

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Tarpon Springs
Local Government Contact:	Patricia L. McNeese, AICP
Address:	324 East Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext. 2255
E-Mail Address:	pmcneese@ctsfl.us
Local Government Case #:	20-73
Local Government Ordinance #:	2020-21

Property Owner Contact Information

Name(s):	C.S. Bayer, M.L. Frassrand & R.A. Sprentall
Address:	687 Klosterman Road
Phone:	
E-Mail Address:	n/a

Agent Contact Information (if applicable)

Name(s):	Ed Armstrong
Address:	600 Cleveland Street, Suite 800, Clearwater, Florida 33755
Phone:	727-259-6791
E-Mail Address:	ed.armstrong@hwlaw.com

Characteristics of the Subject Property

Site Address(s):	685 and 687 East Klosterman Road
Total Acreage of the Amendment Area:	2.39 acres of a larger (15.30-acre) property
Existing Use(s):	vacant
Proposed Use(s):	50-unit single family residential subdivision
Parcel Identification #:	19-27-16-89442-000-0310 and 19-27-16-89442-000-0300
Legal Description of the Amendment Area:	see above
What is the adjacent roadway's Level of Service (LOS) grade?	Klosterman Rd (19 to Alt 19), LOS C
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor <input type="checkbox"/> Coastal High Hazard Area

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	No.
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	Unknown. Individual lots will be offered for sale.
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	Unknown.
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	The property has undergone Future Land Use Map (FLUM) amendment, rezoning and platting processes while under the jurisdiction of Pinellas County. The recorded plat has been annexed into the City. The City does not have an Employment (E) FLUM category, hence the Industrial Limited (IL) proposal. The City is processing an accompanying Comprehensive Plan text amendment to better align the IL uses with the uses listed in the Countywide Rules Employment (E) category.

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Preservation
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input checked="" type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	Residential Low
Proposed Local Future Land Use Plan Map Category(ies):	Preservation

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

9/22/20

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

PLANNING AND ZONING BOARD BOARD OF COMMISSIONERS

Application #20-73, Ordinance No. 2020-21
September 21, 2020 (Planning and Zoning Board)
September 22, 2020 (Board of Commissioners)



APP #20-73 DAVID WEEKLY HOMES

REQUEST:

Property Location: Northeast corner of East Klosterman Road and South Disston Avenue

Future Land Use Map Category: Residential Low (RL)

Zoning: Residential Planned Development (RPD)

Request:

Future Land Use
Map Amendment
for 2.39-acre
wetland area
from RL
to Preservation (P)



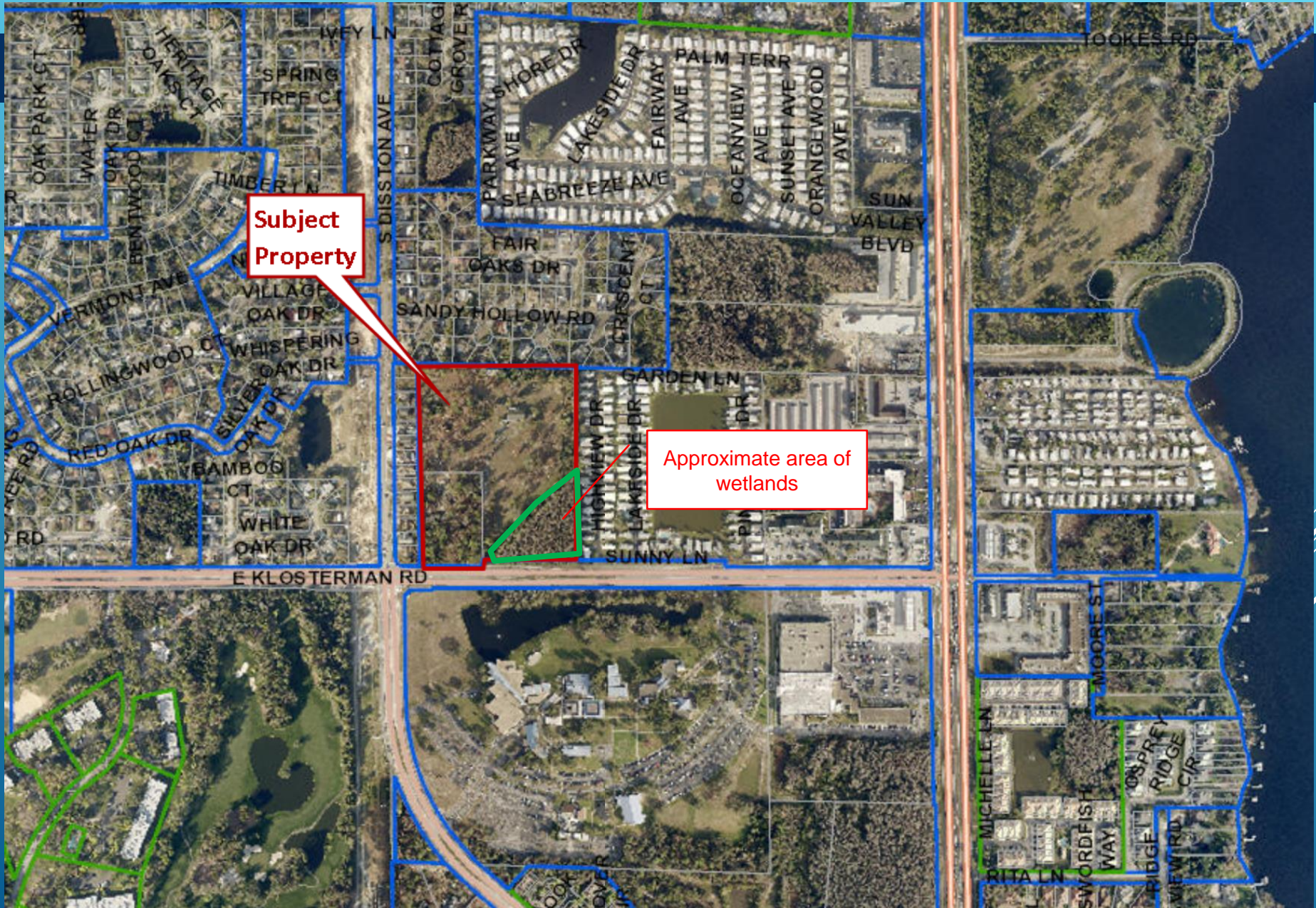
APP #20-73 DAVID WEEKLY HOMES

Previously Approved for this Property:

- 1. Annexation - Ordinance 2020-08**
- 2. Future Land Use Map amendment to Residential Low - Ordinance 2020-10**
- 3. Preliminary Planned Development and Rezoning to Residential Planned Development - Ordinance 2020-09**

