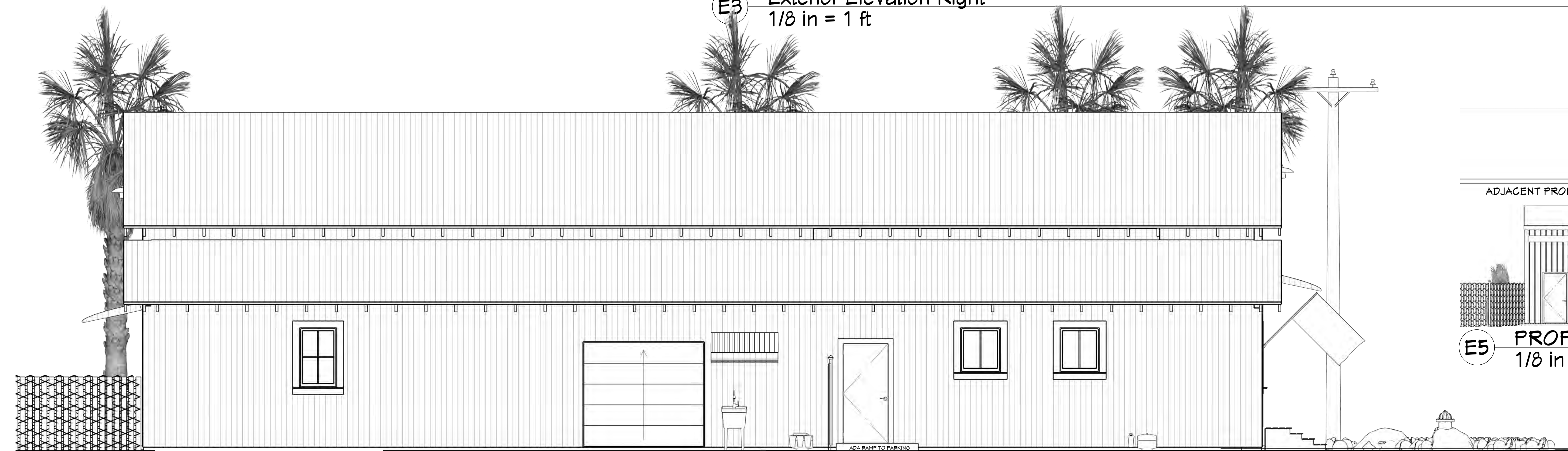
E1 Elevation WEST
1/8 in = 1 ft



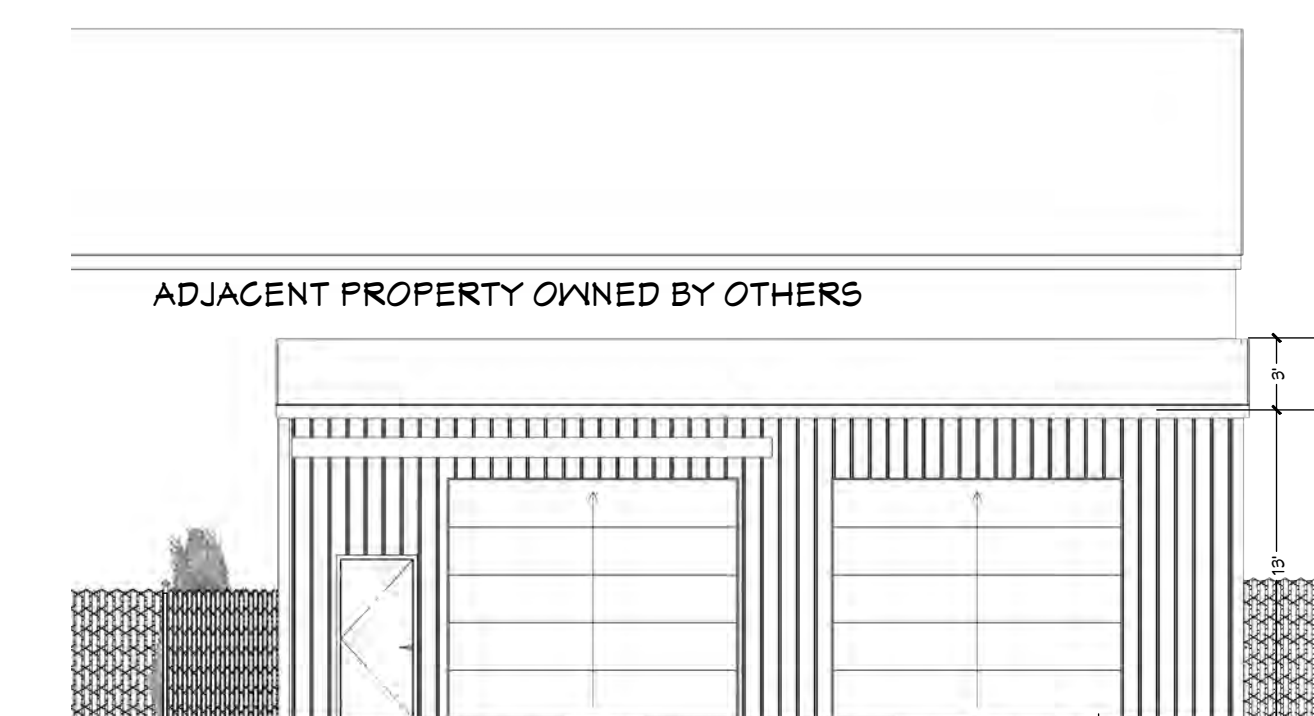
E2 Exterior Elevation Front
1/8 in = 1 ft



E3 Exterior Elevation Right
1/8 in = 1 ft



E4 Exterior Elevation Back
1/4 in = 1 ft



E5 PROPOSED STORAGE WAREHOUSE
1/8 in = 1 ft

HIGH TIDE CAFE
SAYIA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

DATE:
1/17/2023

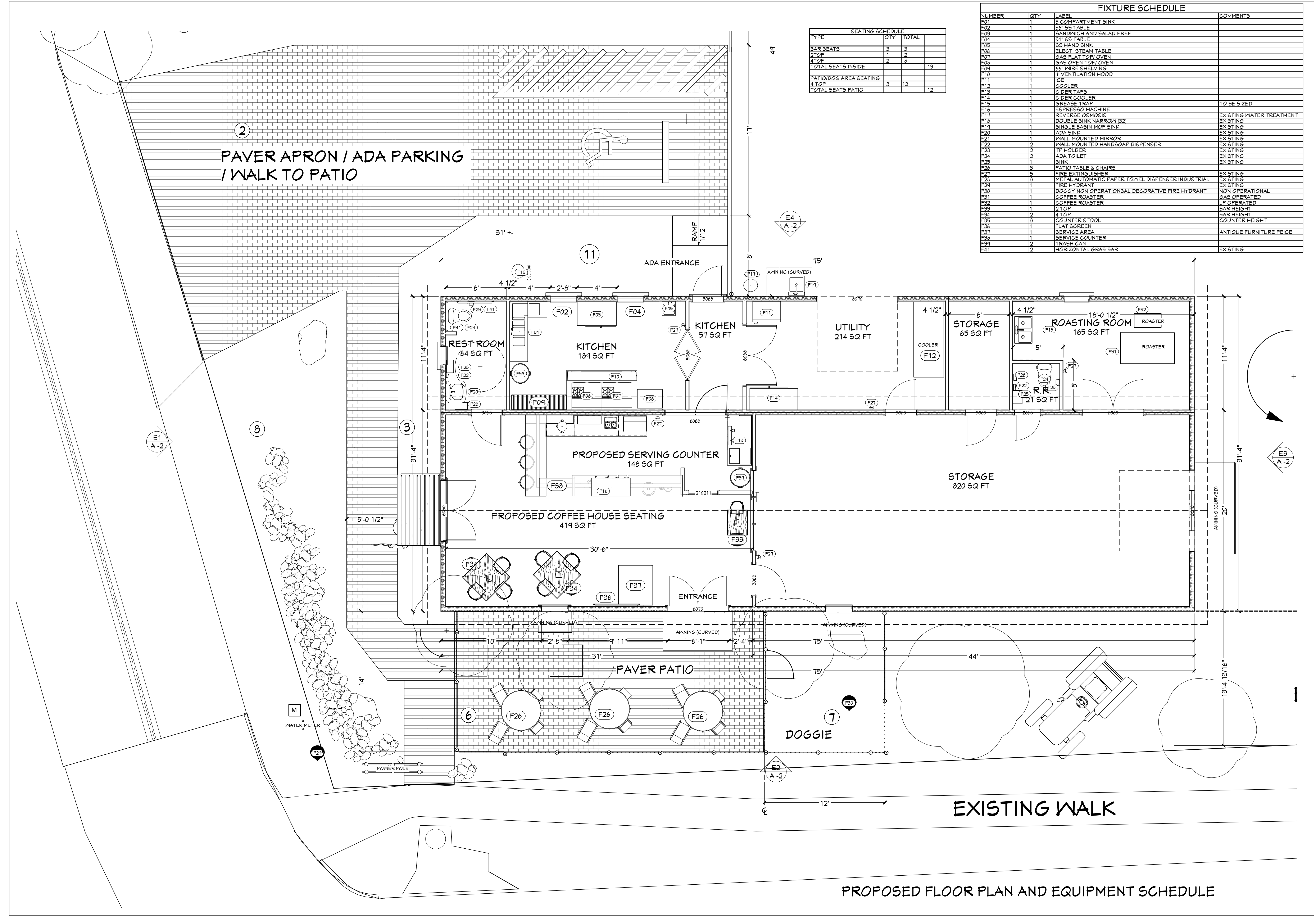
SCALE:
1/4" = 1'

SHEET:
A -2

EXISTING DOOR SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
D01	6080	1	ORIGINAL WOOD DOOR WITH GLASS
D02	6068	1	ORIGINAL WOOD DOOR
D03	6070	1	ORIGINAL WOOD DOOR
D04	2668	1	HINGED-DOOR P04
D05	3068	1	HINGED-DOOR P04
D06	3068	3	HINGED-DOOR P04
D07	6068	2	DOUBLE HINGED-GLASS PANEL
D08	3068	1	EXT. HINGED-SLAB
D12	8070	2	STEEL OVERHEAD DOOR

EXISTING FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
F01	WATER TREATMENT	1	
F02	ADA SINK	1	
F03	BASIC TOILET PAPER HOLDER	1	
F04	DOUBLE SINK NARROW [32]	2	
F05	FIRE HYDRANT	1	
F07	PAPER TOWEL DISPENSER	1	
F08	SINK	1	REMOVE AND REPLACE WITH 3 COMPARTMENT
F09	WALL MOUNTED HANDSOAP DISPENSER	1	
F10	WALL MOUNTED MIRROR	1	
F11	FE	2	FIRE EXTINGUISHER
F12	ADA TOILET	2	
F13	COMMERCIAL TOILET SEAT	2	
F14	MOP SINK	1	





HIGH TIDE CAFE
SAYYA LLC
106 WEST PARK STREET
TARPON SPRINGS FL

PROPOSED INTERIOR
MODIFICATIONS

DRAWINGS PROVIDED BY:
CRANE BROOK INCORPORATED
623 EAST TARPON AVE.
TARPON SPRINGS FL 34689
727-560-7507

DATE:

1/17/2023

SCALE:

1/4" = 1'

SHEET:

A - 4











EXHIBIT "A"
TARPON SPRINGS HERITAGE PRESERVATION BOARD
Certificate of Approval Quick Reference Chart

CA ISSUED BY HPB or Staff: Residential & Commercial		
Type of Construction Activity	Contributing Contributing "but Altered", & Traditional Cultural Properties	Non-contributing Structure/Vacant Lot
Accessory Structure, New	HPB	HPB
Addition to Primary or Accessory Building	HPB	HPB
Carport or Porch Enclosure, New	HPB	HPB
Deck, New Above Grade	HPB	Staff
Demolition	HPB	Staff
Driveway, New	HPB	HPB
Fence/Wall, Repair Existing Consistent w/Design Guidelines Not consistent w/ Design Guidelines	Staff HPB	Staff HPB
Fence/Wall, New If visible from Right-Of-Way	HPB, if not consistent with Design Guidelines; Staff if consistent	Staff, if consistent with Design Guidelines; HPB if not consistent
Fire Escape	HPB if visible from street; Staff if not	Staff
Foundation Enclosure	HPB	Staff
Hurricane Shutters	HPB (only if permanent)	Staff
Kiosk, Ticket Booth, etc.	HPB	HPB
Landscaping, Major Plan*	HPB	HPB
Move Structure onto site	HPB	HPB
Paint	Not reviewed	Not reviewed
Parking Lot Resurface only (no additional area) New or Expanded Lot New structure parking	Staff HPB HPB	Staff HPB HPB
Patio at grade	HPB	Staff
Pool/Spa, New	Staff	Staff
Pool cage, New	Staff	Staff
Porch Supports/Ornamentation Repair (original materials/style only)	Staff	Staff

Porch, replace & repair With original materials/style With other than original materials/style	Staff HPB	Staff Staff
Primary Structure, including Dormers, New	HPB	HPB
Roof , New With original materials/style With other than original Roofs enclosed with no change to existing Parapet, walls exempt	Staff HPB	Staff Staff
Roof , Repair With original materials/style With other than original Roofs enclosed with existing parapet walls exempt	Staff HPB	Staff Staff
Satellite Dish, Antenna, Security Bars	HPB only if visible from street; Staff if not	Staff
Signs, Awnings, Canopies Repair/replace fabric New	Staff HPB	Staff HPB
Site Clearing	Staff	Staff
Skylights	Staff	Staff
Solar Collectors	HPB only if visible from street; Staff if not	Staff
Stucco/siding/ brick stone/soffit/ fascia, Repair With same materials/style	Staff	Staff
Stucco/siding/ brick stone/soffit/ fascia, Replace/New	HPB	Staff
Window/Door Replacement With original materials/style DOORS With other than original WINDOWS	Staff HPB	Staff Staff

* See definition of Major Landscape Plan, § 107.00(28)

KEY:

HPB APPROVAL

Tarpon Springs Heritage Preservation Board shall review these items prior to granting a Certificate of Approval.

STAFF APPROVAL

Technical Review Committee and/or staff may issue a Certificate of Approval, however staff has the right to refer the item to HPB.