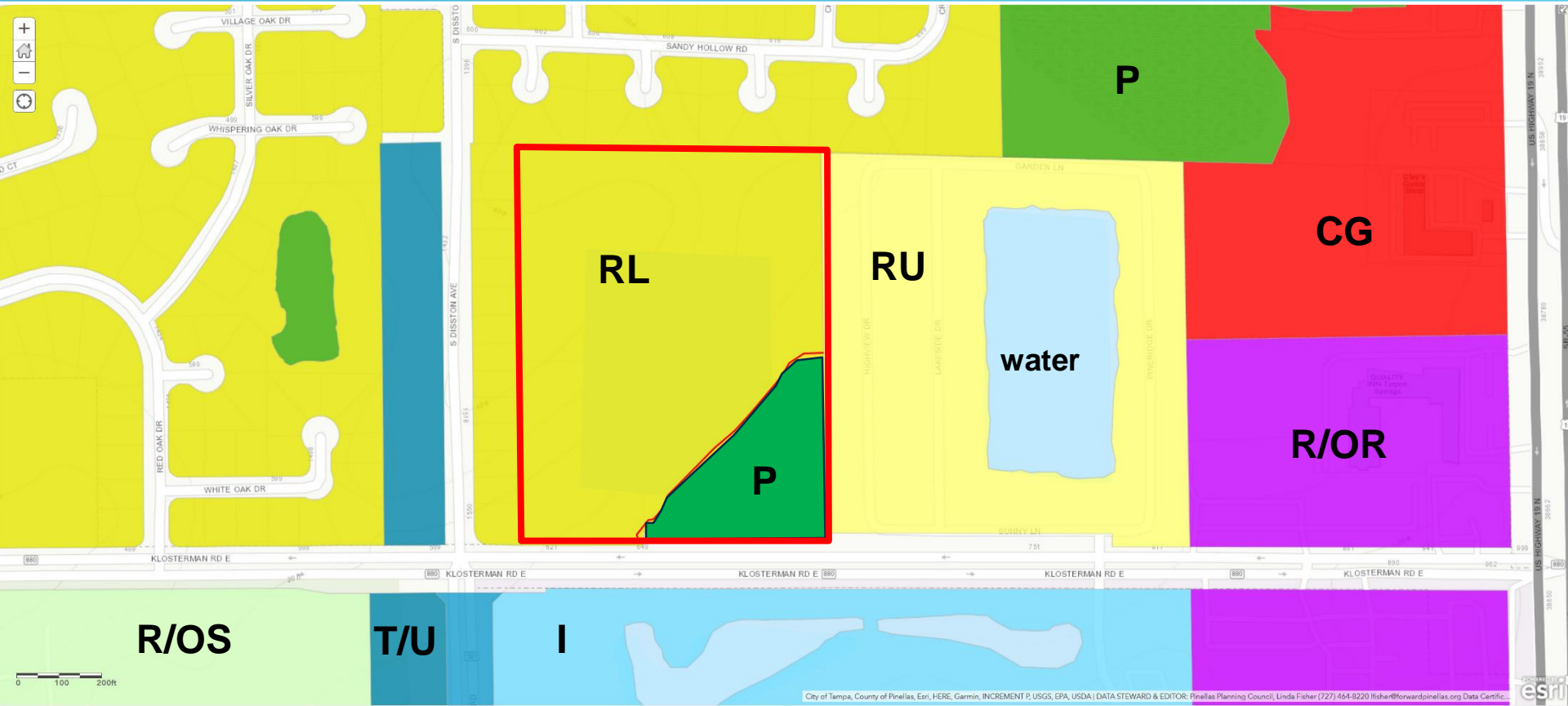


APP #20-73 DAVID WEEKLY HOMES



APP #20-73 DAVID WEEKLY HOMES

Future Land Use change from RL to P – wetland area:

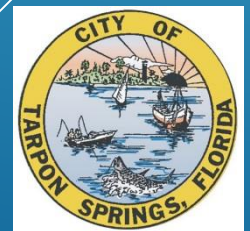


APP #20-73 DAVID WEEKLY HOMES

Recommendation:

The proposed amendment was properly noticed. There were no responses received.

Staff recommends approval of the Future Land Use Map amendment from RL (Residential Low) category to P (Preservation) category.



CITY OF TARPON SPRINGS

Staff Report

September 14, 2020

TO: PLANNING AND ZONING BOARD
BOARD OF COMMISSIONERS

FROM: PLANNING AND ZONING DEPARTMENT

HEARING DATES: SEPTEMBER 21, 2020 (PLANNING & ZONING BOARD)
SEPTEMBER 22, 2020 (BOC 1ST READING)
OCTOBER 13, 2020 (BOC 2ND READING)

SUBJECT: APPLICATION NUMBER 20-73: **ORDINANCE 2020-21
AMENDING THE FUTURE LAND USE MAP FOR 2.39 ACRES,
MORE OR LESS, OF REAL PROPERTY LOCATED AT 685
AND 687 EAST KLOSTERMAN ROAD ON THE NORTHEAST
CORNER OF EAST KLOSTERMAN ROAD AND SOUTH
DISSTON AVENUE, LYING IN SECTION 19, TOWNSHIP 27
SOUTH, RANGE 16 EAST (APPLICATION 20-73), FROM LAND
USE DESIGNATION RL (RESIDENTIAL LOW), TO LAND USE
DESIGNATION P (PRESERVATION).**

I. APPLICATION

- A. Application: Request for approval of an amendment to the Future Land Use Map (FLUM) for 2.39 acres of the 15.3-acre development site from RL (Residential Low) to P (Preservation) for an area of jurisdictional wetlands.
- B. Applicant: David Weekley Homes
Martin Frame, Land Acquisitions Manager
6557 Gunn Highway
Tampa, FL 33624
- C. Owners: Mary L. Frassrand
Robert A. Sprentall
Cindy S. Bayer
P.O. Box 849
Tarpon Springs, FL 34688
- D. Agent: Ed Armstrong
Cynthia Tarapani
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

II. PROPERTY INFORMATION

- A. Location: 685 and 687 East Klosterman Road on the northeast corner of East Klosterman Road and South Disston Avenue, lying in Section 19, Township 27 South, Range 16 East
- B. Property Size: 15.3 acres, of which 2.39 acres is wetland subject to the requested FLUM amendment
- D. Subject Parcel Zoning/ Land Use Plan Designation:
RL (Residential Low)
RPD (Residential Planned Development)
- E. Tax Parcel Numbers: 19-27-16-89442-000-0300 and,
19-27-16-89442-000-0310
- F. Surrounding Land Use, Zoning and Existing Use:

Direction	Zoning/Land Use Plan	Existing Use
North:	R-70A (Single Family Residential) / RL (Residential Low) (City)	Single Family Residential
East:	RMH (Residential Mobile/ Manufactured Home) / RU (Residential Urban) (County)	Mobile Home Park
South:	R-100 (Single Family Residential) / I (Institutional) (City)	St. Petersburg College
West:	R-70A (Single Family Residential) / RL (Residential Low) (City)	Single Family Residential

III. BACKGROUND

The subject property is a 15.3-acre site located at the northeast corner of Klosterman Road and Disston Avenue. The Board of Commissioners heard and approved the following applications on this property:

- Application 20-26, Ordinance 2020-08, Annexation, adopted August 11, 2020.
- Application 20-27, Ordinance 2020-10, Future Land Use Map Amendment from County Residential Suburban (RS) to City Residential Low (RL), adopted July 28, 2020.
- Application 20-28, Ordinance 2020-09, Rezoning from County Residential Rural (R-R) to City Residential Planned Development (RPD) and Preliminary Planned Development, adopted July 28, 2020.

The applicant has completed designation and agency confirmation of the jurisdictional wetlands on site that will be preserved pursuant to the approved Preliminary Planned Development and that comprise 2.39 acres, more or less, in area. The site layout for the approved 50-unit single-family Residential Planned Development at this location provides for preservation and buffering of this wetland. A map of the proposed FLUM amendment area is attached to this staff report.

IV. REVIEW CRITERIA - COMPREHENSIVE PLAN MAP AMENDMENT:

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the existing RL (Residential Low) and the proposed P (Preservation) categories are shown below:

	Existing FLU	Proposed FLU
	RL	P
Primary Uses	Residential	Open and Undeveloped
Max. Density	5 dwelling units per acre	0 dwelling units per acre
Max. FAR¹	0.40 non-residential	0.10 non-residential
Max. ISR²	0.65 non-residential	0.20 non-residential

1. Floor Area Ratio
2. Impervious Surface Ratio

ANALYSIS:

Future Land Use Element

Policy 2.6.1 of the Future Land Use Element describes the proposed P (Preservation) Land Use category and outlines the uses and standards:

The Preservation Land Use Category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.

Primary Uses - Open and undeveloped consistent with the following natural resource features and considerations; Tidal Wetlands, Non-Tidal Wetlands; Undeveloped Barrier Islands and Spoil Islands; 25 year Floodplain; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Dune Systems; Habitat for endangered or threatened species as designated; and such additional areas as determined by the City.

Secondary Uses - Use Characteristics provided for and located in adjoining Categories which are accessory to or are the incidental extension of the permitted adjoining use.

Density/Intensity Standards: No use shall exceed a floor area ratio of .10 nor an impervious surface of .20.

The subject area can be characterized as non-tidal wetlands and are proposed to be preserved as open and undeveloped in their current natural state. Therefore, the Preservation designation is appropriate for this area. The density assigned to the proposed Preservation area has already been approved for use in the upland area of the property pursuant to Section 148.02 (B) of the Land Development Code.

VI. OTHER EVIDENCE

A. Technical Review Committee (TRC)

The TRC reviewed this application at their regular meeting of July 2, 2020 meeting and recommended approval with no accompanying comments.

B. Public Correspondence: The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. No responses have been received to these notices to date.