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Division
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name 2027 Norfolk, LLC		Email mhoush@arrysroofing.com	
Address 401 E Spruce Street			
City Tarpon Springs		State FL	Zip 34689
Phone 727-423-1232	Fax	Cellular 727-423-1232	

Applicant

Name 2027 Norfolk, LLC		Email mhoush@arrysroofing.com	
Address 401 E Spruce Street			
City Tarpon Springs		State FL	Zip 34689
Phone 727-423-1232	Fax	Cellular 727-423-1232	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 106 W. Park Street, Tarpon Springs, FL 34689			
Legal Description (attach additional sheets as necessary) TARPON SPRINGS OFFICIAL MAP BLK 54, BEG AT SW COR OF LOT 7 BLK 54 TH E ALG PARK ST 149FT TH N 130FT TH WLY 192FT TH SELY ALG LAKE BLVD 145FT TO POB (SEE MAP S12-27-15)			
Tax Parcel Number(s) 12-27-15-89982-054-0701	Current Designations of Property <table border="1"> <tr> <td>Land Use Category Commercial General</td> <td>Zoning District WDI-A</td> </tr> </table>	Land Use Category Commercial General	Zoning District WDI-A
Land Use Category Commercial General	Zoning District WDI-A		
Current Use of Property Storage/Warehouse	Contributing Structure? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Type of Proposed Activity: [Please check all that apply]

<input type="checkbox"/> Demolition	<input type="checkbox"/> Relocation *	<input type="checkbox"/> Structural Addition	<input type="checkbox"/> Driveway
<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> New Construction	<input type="checkbox"/> New Roof	<input type="checkbox"/> Other _____

* If Relocation, please indicate new location:

New Property Location or Address			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s)	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1905	Architectural Style Other	Porches? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Original Use Sponge Factory/Warehouse	Present Use Storage/Warehouse	Proposed Use Storage/Warehouse
Roof Type & Material Gable, Corrugated metal panels		Exterior Siding Material Corrugated metal panels

Previous Additions or Modifications: [please describe and include dates]

~~Date unknown - shed roof addition on the north side.~~

6-01-2016 Clean up of property and landscaping, fence was replaced with in-kind replacement fencing.

Description of Proposed Work:

~~Existing doors to remain, restoring original doors.~~

New metal grate awnings over windows, consistent with existing window grates (See conceptual drawings attached).

Windows are proposed for replacement with fixed plate glass, will not be the same as the existing windows (specs attached).

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ \$50.00 application fee
- ☐ \$50.00 application fee for signs only
- ☒ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☒ Details of exterior modifications
- ☐ Mailing labels for public notices and applicable postage charges. (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that _____ is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 7/7/2016

Title Holder: _____

Date: 7-7-16

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 8th day of July, A.D., 20 16 by MATTHEW HOUSH & ANTHONY HALLIS, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____



CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.*
- (2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- (3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.*
- (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.*
- (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.*
- (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.*
- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.*
- (8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.*
- (9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) EB

12-27-15-89982-054-0701

Compact Property Record Card

[Portability
Calculator](#)

Updated July 8, 2016 [Email](#) [Print](#) [Radius Search](#)

[Improvement Value
per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
2027 NORFOLK LLC 401 E SPRUCE ST TARPON SPRINGS FL 34689	106 W PARK ST TARPON SPRINGS



[Property Use](#): 4800 (General Warehouse)

Living Units:
0

[click here to hide] **Legal Description**

TARPON SPRINGS OFFICIAL MAP BLK 54, BEG AT SW COR OF LOT 7 BLK 54 TH E ALG PARK ST 149FT TH N 130FT TH W'LY 192FT TH SE'LY ALG LAKE BLVD 145FT TO POB (SEE MAP S12-27-15)



File for Homestead Exemption

2016 Parcel Use

Exemption	2015	2016	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
19196/2497	Sales Query	121030275013	A	D-G/800

2016 Preliminary Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$110,400	\$110,400	\$110,400	\$110,400	\$110,400
2014	No	\$110,200	\$110,200	\$110,200	\$110,200	\$110,200

2013	No	\$101,000	\$101,000	\$101,000	\$101,000	\$101,000
2012	No	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000
2011	No	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
2010	No	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
2009	No	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000
2008	No	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
2007	No	\$150,000	\$150,000	\$150,000	N/A	\$150,000
2006	No	\$120,000	\$120,000	\$120,000	N/A	\$120,000
2005	No	\$86,700	\$86,700	\$86,700	N/A	\$86,700
2004	No	\$75,000	\$75,000	\$75,000	N/A	\$75,000
2003	No	\$75,000	\$75,000	\$75,000	N/A	\$75,000
2002	No	\$70,900	\$70,900	\$70,900	N/A	\$70,900
2001	No	\$69,800	\$69,800	\$69,800	N/A	\$69,800
2000	No	\$69,800	\$69,800	\$69,800	N/A	\$69,800
1999	No	\$66,700	\$66,700	\$66,700	N/A	\$66,700
1998	No	\$66,100	\$66,100	\$66,100	N/A	\$66,100
1997	No	\$64,700	\$64,700	\$64,700	N/A	\$64,700
1996	No	\$64,700	\$64,700	\$64,700	N/A	\$64,700

2015 Tax Information[Click Here for 2015 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

Tax District: **TS**

2015 Final Millage Rate 21.4669

2015 Est Taxes w/o Cap or Exemptions \$2,369.95

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
12 May 2016	19196 / 2497	\$142,500	Q	I
08 Oct 2014	18554 / 2421	\$130,000	Q	I
	06221 / 0762	\$30,000	Q	

2016 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Warehouse Stor/Dist (48)	135x170	5.00	23030.0000	1.0000	\$115,150	SF

[click here to hide] 2016 Building 1 Structural Elements [Back to Top](#)

Site Address: 106 W PARK ST

Quality:
Fair
Square
Footage:
2560.00

[Compact
Property
Record
Card](#)

Foundation:

Piers

Floor

System:

Wood W/O

Sub Floor

Exterior

Wall:

Corrugated

Metal

Roof

Frame:

Gable Or

Hip

Roof

Cover:

Corrugated

Metal

Stories: 1

Living

units: 0

Floor

Finish:

Pine/Soft

Wood

Interior

Finish:

None

Fixtures: 2

Year Built:

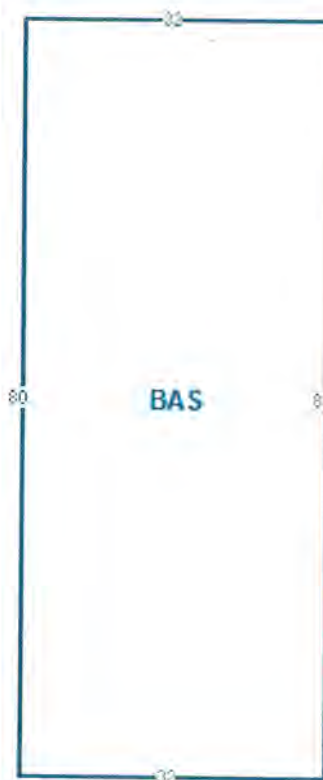
1901

Effective

Age: 35

Cooling:

None


[Open plot in New Window](#)

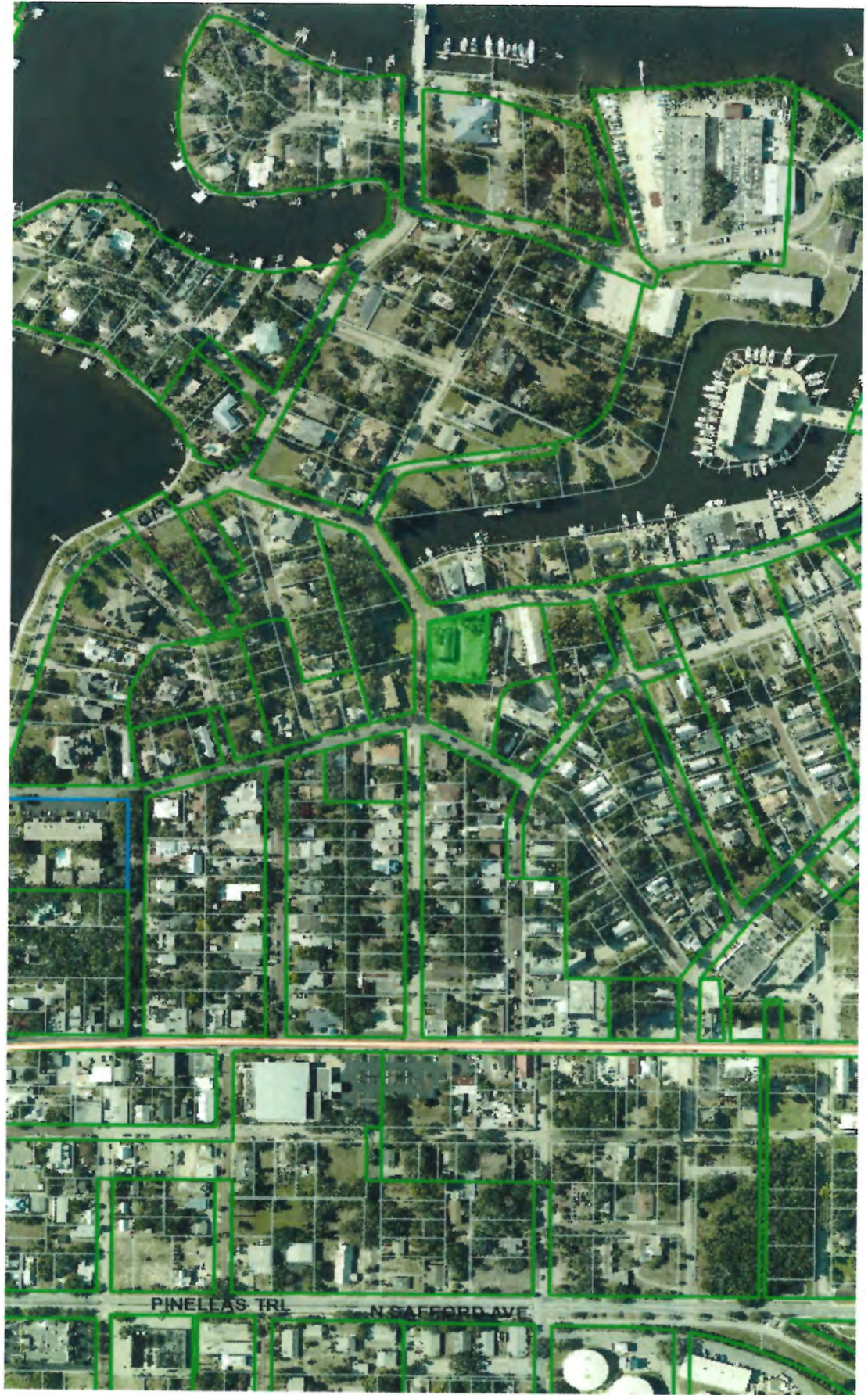
Building 1 Sub Area Information

Description	Building Finished Ft²	Gross Area Ft²	Factor	Effective Ft²
Base	2,560	2,560	1.00	2,560
Total Building finished SF: 2,560 Total Gross SF: 2,560 Total Effective SF: 2,560				

[\[click here to hide\]](#) 2016 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[\[click here to hide\]](#) Permit Data



2

Prepared by and Return to:
Julie T. Holt
Anclote Title Services, Inc
38868 US Highway 19 North
Tarpon Springs, Florida 34689

File Number: 16-414

General Warranty Deed

Made this May 12, 2016 A.D. By JACK L. JONES, a single man, by & thru MARVIN J. ALLEN, SR. his attorney in fact whose address is: c/o Marvin Allen 124 Elkins Road, Inglis, Florida 34449, hereinafter called the grantor, to 2027 NORFOLK, LLC, a Florida Limited Liability Company whose post office address is: 401 E. Spruce Street, Tarpon Springs, Florida 34689, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of One Hundred Forty Two Thousand Five Hundred dollars & no cents, (\$142,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Beginning at the Southwest corner of Lot 7, Block 54, OFFICIAL MAP OF TARPON SPRINGS, a subdivision according to the plat thereof recorded at Plat Book 4, Page 79, in the Public Records of Pinellas County, Florida; thence run East along the Park Street right-of-way line 149 feet; thence run North 130 feet; thence run West 192 feet; thence run Southeasterly along the Roosevelt Blvd right-of-way line 145 feet to the Point of Beginning.

Parcel ID Number: 12-27-15-89982-054-0701

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name JULIE T. HOLT

*Jack L. Jones by and through
Marvin J. Allen, Sr. as attorney
in fact*
(Seal)
JACK L. JONES by & thru MARVIN J. ALLEN, SR. his
attorney in fact

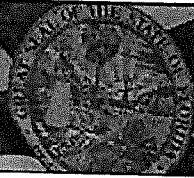

Witness Printed Name DENISE PADRO

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 12th day of May, 2016, by MARVIN J. ALLEN, SR. as attorney in fact for JACK L. JONES, a single man, who is personally known to me or who has produced drivers license as identification.


Notary Public
Print Name: JULIE T. HOLT
My Commission Expires: 7-24-17



**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

2027 NORFOLK LLC

Filing Information

Document Number	L15000133207
FEI/EIN Number	47-4745976
Date Filed	08/04/2015
Effective Date	08/01/2015
State	FL
Status	ACTIVE

Principal Address401 EAST SPRUCE STREET
TARPON SPRINGS, FL 34689**Mailing Address**401 EAST SPRUCE STREET
TARPON SPRINGS, FL 34689**Registered Agent Name & Address**ROBERT F. DIMARCO, C.P.A. PA
220 PINE AVENUE N
SUITE A
OLDSMAR, FL 34677**Authorized Person(s) Detail****Name & Address**

Title MGR

H&H LAND HOLDINGS LLC
401 EAST SPRUCE STREET
TARPON SPRINGS, FL 34689**Annual Reports**

Report Year	Filed Date
2016	05/04/2016

Document Images

05/04/2016 -- ANNUAL REPORT

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08/04/2015 -- Florida Limited Liability

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State of Florida, Department of State

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

H&H LAND HOLDINGS LLC

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Principal Address401 EAST SPRUCE STREET
TARPON SPRINGS, FL 34689**Mailing Address**401 EAST SPRUCE STREET
TARPON SPRINGS, FL 34689**Registered Agent Name & Address**ROBERT F. DIMARCO, C.P.A. PA
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SUITE A
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HOUSH, MATTHEW B
401 EAST SPRUCE STREET
TARPON SPRINGS, FL 34689

Title MBR

HOULLIS, MICHAEL A
401 EAST SPRUCE STREET
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Tit   MGR