VII. STAFF RECOMMENDATION

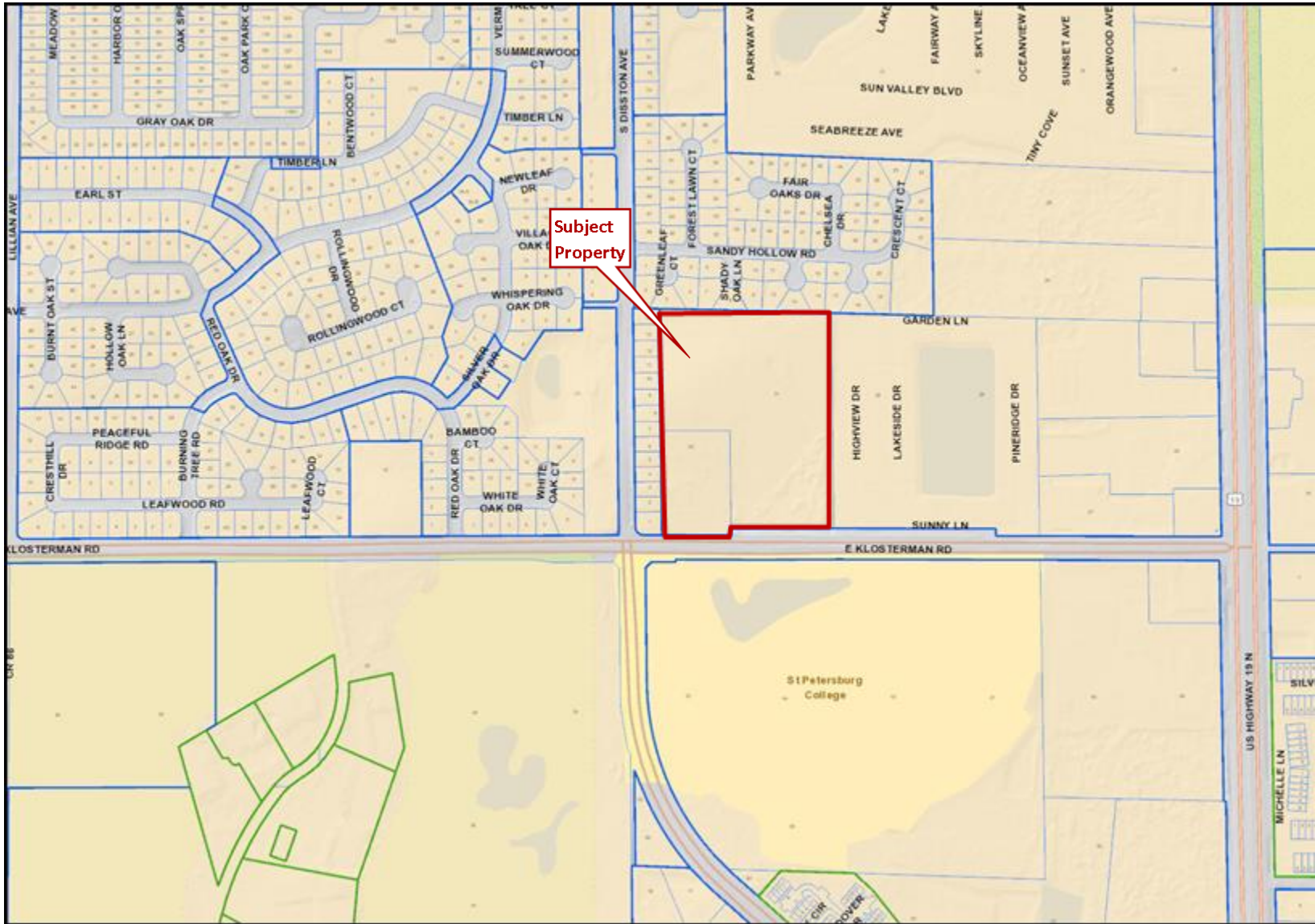
Staff recommendation is to **approve** the following:

Future Land Use from RL (Residential Low) to P (Preservation)

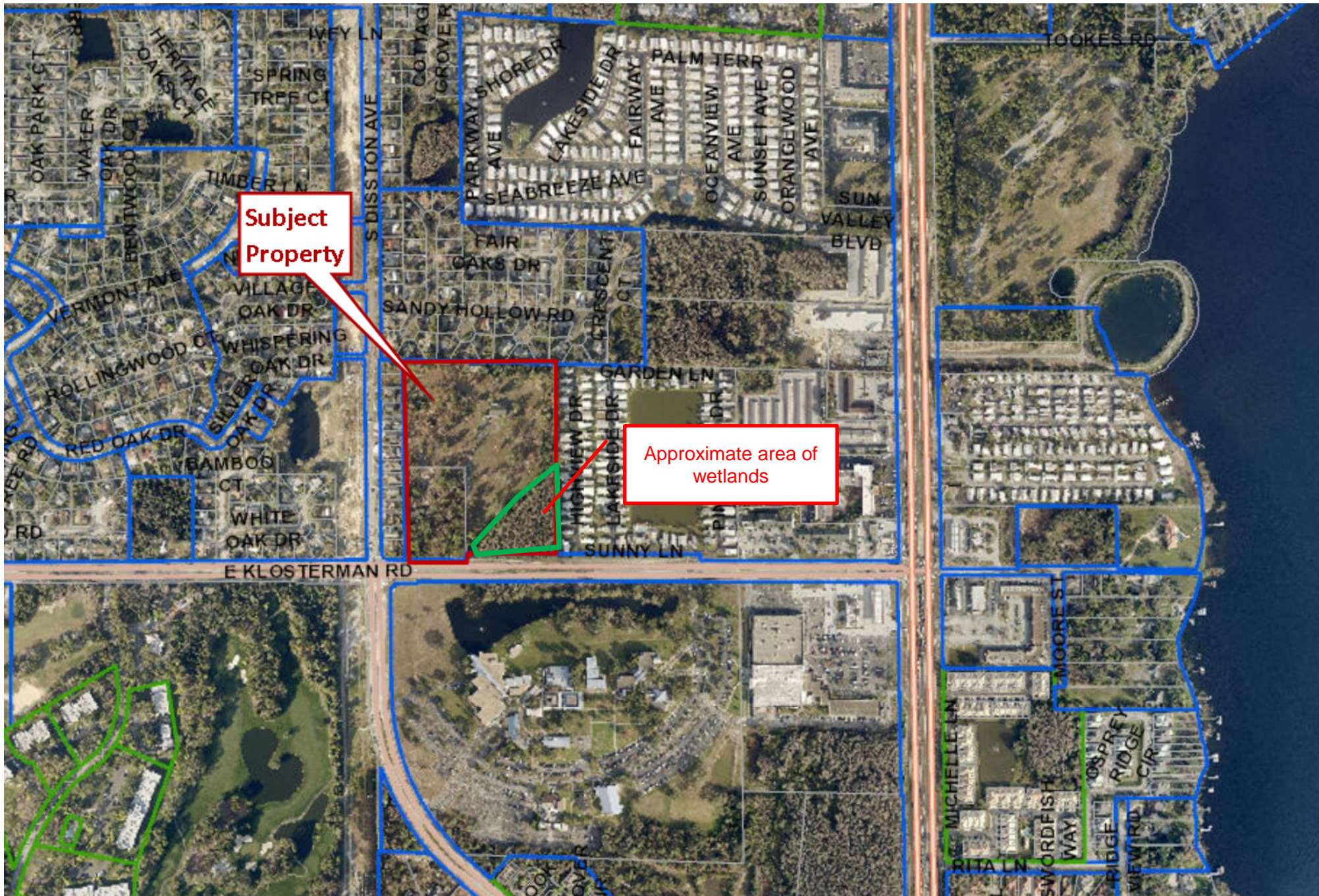
List of Exhibits:

- 1) Location Map
- 2) Aerial Map
- 3) Future Land Use Map (existing)
- 4) Future Land Use Map (proposed)
- 5) Application for Future Land Use Map Amendment
- 6) Survey
- 7) Ordinance 2020-21