HOULLIS, ANTHONY
276 KNOLLWOOD ROAD
TARPON SPRINGS, FL 34688

Annual Reports

Report Year	Filed Date
2015	03/19/2015
2016	02/03/2016

Document Images05/18/2016 -- LC Amendment[View image in PDF format](#)02/03/2016 -- ANNUAL REPORT[View image in PDF format](#)03/19/2015 -- ANNUAL REPORT[View image in PDF format](#)09/11/2014 -- Florida Limited Liability[View image in PDF format](#)[Copyright   and Privacy Policies](#)

State of Florida, Department of State

Original ☐Update ☒

HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1594

Recorder # 254

Recorder Date 2/18/09

Site Name E. R. Meres Sponge Packing Plant Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 106 W Park StreetVicinity of NE corner of Roosevelt and CanalCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section ☐ UTM Zone 17Easting 327161 Northing 3115106 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder E. R. Meres Construction Date 1905 Circa ☒Alterations ☐ Date _____ Type/Location _____Additions ☒ Date Unknown Type/Location shed roof addition on north sideMoved ☐ Original Location _____Use Original Warehouse Use Present Warehouse

DESCRIPTION

Style Other Exterior Plan Irregular Interior Plan Unknown Stories 1Structural System Wood frame Exterior Fabric Corrugated metal panelsFoundation Piers Foundation Materials Unknown Foundation Infill N/ANo. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details): _____

Outbldgs. ☐ Number _____ Nature/Location (Describe below) _____Roof Type Gable Roofing Materials Corrugated metal panelsSecondary Structures ☐ Comments Not applicable Location _____Chimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Missing/Covered Light # _____Metal Windows ☐ Type _____ Light # _____Exterior Ornament wood surroundsCondition Fair Surroundings Residential, Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This structure features metal grates over the windows and the faded outline of "GEO. NICHOLIS" on the south side.Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

HISTORICAL STRUCTURE FORM

Site # 8PI1594

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐
Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development; Industry

Summary of Significance

See continuation sheet.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE _/_/	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	_/_/
DELIST DATE _/_/	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	_/_/
	LOCAL DESIGNATION: _____		Date	_/_/
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Shiver, Carl. FMSF form for 8PI1594. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research Negative Numbers Roll 2885, #273, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

REQUIRED:

1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
2. LARGE SCALE STREET OR PLAT MAP
3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5

SITE NAME: E. R. Meres Sponge Packing House

A. NARRATIVE DESCRIPTION

The E.R. Meres Sponge Packing House is a two-story wood Frame Vernacular building listed in the *NRHP* in 1991. It is significant because of its association with the Tarpon Springs sponge industry. The building was constructed in 1905 and is oldest surviving packing house still serving its original function in the community. The plant was erected at the very beginning of that era between 1905 and 1941 when Greek settlers in Tarpon springs made the community a nationally important sponge harvesting center.

The rectangular plan structure has a gable roof and rests on masonry' piers that are screened by the metal exterior siding. The building was constructed c. 1905 and is still being used to process sponges. It retains all of its major original features, except for a sponge drying platform which was removed in the 1960s. The vernacular building has no stylistic characteristics or decorative details.

B. SUMMARY OF SIGNIFICANCE

Commercial sponging was centered at Key West, Nassau, Bahamas, and Cuba prior to 1890. During the 1890s the industry began shifting to the Tarpon Springs area and when the Spanish-American War began in 1898, many sponge boats left Key West to come to Tarpon Springs. By the early 1900s Tarpon Springs was considered the largest sponge port in United States.

The E.R. Meres Sponge Packing Plant is the oldest extant example of a sponge packing plant in Tarpon Springs still in operation. The interior of the building is arranged to serve the various steps involved with processing natural sponges. At the height of sponge industry activity in the 1920s there were nearly two dozen such packing houses in Tarpon Springs, but now only four of these businesses remain in operation.

C. HISTORY AND REFERENCES CITED OF PAST WORK AT SITE

Shriver, Carl.

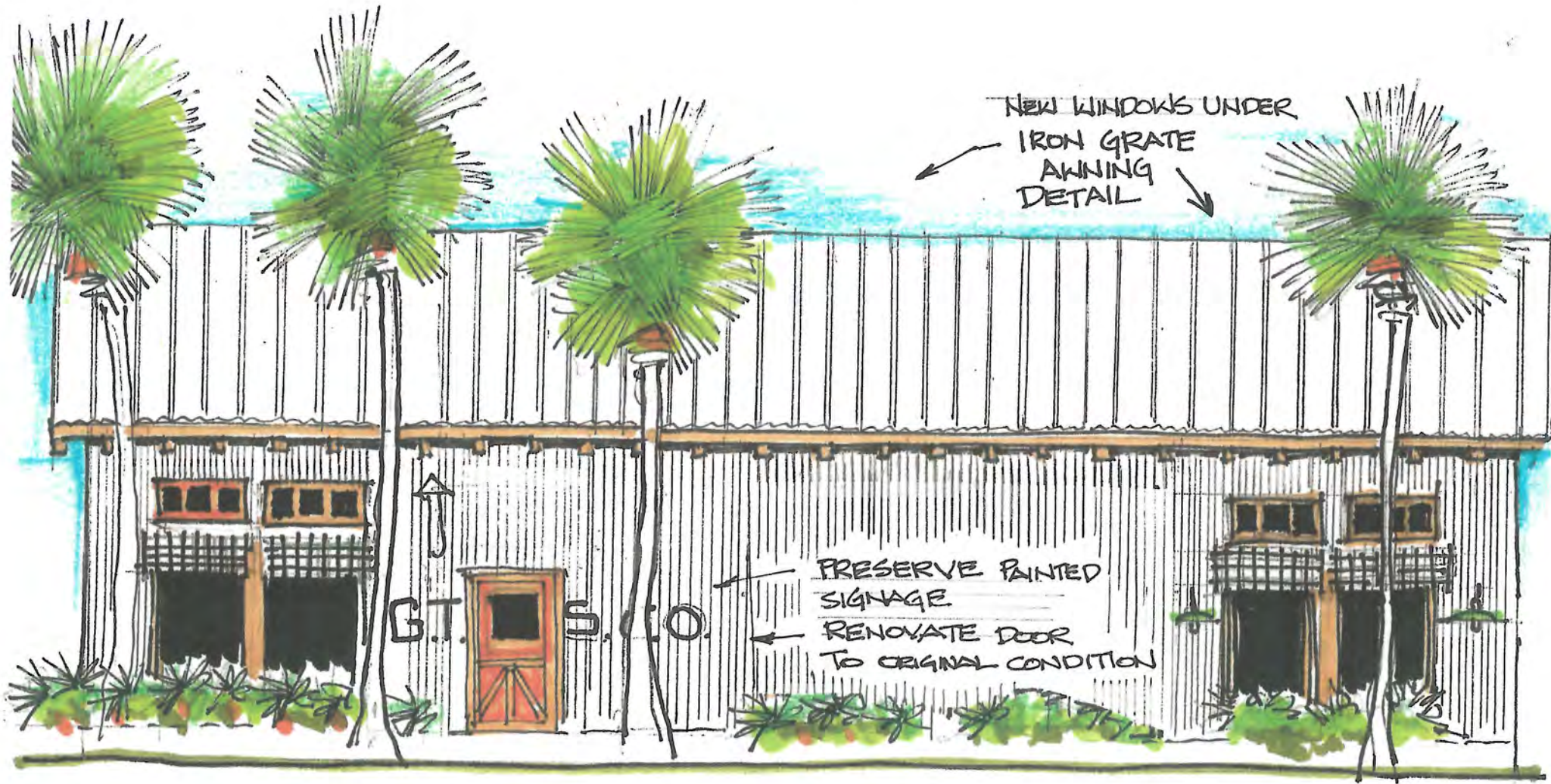
1990 *E.R. Meres Sponge Packing House National Register Nomination*. NRHP Nomination, Tallahassee: Florida Department of State, Division of Historic Resources.



SKETCH MAP



"PRELIMINARY"
PROPOSAL



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PRESERVE PAINTED
SIGNAGE
AND IRON GRATES.

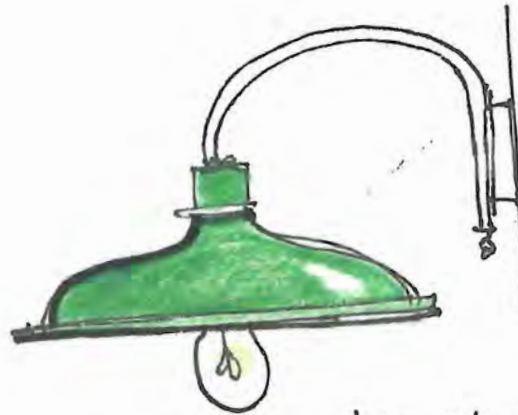


NOTE: ACCESS MAY VARY
THOUGH NORTH ELEV.
AS PROJECT DEVELOPES
WITH IN GATED AREA (HIDDEN)
TO PUBLIC

NORTH ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$

NEW
ACCESS
DOOR



NEW VINTAGE LIGHTS
 PORCELAIN SHADE
 FILAMENT BULB.

RESTORATION OF SPONGE WAREHOUSE
 ON THE CORNER OF ROOSEVELT BOULEVARD
 AND WEST PARK STREET TO INCLUDE:

PRESERVATION OF EXISTING SIGNAGE OF
 SPONGE BUSINESS, (3) PRE-EXISTING DOORWAYS
 AND PRESERVATION OF ALL EXISTING IRON
 GRATES.

ORIGINAL
 SIGN & SIDING

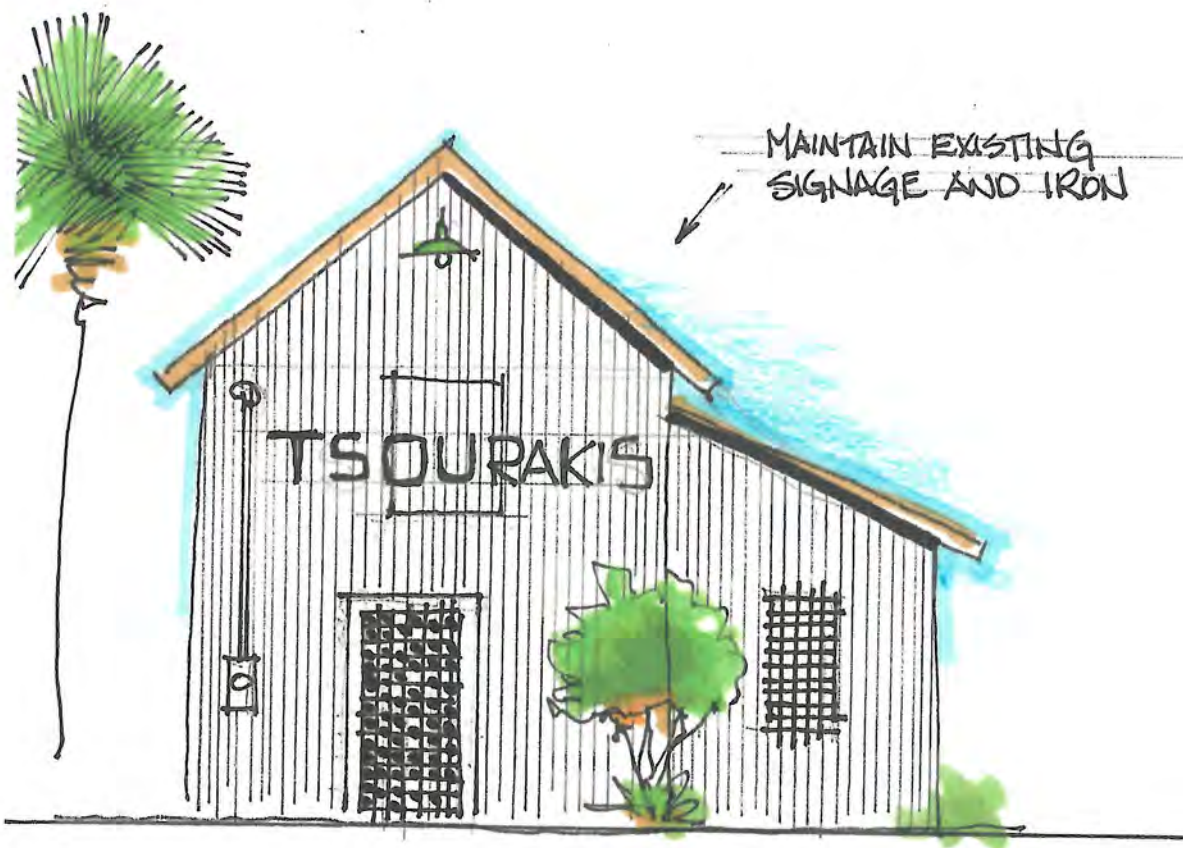
ORIGINAL
 DOORS &
 GRATES



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PALMETTO'S



MAINTAIN EXISTING
SIGNAGE AND IRON

EAST ELEVATION

Specifications

Doors:

- Plan course of action is to reuse all the doors, making only the necessary repairs to make functional and operate effectively. We will use harvested materials from the building to repair the door to keep the look of “weathered” original style. If new door opening is adding, the same look we remain as best as possible
- Material: all material will be pressure treated hard pine w/ distressed stain/paint to match as best as possible. All fasteners to resemble original installation.
- Window / Door Storm Protection: If necessary, will cut to size $\frac{3}{4}$ ” plywood for each opening as per Florida Building Code specifications.

Windows:

- Plan course of action is to reuse all the window openings, making only the necessary repairs to make functional and operate effectively. We will use harvested materials from the building to repair the window to keep the look of “weathered” original style. If new window opening is adding, the same look we remain as best as possible.
- Material: $\frac{1}{4}$ ” glass (fixed panel) to be installed within framed materials of pressure treated hard pine w/ distressed stain/paint to match as best as possible. All fasteners to resemble original installation.
- Window / Door Storm Protection: If necessary, will cut to size $\frac{3}{4}$ ” plywood for each opening as per Florida Building Code specifications.

Awning / Iron Grid Detail:

- Plan course of action is to reuse all the iron grid window opening protection, making only the necessary repairs to make functional and secure and relocate as per drawings.
- Material: Use matching flat bar steel as per attached picture. (approximately $\frac{1}{4}$ ” to $\frac{3}{8}$ ” raw steel). All fasteners to resemble original installation.

Exterior Finish & Roof

- Plan course of action is to leave all the original corrugated metal, only making necessary repairs to fill in holes to make air/water tight. In the heavily rusted areas, we will treat and paint to match existing weathered grey.