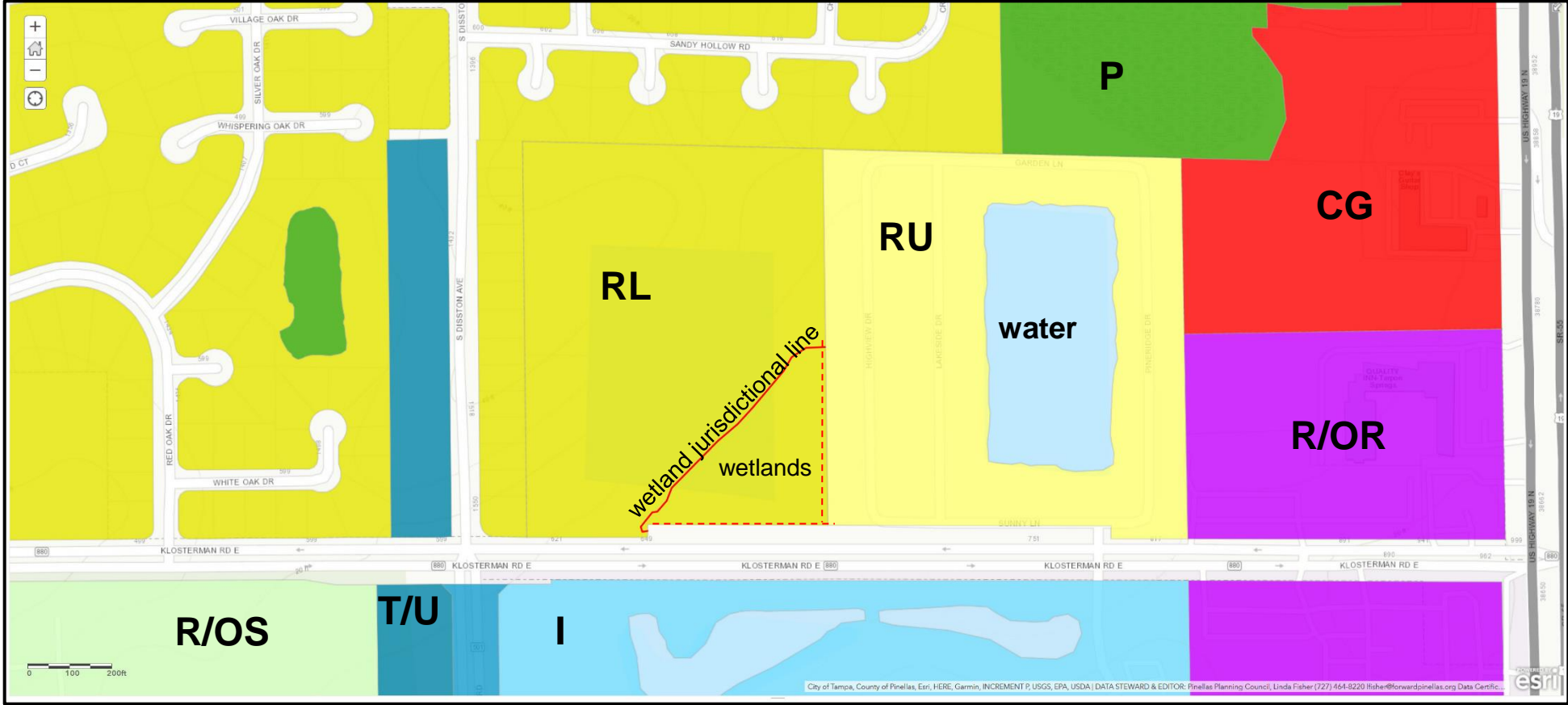
Application 20-73 Location Map



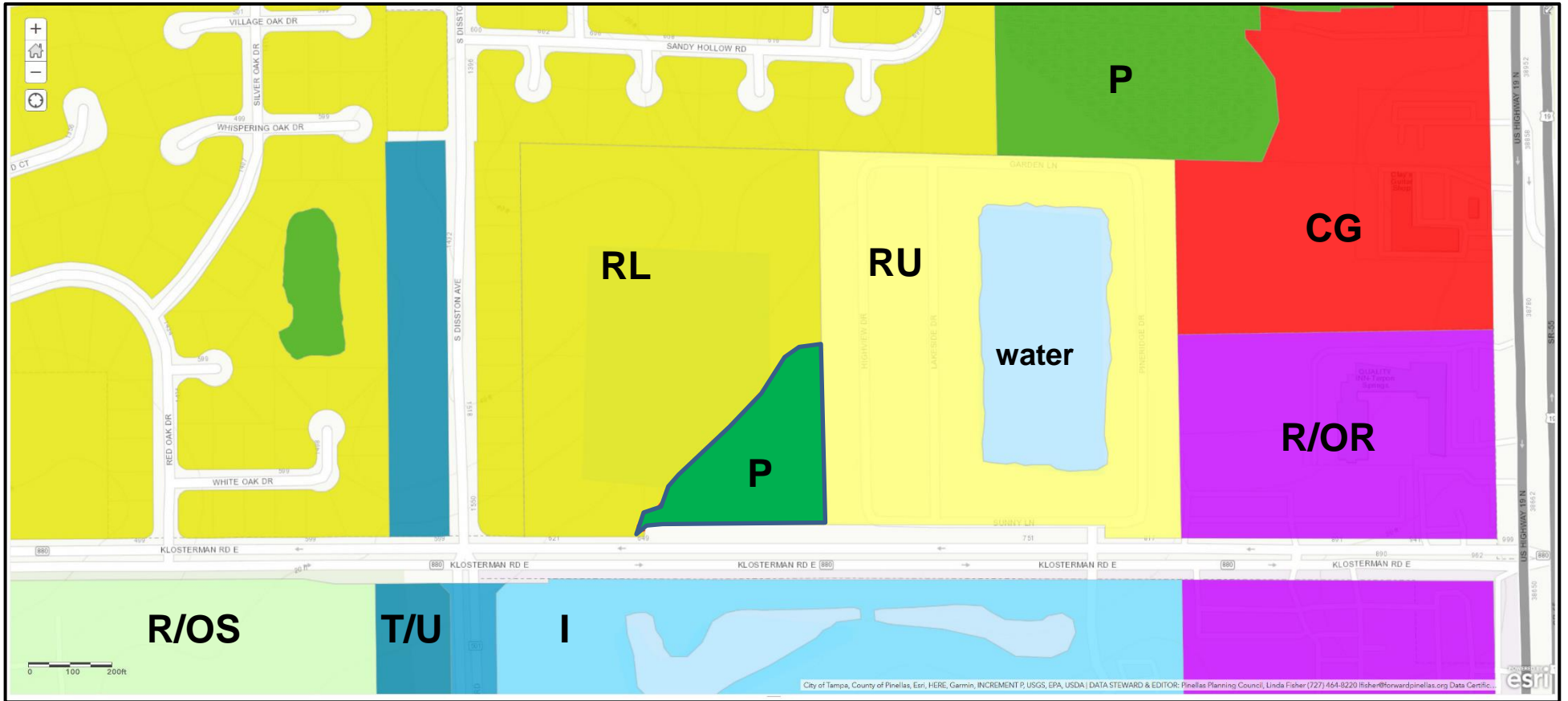
Application 20-73 Aerial Map



App. 20-73. Eagle Creek Estates Future Land Use Map – Existing



App 20-73 Eagle Creek Estates Future Land Use Map – Proposed



CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

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

(Please type or print clearly)

Property Owner(s)

20-73

Name C.S. Bayer, M.L. Frassrand & R. A. Sprentall		Email	
Address 687 Klosterman Road			
City Tarpon Springs		State Florida	Zip 34689
Phone	Fax		Cellular

Applicant

Name David Weekley Homes, Martin Frame		Email mframe@dwhomes.com	
Address 6567 Gunn Highway			
City Tampa		State Florida	Zip 33625
Phone (813) 422-6122	Fax		Cellular

Agent (if applicable)

Name E. D. Armstrong & Cynthia Tarapani		Email ed.armstrong@hwlaw.com	
Address 600 Cleveland Street, Suite 800			
City Clearwater		State Florida	Zip 33755
Phone (727) 259-6789	Fax		Cellular

General Information

Project Name Eagle Creek Estates	
Property Location or Address 687 Klosterman Road, at its intersection with Disston Avenue	
Legal Description (attach additional sheets as necessary) See Exhibit A	
Tax Parcel Number(s) 19-27-16-89442-000-0310 & 19-27-16-89442-000-0300	

Existing Land Use & Zoning Information

Present Designations of Property		Proposed Designations for Property	
Land Use Category	Zoning District	Land Use Category	Zoning District
RL	RPD	P	RPD
Land Use Plan Amendment Required? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO Yes		If yes, Countywide Plan Amendment Required? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is property defined as a Coastal High Hazard Zone? [s. 163.3178(2) (h), F.S.] <input type="checkbox"/> YES <input type="checkbox"/> NO		No	