Heather M. Urwiller, AICP
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611
FAX (727) 937-1137

August 2, 2016

2027 Norfolk, LLC
401 E. Spruce Street
Tarpon Springs, FL 34689

RE: **Certificate of Approval – 106 W. Park
Application #16-78**

Dear Gentlemen:

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board at the August 1, 2016 meeting, reviewed and granted a Certificate of Approval for your application to allow for the renovation and restoration activities at the site located at 106 W. Park Street. The approval is subject to the following conditions;

1. All replacement windows shall be 6/6 pane windows (2/2 window pane design windows as a minimum). Windows shall not be highly tinted, and muntins may be wood, anodized aluminum, or vinyl.
2. The addition of new window or door openings shall only occur on the side and rear walls of the structure, and shall not be larger, or inconsistent with the size and shape of the existing window and door openings.
3. New doors added shall be of the same material, texture, and color of the existing/original doors.
4. The transoms being proposed shall be multi-paned (as proposed) to match the multi-pane design of the windows

If you have any questions, please feel free to contact our office.

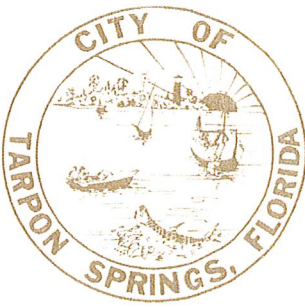
Respectfully,

Lisa Wargo

Lisa Wargo,
Principal Planner

Cc: File #16-78

HIGH TIDE CAFE
NOTICE OF DECISION #23-13
SIDEWALK WAIVER



City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 943-4651

Renea Vincent, AICP, CPM
Director

LOCAL GOVERNMENT VARIANCES AND APPEALS OF ADMINISTRATIVE
DECISIONS
CITY OF TARPON SPRINGS
Application #23-13

ORDER GRANTING A VARIANCE

CODE REQUIREMENT: Per Section 132.00 of the Land Development Code, as a condition of the issuance of Certificate of Occupancy a sidewalk shall be constructed for the length of the site frontage along all abutting streets in accordance with the standards of this Section.

REQUEST: The applicant is requesting a sidewalk waiver from the Board of Adjustment to not construct sidewalks along the Roosevelt Blvd. frontage.

ADVERTISED: Tampa Bay Times on April 5, 2023

PARCEL IDENTIFICATION: 12-27-15-89982-054-0701

LOCATION: 106 W. Park Street

The Board of Adjustment heard testimony and reviewed all evidence at the Board of Adjustment Public Hearing held on April 26, 2023, and based on the evidence, enters the following findings of fact, conclusions of law, and order.

FINDINGS OF FACT

1. The existing mature trees, protected sabal palms within the right-of-way limit the opportunity to construct sidewalks at this location. Further, the Public Works department has indicated that future sidewalk connections on the east side of Roosevelt Blvd. north of the subject site is unlikely due to various right-of-way limitations. These limitations are unique to the subject property and do not generally apply to other property located elsewhere within the same district.
2. The subject property in its current configuration and the adjacent right-of-way and mature trees have been in existence prior to the applicant taking ownership of the property. The conditions or special circumstances peculiar to the property have

not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.

3. The presence of the protected, mature sabal palms within the adjacent Roosevelt right-of-way present challenges to constructing sidewalks along the subject property's frontage. Additionally, according to Public Works future sidewalk connectively north of the subject property is impractical due to various right-of-way limitations on the east side of Roosevelt. Based on these conditions, staff believes the technical impracticality condition has been met and is grounds for a sidewalk waiver.

CONCLUSIONS OF LAW

The Board of Adjustment has determined that the request meets all of the review criteria established in the Land Development Code, specifically Section 132.01(B) and Section 132.01(C).

ORDER

It is DECIDED that the application is approved by a 5-0 vote by the Board of Adjustment, specifically, to grant a sidewalk waiver for the Roosevelt Blvd. frontage.

DONE AND ORDERED on April 26, 2023.



Jacqui Turner, Chair
Board of Adjustment

HIGH TIDE CAFE
CITIZEN COMMENT

Patricia McNeese

From: Planning Department
Sent: Friday, October 6, 2023 8:10 AM
To: Patricia McNeese
Subject: FW: Application #23-04

Hey Pat! See the email below. This is for High Tide Café.

Allie Keen, AICP
Principal Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Rene Torres <renelctorres@gmail.com>
Sent: Thursday, October 5, 2023 2:01 PM
To: Planning <planning@ctsfl.us>
Subject: Application #23-04

This Message Is From an External Sender

This message came from outside your organization.

Regarding the request for retail food establishment in the WDI-A zone.

We are opposed to any more commercial development within an area that is mostly residential with the exception of grandfathered fishing in uses dating decades. The applicant has a property with a historic sponge warehouse that would require new structures built adjacent to the historic building and where would the patrons park? This area has substandard narrow roads that flood at most high tides making traffic to and from the sponge docks and the beaches (this is a short cut use by many) hazardous at best. Recently during Idalia this area flooded with about 24 inches of water that even kept the Fire Department from reaching a fire just over the Riverside Dr. Bridge. St Michael's Shrine is just behind this property and events there already create traffic problems in the neighborhood. Unless the city is willing to mitigate the flooding and widen the streets all around to accommodate this back door approach to the sponge docks and the truck traffic that services those businesses and the neighboring Hellas Bakery we highly recommend refusal of any modifications to this property.

--

René L.C. Torres
400 Grand Boulevard
Tarpon Springs Florida 34689
telephone 727 230 1666

From: The City of Tarpon Springs Citizens

To: Tarpon Springs Planning and Zoning Board & The Board of Commissioners

November 15, 2023

In Re: Application #23-04 & #22-39

Dear Board Members and Commissioners: We were disappointed at the action of the Preservation Board, to approve this project. It does not meet with preservation guidelines nor does it uphold the values of preservation that are stated in numerous City Documents and Codes. For example, recommended by the Planning & Zoning Board and the Board of Commissioners for the 2007 Evaluation & Appraisal Report of the Comprehensive Plan. Number 7 is, **Identify sponge warehouses and protect as historic structures.**

We now look to you to make a decision in favor of the taxpayers and residents that reside in this great city by denying this Conditional Use Permit.

The City allowed the new residential homes with addresses of 403 to 423 Roosevelt Blvd to be built in recent years. These homes replaced the commercial fishing docs. These homes are directly across the street from the historic sponge processing warehouse at 106 W Park. Nothing in this area is related to the WDI-A waterfront commercial fishing development zoning anymore. We are asking for **This area to be re-zoned R-60 R-70** one and two family residential district like the rest of W Park Street. This is a neighborhood, we live here, and a business does not belong in our neighborhood. This is a quote from the Historic District Guidelines (**ensures that changes to individual properties do not negatively impact surrounding properties or the overall character of the neighborhood.**) This project does negatively impact our surrounding properties and the overall character of the neighborhood. It does not stabilize our neighborhood. It does not safeguard this **Contributing Structure, Landmark, Historic Site, as defined in Article VII. 107 of the City Code.**

The alteration of historic sites and historic buildings is a serious matter to us! At the Greektown Placemaking Meeting October 18, 2023, the survey results showed historic preservation as the number 1 importance to residents. 106 W Park is included as part of Greektown. Greektown is listed on the National Register Historic District.

Quote from Sponge Docks and Community Redevelopment Area Special Area Plan
Future redevelopment and infill should be sensitive to the historic importance and character of the area's National Register Historic District

Article VII. - 112.00 of the Comprehensive Plan – Zoning & Land Development Code, states that all renovations of contributing structures in a historic district shall meet the Secretary of the Interior's Standards and Guidelines.

Article from the Secretary of Interior: <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>
The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property **will be avoided.**

It states that the property should be used as it was historically. It was a sponge processing and packing warehouse, which is consistent with the current use as a storage warehouse. A Commercial Restaurant IS NOT a new use that only requires minimal change.

The Cities documents state: A Conditional use must comply with Land Development Code & Comprehensive Plan.

City Land Development Code:

§ 3.00 - PURPOSE AND INTENT.

This Ordinance is adopted to:

- (A) Promote and protect the public health, safety, and general welfare of the residents and property owners of the City of Tarpon Springs.
- (D) Guide the future growth, development, and redevelopment of the City. (E) Maintain and improve the quality of life in the City.

§ 4.00 - RELATIONSHIP TO COMPREHENSIVE PLAN.

Land Development regulations shall be consistent with and implement the adopted Comprehensive Plan.

City Comprehensive Plan

I. INTRODUCTION

The fundamental purpose of any historic preservation program, particularly the historic preservation element in a comprehensive plan, is to **protect the historic resources within the local government's jurisdiction against adverse impact, and to promote awareness among residents and government officials of the wisdom of preserving such resources.**

The historic resources of Tarpon Springs are a vital ingredient of the city's unique sense of place. Without the individuality of the city's historic structures and National Register Historic District, Tarpon Springs would appear indistinguishable from other communities.

J. Zoning

The City of Tarpon Springs does not have a separate zoning category for the Historic District. **The introduction of discordant elements within a historic setting may destroy the integrity of a historic resource.** Historic architectural controls are merely a special kind of zoning and should be considered a reasonable regulation of property applied in the interest of the community. **Zoning is the most common historic preservation tool that at the same time presents significant danger to historic resources if it is wrongfully applied.** Consideration should be given to establishing a special zoning district for historic buildings. The district could make provisions for special characteristics such as set-back, height, density, massing, and lot coverage.

As residents, voters and taxpayers, we respectfully ask the Planning-Zoning Board and The Board of Commissioners to deny Application 23-04 & 22-39 and to re-zone this area properly as R-60 R-70. We ask that the City Preservation laws and plans be followed to protect this historic location and structure.

Please consider the negative impact of all the neighboring properties. Increased traffic generated should also be considered, as addressed in the **Traffic Element to the Comprehensive Plan**. The fact that this property is listed as a designated floodplain area on Pinnellas County Floodplain map, with FEMA Data is also a major concern.

The empty buildings on the Sponge Docks where restaurants use to exist should be the site for new restaurants, not residential neighborhoods.

Page 3 & 4 are direct copy & pastes of codes from the City's Website.

Historic District Guidelines CHAPTER 1. INTRODUCTION TO PRESERVATION IN TARPON SPRINGS

Purpose of Historic District Guidelines These guidelines are intended to provide a clear framework for making sure that changes to the exterior of properties within the Tarpon Springs Historic District are made appropriately and consistently. **This ensures that changes to individual properties do not negatively impact surrounding properties or the overall character of the neighborhood.**
Maintaining a neighborhood's historic character has social, economic, and environmental benefits beyond achieving a particular aesthetic appearance.

The purpose of Tarpon Springs' Heritage Preservation Ordinance is: "to establish standards for the protection, enhancement, and preservation of historic and cultural resources with the following objectives:

- To effect and accomplish the protection, enhancement, and perpetuation of buildings, structures, geographic districts, landscape features, and archaeological resources that represent distinctive elements of the City's historical, cultural, archaeological, aesthetic, and architectural heritage;
- **To safeguard the City's historical, cultural, archaeological, and architectural heritage, while allowing the reasonable and productive use of such resources;**
- **To foster civic pride in the beauty, accomplishments, and living heritage of the past and to recognize the contributions of previous generations through neighborhood conservation and cultural preservation;**
- **To promote tourism through the preservation and expansion of the physical characteristics that attract visitors and patrons, thereby stimulating the economic base of the community, which relies upon tourism; and,**
To stabilize neighborhoods, encourage in-fill development, avoid inappropriate and ineffective design.

COMPREHENSIVE PLAN – ZONING & LAND DEVELOPMENT CODE

Article VII. - 112.00 The renovation of contributing structures in a historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property **will be avoided**.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A Conditional use must comply with Land Development Code & Comprehensive Plan.

City Land Development Code:

§ 3.00 - PURPOSE AND INTENT.

This Ordinance is adopted to:

(A) Promote and protect the public health, safety, and general welfare of the residents and property owners of the City of Tarpon Springs.

(D) Guide the future growth, development, and redevelopment of the City. (E) Maintain and improve the quality of life in the City.

§ 4.00 - RELATIONSHIP TO COMPREHENSIVE PLAN.

Land Development regulations shall be consistent with and implement the adopted Comprehensive Plan. All requests for development order approval must comply with the Land Development Code, must further the adopted Comprehensive Plan, and shall be reviewed for consistency with the goals, objectives, and policies contained within the following elements of the adopted Comprehensive Plan:

(A) Future Land Use Map Series. (B) Future Land Use Element. (C) Historic Resources Element. (D) Utilities Element and all Sub-Elements. (E) Coastal Management and Conservation Element. (F) Traffic Circulation Element. (G) Capital Improvements Element. (H) Housing Element. (I) Recreation and Open Space Element. (J) Intergovernmental Coordination Element. (K) Plan Administration Element.

City Comprehensive Plan

I. INTRODUCTION

The fundamental purpose of any historic preservation program, particularly the historic preservation element in a comprehensive plan, is to protect the historic resources within the local government's jurisdiction against adverse impact, and to promote awareness among residents and government officials of the wisdom of preserving such resources.

The historic resources of Tarpon Springs are a vital ingredient of the city's unique sense of place. Without the individuality of the city's historic structures and National Register Historic District, Tarpon Springs would appear indistinguishable from other communities.

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The City of Tarpon Springs does not have a separate zoning category for the Historic District. The introduction of discordant elements within a historic setting may destroy the integrity of a historic resource. Historic architectural controls are merely a special kind of zoning and should be considered a reasonable regulation of property applied in the interest of the community. Zoning is the most common historic preservation tool that at the same time presents significant danger to historic resources if it is wrongfully applied. Consideration should be given to establishing a special zoning district for historic buildings. The district could make provisions for special characteristics such as set-back, height, density, massing, and lot coverage.

V. RECOMMENDATIONS The following is a list of issues and recommendations identified by the public participation process and by the analysis of the six major issues that were recommended by the Planning & Zoning Board and the Board of Commissioners for the 2007 Evaluation & Appraisal Report of the Comprehensive Plan.

1. Work with the Commercial Working Waterfronts Committee.
2. To explore additional methods to ensure compatibility of future development/redevelopment with the history and culture of the area, regardless of its location in the formally designated Historic District.
3. Need to update the Florida Master Site Inventory which has not been updated since 1988.
4. There is continued resistance to implementation of a cultural/historical district for the Sponge Docks.
5. The City is not protecting historically designated properties outside of Historic District.
6. Consideration of archeological sites.

7. Identify sponge warehouses and protect as historic structures.