Site Acreage:

Upland 12.91 ac Wetland 2.39 ac Submerged 0 Total 15.30 ac

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

Flood Information: [please check all that apply]

- Zone X Zone X Shaded Zone AE Zone VE

Base Flood Elevation (BFE): [please list all elevations] _____

Proposed Land Use Information

Residential Development:

Total No. of Units 51

Single Family:

51 Detached 0 Zero Lot Line 0 Attached
0 Cluster 0 Semi-Detached

Multi-Family:

0 Triplex 0 Townhome 0 Other
0 Apartment 0 Condominium

Non-Residential Development:

Total Non-Residential Floor Area None

_____ Commercial _____ Industrial _____ Office
_____ Institutional _____ Mixed Use _____ Other

The following MUST be furnished with this application: [incomplete applications will not be accepted]

- Completed application form
- Property survey, signed and sealed by a professional land surveyor
- Appropriate fees: [check only one]
 - \$750.00 for Rezoning only
 - \$750.00 for Land Use Change only plus TBRPC fee, if applicable
 - \$1,250.00 for both a Rezoning and Land Use Change together plus TBRPC fee, if applicable
- \$500.00 advertising cost for each required ad
- Proof of ownership (warranty deed, title certification, etc.)
- Hurricane Shelter Space Impact Study, if required by Section 112.13, LDC
- Traffic Impact Study, if required by Section 112.12, LDC *N.A.*
- 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
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

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 E.D. Armstrong & Cynthia Tarapani 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.

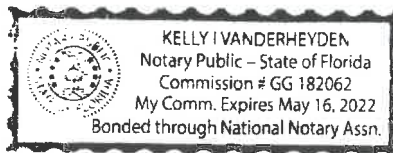
Date: <u>5-30-2020</u>	Title Holder: <u>Cindy Sellers Bayer</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

STATE OF FLORIDA)
Gilchrist
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 30 day of May, A.D., 20 20 by Cindy Sellers Bayer, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Kelly I Vanderheyden
Signature: Kelly I Vanderheyden
Stamp: _____



CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application

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 E.D. Armstrong & Cynthia Tarapani 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: 6-1-2020 Title Holder: Mary Frassrand
Date: Title Holder:
Date: Title Holder:
Date: Title Holder:

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 1st day of June, A.D., 20 20
by Mary A Frassrand, who is personally known to me or who has produced
as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Renee D. Dyer
Signature: Renee D. Dyer
Stamp:



**CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment Application**

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 E.D. Armstrong & Cynthia Tarapani 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.

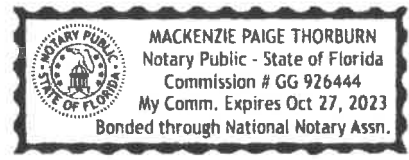
I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 29th MAY 2020 Title Holder: [Signature]
 Date: _____ Title Holder: _____
 Date: _____ Title Holder: _____
 Date: _____ Title Holder: _____

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 29 day of MAY, A.D., 20 20
 by Robert Sprentall, who is personally known to me or who has produced
personally known as identification and who did (did not) take an oath.

NOTARY PUBLIC
 Name: MACKENZIE THORBURN
 Signature: [Signature]
 Stamp:



TARAPANI PLANNING STRATEGIES, LLC
128 EAST TARPON AVENUE
TARPON SPRINGS, FLORIDA 34689
C.TARAPANI@TARAPANIPLANNING.COM
TELEPHONE 727-642-2030

VIA HAND DELIVERY

June 12, 2020

Ms. Patricia McNeese, Principal Planner
City of Tarpon Springs
324 Pine Street
Tarpon Springs, Florida 34689

Re: Eagle Creek Estates
Plan Amendment Application for Wetlands

Dear Ms. McNeese:

On behalf of my client, David Weekley Homes, I am pleased to submit a Plan Amendment Application to designate the wetlands as Preservation on the City's Future Land Use Map. The following documents are enclosed for a complete submittal. Additionally, these documents have been emailed to you today as requested by the City's procedures.

1. Plan Amendment Application and Owner Affidavits,
2. Legal Description of Site,
3. Special Warranty Deed confirming ownership,
4. Plan Amendment Narrative
5. Boundary Survey,
6. Application Fee in the amount of \$750.00 in the form of a check payable to the City of Tarpon Springs.

As we discussed, based on today's submittal, this Application will be reviewed by the City's Technical Review Committee on July 2, 2020 and by the City's Planning and Zoning Board on July 20, 2020. Please let me know immediately if any of these dates are incorrect.

Thank you for your assistance and please let me know if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Cynthia Tarapani". The signature is written in a cursive, flowing style.

Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

c: **Martin Frame, David Weekley Homes**
 Gary Miller, David Weekley Homes
 Ed Armstrong, Hill Ward Henderson
 Paul Skidmore, Florida Land Design & Permitting

EAGLE CREEK ESTATES

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 30 AND 31 IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, TAMPA & TARPON SPRINGS LAND CO., ACCORDING TO PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 19, SOUTH 89°30'25" EAST, FOR 141.97 FEET; THENCE NORTH 00°17'58" WEST, FOR 50.00 FEET TO THE SOUTHEAST CORNER OF DISSTON WOODS ACCORDING TO PLAT BOOK 124, PAGE 67 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID DISSTON WOODS, NORTH 00°17'58" WEST, FOR 948.24 FEET TO THE SOUTH LINE OF OAKLEAF VILLAGE UNIT 5 ACCORDING TO PLAT BOOK 75, PAGE 46 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, SOUTH 88°11'38" EAST, FOR 722.56 FEET TO THE EAST LINE OF LOT 31 IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, TAMPA & TARPON SPRINGS LAND CO. ACCORDING TO PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART; THENCE ALONG SAID EAST LINE, SOUTH 00°23'40" EAST, FOR 901.70 FEET THE NORTH RIGHT-OF-WAY OF KLOSTERMAN ROAD ACCORDING TO OFFICIAL RECORDS BOOK 378, PAGE 313 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°30'25" WEST, FOR 432.79 FEET TO THE WEST LINE OF SAID LOT 31; THENCE SOUTH 00°20'06" EAST, ALONG SAID WEST LINE, FOR 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF KLOSTERMAN ROAD ACCORDING TO OFFICIAL RECORDS BOOK 280, PAGE 151 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°30'25" WEST, FOR 290.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.300 ACRES.

Prepared by and Return to:
Bruce H. Bokor, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
P. O. Box 1368
Clearwater, Florida 33757-1368
Telephone: 727-461-1818

SPECIAL WARRANTY DEED

THIS INDENTURE is made on this 27 day of March, 2019, between SHANNON SPRENTALL ROBERTO AND ROB SPRENTALL, AS SUCCESSOR CO-TRUSTEES OF THE LOUISE C. FRASSRAND FAMILY TRUST U/A/D SEPTEMBER 18, 1997, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in the recorded instrument ("Grantor"), whose post office address is P.O. Box 1029, Tarpon Springs, FL 34688, and MARY L. FRASSRAND, a single woman as to a one-third (1/3) interest, ROBERT A. SPRENTALL, a single man as to a one-third (1/3) interest, and CINDY SELLERS BAYER, a married woman as to a one-third (1/3) interest (collectively, "Grantee"), whose post office address is P.O. Box 849, Tarpon Springs, FL 34688.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's successors and assigns forever, all that certain interest in the property lying and being in the County of Pinellas, State of Florida, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF BY REFERENCE.**

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (all of the foregoing are hereinafter collectively referred to as the "Property").

Note to Administrator: There is no change in beneficial interest and this conveyance is not subject to Florida Documentary Stamp Tax pursuant to F.A.C. 12B-4.013 (28)(e).

This conveyance is subject to any and all taxes and assessments for the year 2019 and subsequent years, and to any and all restrictions, reservations, encumbrances, covenants, conditions and easements of record.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the undersigned trustee by the terms of a deed or deeds delivered to Grantor pursuant to the above-described trust agreement.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed the day and year above written.

Signed, Sealed and Delivered in our presence

Marlene Di Maria
Print: Marlene Di Maria

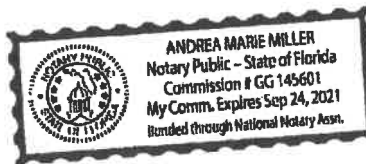
Sharon Keeler-Sebok
Print: Sharon Keeler-Sebok

Shannon Sprentall Roberto
Shannon Sprentall Roberto, as Successor Co-Trustee of the Louise C. Frassrand Family Trust U/A/D September 18, 1997

STATE OF Florida)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me this 27 day of March, 2019, by Shannon Sprentall Roberto, as Successor Co-Trustee of the Louise C. Frassrand Family Trust U/A/D September 18, 1997, who is personally known to me or has produced _____ as identification.

Andrea Marie Miller
Notary Public
Print name: Andrea Marie Miller
My commission expires:



M. Di Maria
Print: Martene Di Maria
Sharon Veeder Sebok
Print: Sharon Veeder Sebok

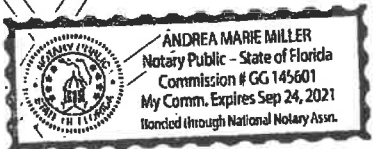
[Signature]
Rob Sprentall, as
Successor Co-Trustee of the
Louise C. Frassrand Family Trust
U/A/D September 18, 1997

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 27 day of March, 2019, by Rob Sprentall, as Successor Co-Trustee of the Louise C. Frassrand Family Trust U/A/D-September 18, 1997, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Print name: Andrea Marie Miller
My commission expires:

.141159
#5377495_1



COPY

EXHIBIT "A"

Parcel 1:

Lot 31, in Tampa and Tarpon Springs Land Company's Subdivision, in Section 19, Township 27 South, Range 16 East, less that part of said Lot 31 (Tract 31), lying within 80 feet of the east-west center line of said Section, containing 0.646 acres, m/o/l/ for right-of-way purposes, only, according to the map or plat thereof as recorded in Plat Book 1, Page 116, of Hillsborough County, of which Pinellas County was formerly a part.

Parcel 2:

Lot 30 of Section 19, Township 27 South, Range 16 East, property of Tampa and Tarpon Springs Land Company's Subdivision, according to the Plat thereof recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, of which Pinellas County was formerly a part, LESS the West 142 feet thereof, and LESS the South 438.04 feet thereof, the South boundary line of Lot 30 being deemed to be the Northerly right-of-way boundary line for Klosterman Road as said right-of-way is described in conveyance in favor of Pinellas County by Clerk's Instrument No. 441588A.

Parcel ID # 19-27-16-89442-000-0310

**EAGLE CREEK ESTATES
PLAN AMENDMENT NARRATIVE
CITY OF TARPON SPRINGS**

I. INTRODUCTION

David Weekley Homes, the Applicant, is the contract purchaser of a 15.30 acre site located at the northeast intersection of Klosterman Road and Disston Avenue (Belcher Road extension). The site is currently located in unincorporated Pinellas County but is in the process of annexing the property into the City of Tarpon Springs. In February, 2020, the Applicant submitted applications for the annexation of the site into the City of Tarpon Springs, a Plan Amendment from the County's Residential Suburban Category (RS) to the City's Residential Low Category (RL), and a Rezoning from the County's Rural Residential Zoning District (RR) to the City's Residential Planned Development Zoning District (RPD). These applications were reviewed and recommended for approval by the City's Planning and Zoning Board on April 20, 2020. On May 19, 2020, the Board of Commissioners held first reading of the ordinances to approve all three applications. Shortly after that hearing, the Plan Amendment was transmitted to the State Department of Economic Opportunity for the required state review and final approval of all three applications is expected in July, 2020.

At the time that these applications were submitted to the City, the wetland jurisdictional line had not been confirmed by the Southwest Florida Water Management District (SWFWMD). The Applicant has now submitted a complete application to SWFWMD for approval of the wetland jurisdictional line. Additionally, the SWFWMD staff has met on site with the Applicant's consultants, and both parties have agreed with the proposed jurisdictional line. Please refer to the attached memorandum from Jay Hunting, Florida Land Design & Permitting, that confirms the results of the SWFWMD meeting.

Now that there is a defined jurisdictional line, the Applicant is submitting this Plan Amendment to designate the wetlands with the Preservation Plan Category. This Plan Amendment requests that the 2.39 acres of wetlands located in the southeast corner of the site and shown on the enclosed boundary survey be changed from Residential Low to Preservation on the City's Future Land Use Map. A survey of the site identifying the wetlands location and boundary is included in this Plan Amendment application.

II. PLAN AMENDMENT STANDARDS FOR REVIEW

The City of Tarpon Springs' *Land Development Code* Section 207.03(C) establishes the standard for review of a Comprehensive Plan Amendment and as stated below:

(1) The amendment meets the standards of F.S. Ch. 163, Part II and Florida Administrative Code Rule 9J-5.

The standards in F.S. Chapter 163 for a Comprehensive Plan Amendment require compliance of the request with the jurisdiction's Comprehensive Plan.

The Standard of Review for a Comprehensive Plan Amendment is shown **bold** below followed by an analysis of how this application complies with the Standard.

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

Response: *The Applications are consistent with the following goals, objectives and policies of the City's Comprehensive Plan as analyzed in detail below.*

FUTURE LAND USE ELEMENT

GOAL 2: LAND USE DESIGNATIONS ARE INTENDED TO PROTECT COMMUNITY CHARACTER, DISCOURAGE URBAN SPRAWL, PROMOTE ECONOMIC GROWTH AND PROMOTE COMPATIBILITY BETWEEN USES. THE FUTURE LAND USE MAP SHALL BE THE GUIDING MECHANISM THAT DIRECTS DEVELOPMENT THROUGH GENERAL CATEGORY LOCATIONS, DESCRIPTIONS, DENSITIES AND INTENSITIES OF FUTURE LAND USE.

Objective 2.6 Public/ Semi-Public Land Use Categories provide for land areas that serve a public purpose for the citizens at large including preservation of critical natural areas, provision of major public facilities such as parks, utilities, drainage, and provision of public or private institutions such as churches or schools. Public/ Semi-Public categories may be located on land under public or private ownership.

Policy 2.6.1 Preservation (P) The Preservation Land Use Category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worth of preservation and to recognize the significance of preserving such major environmental features and their functions.

Primary Uses- Open and undeveloped consistent with the following natural resource features and considerations; Tidal Wetlands, Non-Tidal Wetlands; Undeveloped Barrier Islands and Spoil Islands; 25 Year Floodplain; Natural Drainageways; Land Seaward of the

Coastal Construction Control Line; Dune Systems; Habitat for endangered or threatened species as designated; and such additional areas as determined by the City.

Secondary Uses- Use Characteristics provided for and located in adjoining Categories which are accessory to or are the incidental extension of the permitted adjoining use.

Density/ Intensity Standards: No use shall exceed a floor area ratio of .10 nor an impervious surface of .20.

Response: *The area requested to be designated as Preservation is Non-Tidal Wetlands which is a specific allowable primary use; and, therefore, this application is consistent with this Goal, Objective and Policy. Additionally, the Preliminary Development Plan approved as part of the Rezoning application does not show any proposed use other than preserved Wetlands for the proposed Preservation Plan Category area. Therefore, the Plan Amendment site is consistent with the purpose, intent, primary uses, secondary uses, and density/ intensity standards of the Preservation Plan Category.*

COASTAL MANAGEMENT ELEMENT

GOAL 1 THE CITY SHALL PRESERVE, PROTECT AND ENHANCE THE NATURAL AND FUNCTIONAL CHARACTERISTICS OF THE COASTAL PLANNING AREA.

Objective 1.1 Protect and improve the natural resources of the Coastal Planning Area as identified by Figure 19 of this Element.

Policy 1.1.3 Require a minimum 15 foot buffer zone adjoining all wetlands.

Response: *The Preliminary Development Plan for the Eagle Creek Estates development fully complies with the minimum 15 foot buffer zone required by this Policy for development throughout the City. Additionally, as part of the Rezoning to the Residential Planned Development District, the project committed to a 50' buffer adjoining all wetlands, within which there are no permanent habitable structures. Based on a waiver granted by the Board of Commissioners for the Preliminary Development Plan, a portion of the stormwater pond is located within the 50' buffer. Therefore, this Plan Amendment is consistent with this Goal, Objective and Policy.*



Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com

Memo

To: Cyndi Tarapani, Tarapani Planning Strategies LLC
From: Jay Hunting, FLD&P
CC: Paul Skidmore, P.E., FLD&P
Subject: Eagle Creek Estates

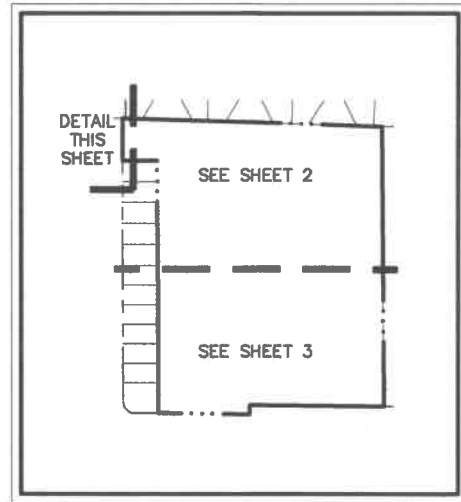
On February 25, 2020 Florida Land Design and Permitting, Inc. (FLD&P) submitted an application for an Environmental Resource Permit on behalf of David Weekly Homes. The plans included in that submittal showed the wetland jurisdictional line established by FLD&P. On April 14, 2020, a meeting was held on site with Mr. Jeff Glas and Ms. Amanda Johannes, environmental scientists with the Southwest Florida Water Management District (SWFWMD). The purpose of the meeting was to review the wetland jurisdictional line. During the review no changes were made to the extent of the wetlands as determined by FLD&P.

The plans currently on file with the City of Tarpon Springs show the location of the approved wetland jurisdictional line.

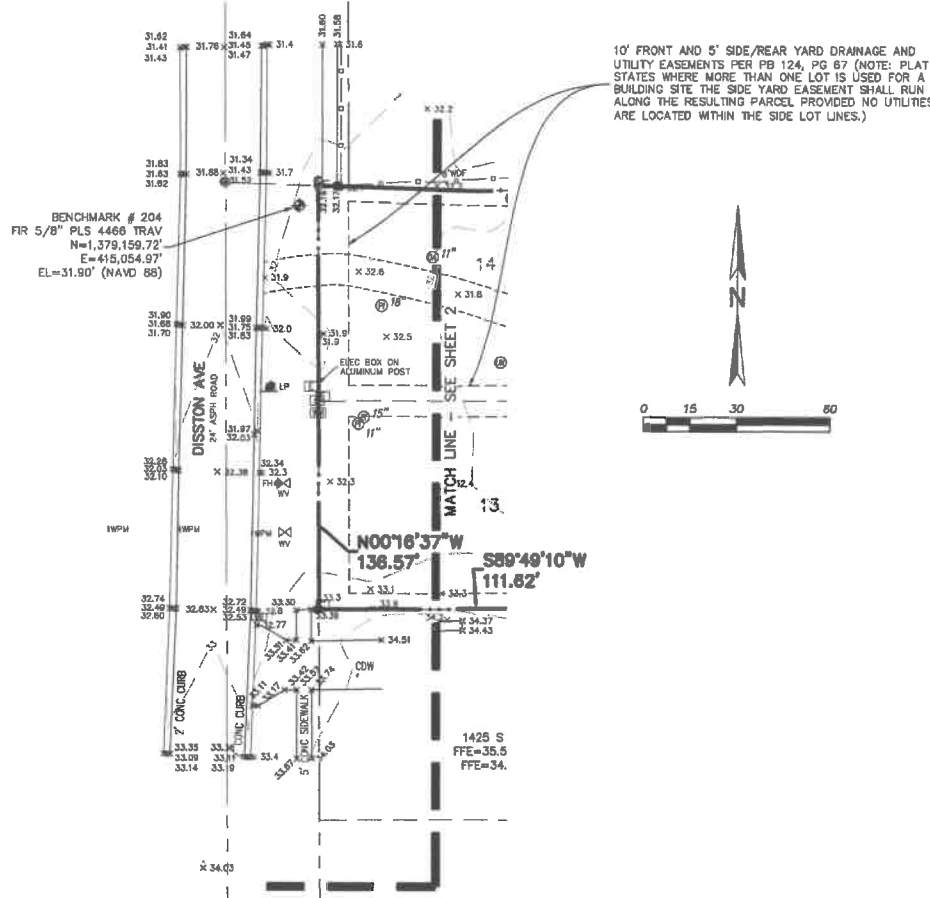
SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION:

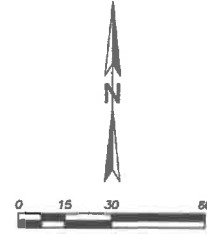
THIS IS NOT A BOUNDARY SURVEY



KEY MAP
(NOT TO SCALE)



10' FRONT AND 5' SIDE/REAR YARD DRAINAGE AND UTILITY EASEMENTS PER PD 124, PG 87 (NOTE: PLAT STATES WHERE MORE THAN ONE LOT IS USED FOR A BUILDING SITE THE SIDE YARD EASEMENT SHALL RUN ALONG THE RESULTING PARCEL PROVIDED NO UTILITIES ARE LOCATED WITHIN THE SIDE LOT LINES.)



SURVEYOR'S NOTES:

- TYPE OF SURVEY: TOPOGRAPHIC SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ADJOINING PROPERTY ADDRESSES SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AS BEING N00°16'37\"/>
- BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE X (UNSHADED), (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND ZONE X (SHADED) (AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD), AS PER THE FLOOD INSURANCE RATE MAP NUMBER 12103C0076G, EFFECTIVE DATE SEPTEMBER 3, 2003. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
- DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENTS UTILIZED ARE DESIGNATED AS "INNISBROOK 1972" (PID = AL0230), HAVING A PUBLISHED ELEVATION OF 41.03 FEET AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY, AND A LOCAL BENCHMARK SET BY GEORGE F. YOUNG, INC. AT THE MONITORING SITE LOCATED AT THE SOUTHEAST SIDE OF THE SUBJECT SITE, POSTED ELEVATION = 9.52' (NAVD 88).
- SEE MAP OF SURVEY FOR ON SITE TEMPORARY BENCHMARKS (TBM).
- WETLAND JURISDICTIONAL POINT LOCATIONS AND SEASONAL HIGH WATER MARKS WERE DETERMINED IN THE FIELD BY JAY HUNTING, FLORIDA LAND DESIGN & PERMITTING, INC., BETWEEN 9/17/2019 AND 9/19/2019. JURISDICTIONAL LINES AND MARKS HAVE NOT BEEN REVIEWED OR APPROVED BY ANY AGENCY.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS ACCORDING TO THAT CERTAIN BOUNDARY SURVEY PREPARED BY FLORIDA LAND DESIGN & PERMITTING, TITLED "KLOSTERMAN ROAD PARCEL", PROJECT NUMBER 2019-1016, DATED 10/22/2019.
- LAST DATE OF FIELD SURVEY: 10/11/2019 (original survey)
12/30/2019 (revision 1)

TREE LEGEND:

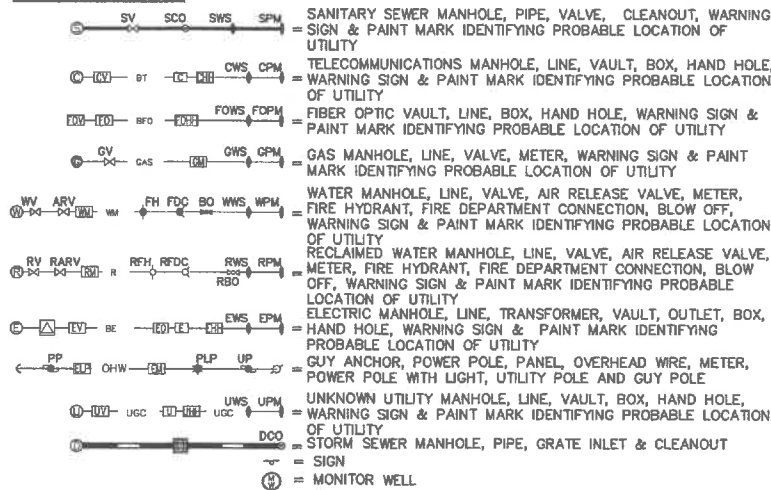
- AP = Australian Pine
- B = Bay
- BB = Bottle Brush
- B = Birch
- C = Camphor
- CB = Chinaberry
- C = Cedar
- CW = Citrus
- CL = Cherry Laurel
- CY = Cypress
- D = Dead
- E = Ear
- EL = Elm
- EUC = Eucalyptus
- G = Gum
- H = Hickory
- H = Holly
- J = Jacaranda
- M = Maple
- MAG = Magnolia
- M = Mulberry
- M = Myrtle
- O = Oak
- OT = Other (type)
- P = Pine
- PA = Palm
- PE = Pecan
- P = Punk
- S = Sycamore
- T = Tallow
- U = Unknown
- W = Willow
- XX" = Size DBH in Inches

ABBREVIATION LEGEND:

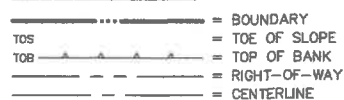
- A/C = AIR CONDITIONER
- ADW = ASPHALT DRIVEWAY
- BWF = BARBED WIRE FENCE
- CB = CALCULATED DATA
- CC = CABLE / TELECOMMUNICATIONS BOX
- CCR = CERTIFIED CORNER RECORD
- CO = CLEANOUT
- CONC = CONCRETE
- CDW = CONCRETE DRIVEWAY
- CPB = CONDO PLAT BOOK
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CSW = CONCRETE SIDEWALK
- C/C = COVERED CONC
- DB = DEED BOOK
- DMH = DRAINAGE MANHOLE
- ESMT = EASEMENT
- EOW = EDGE OF WATER
- ELEC = ELECTRIC
- EB = ELECTRIC BOX
- EPM = ELECTRIC PAINT MARK
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- FFE = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FCM = FOUND CONCRETE MONUMENT (AS NOTED)
- FR = FOUND IRON ROD (AS NOTED)
- FNL = FOUND NAIL
- FND = FOUND NAIL AND DISK (AS NOTED)
- FOB = FIBER OPTIC BOX
- FOP = FOUND OPEN PIPE
- FOV = FIBER OPTIC VAULT
- FPP = FOUND PINCHED PIPE
- FXC = FOUND X-CUT
- GPM = GAS PAINT MARK
- GV = GAS VALVE
- GI = GRATE INLET
- GUY = GUY ANCHOR
- IE = INVERT ELEVATION
- IHH = IRRIGATION HAND HOLE
- IV = IRRIGATION VALVE
- L = LEGAL DESCRIPTION DATA
- LP = LIGHT POLE
- (M) = MEASURED DATA

- MAS = MASONRY
- MB = MAILBOX
- MES = MITERED END SECTION
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NR = NON-RADIAL
- NP = NORMAL POOL ELEVATION
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- OR = OFFICIAL RECORDS BOOK
- OA = OVERALL
- OHW = OVERHEAD WIRE
- PG(S) = PAGE(S)
- PB = PLAT BOOK
- PED = PEDESTRIAN CROSSWALK SIGNAL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- PVC = POLYVINYLCHLORIDE PIPE
- PL = POWER POLE
- PL = PROPERTY LINE
- PVCF = PVC FENCE
- RCP = REINFORCED CONC PIPE
- R/W = RIGHT-OF-WAY
- SMH = SANITARY MANHOLE
- SPM = SANITARY PAINT MARK
- SHW = SEASONAL HIGH WATER ELEVATION
- SIR = SET IRON ROD 1/2" LB
- SND = SET NAIL AND DISK LB
- S/W = SIDEWALK
- WM = WATER METER
- WPM = WATER PAINT MARK
- WV = WATER VALVE
- WDF = WOOD FENCE
- TBM = TEMPORARY BENCHMARK
- THH = TRAFFIC HAND HOLE
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- TSS = TRAFFIC SIGNAL BOX
- TSP = TRAFFIC SIGNAL POLE
- TSV = TRAFFIC SIGNAL VAULT
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- UP = UTILITY POLE

SYMBOL LEGEND:



LINETYPE LEGEND:



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLORIDA LAND DESIGN & PERMITTING, INC.
CERTIFICATE OF AUTHORIZATION LBB342

JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

FLORIDA LAND DESIGN & PERMITTING

3830 STARBUCKY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-5421
FAX: (727) 478-5422
E-MAIL: info@fldesign.com
Engineer # - CA No. 31988
Survey # - LBB342

DAVID WEEKLEY HOMES
6807 GANN HIGHWAY
PINELLAS COUNTY, FLORIDA 34642
PHONE: (813) 822-0100

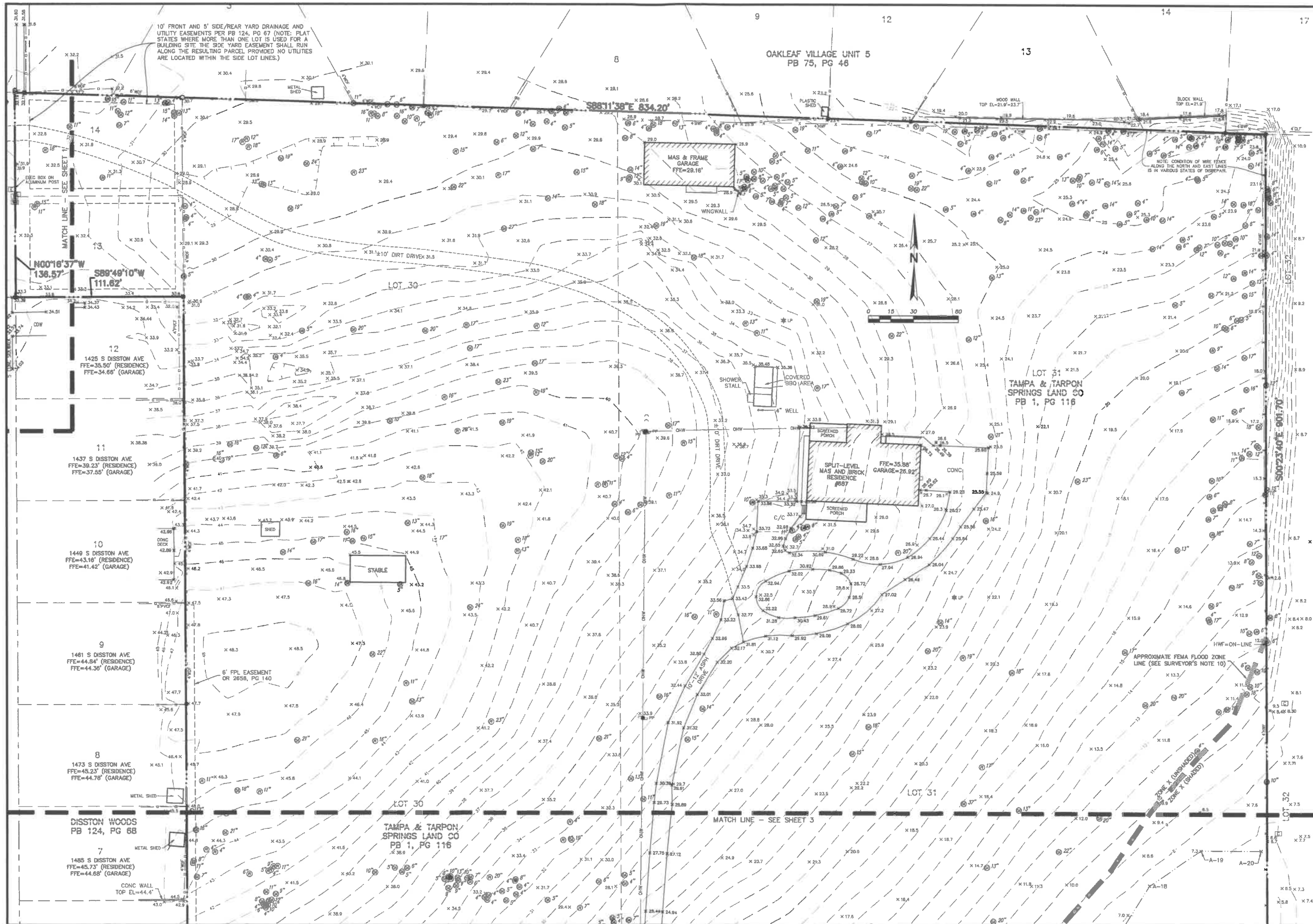
KLOSTERMAN ROAD PARCEL

TOPOGRAPHIC SURVEY

PROJECT NO: 1016
DATE: 2019-10-16
DESIGNER: JEB
CHECKER: JEB
DATE: OCTOBER 30, 2019

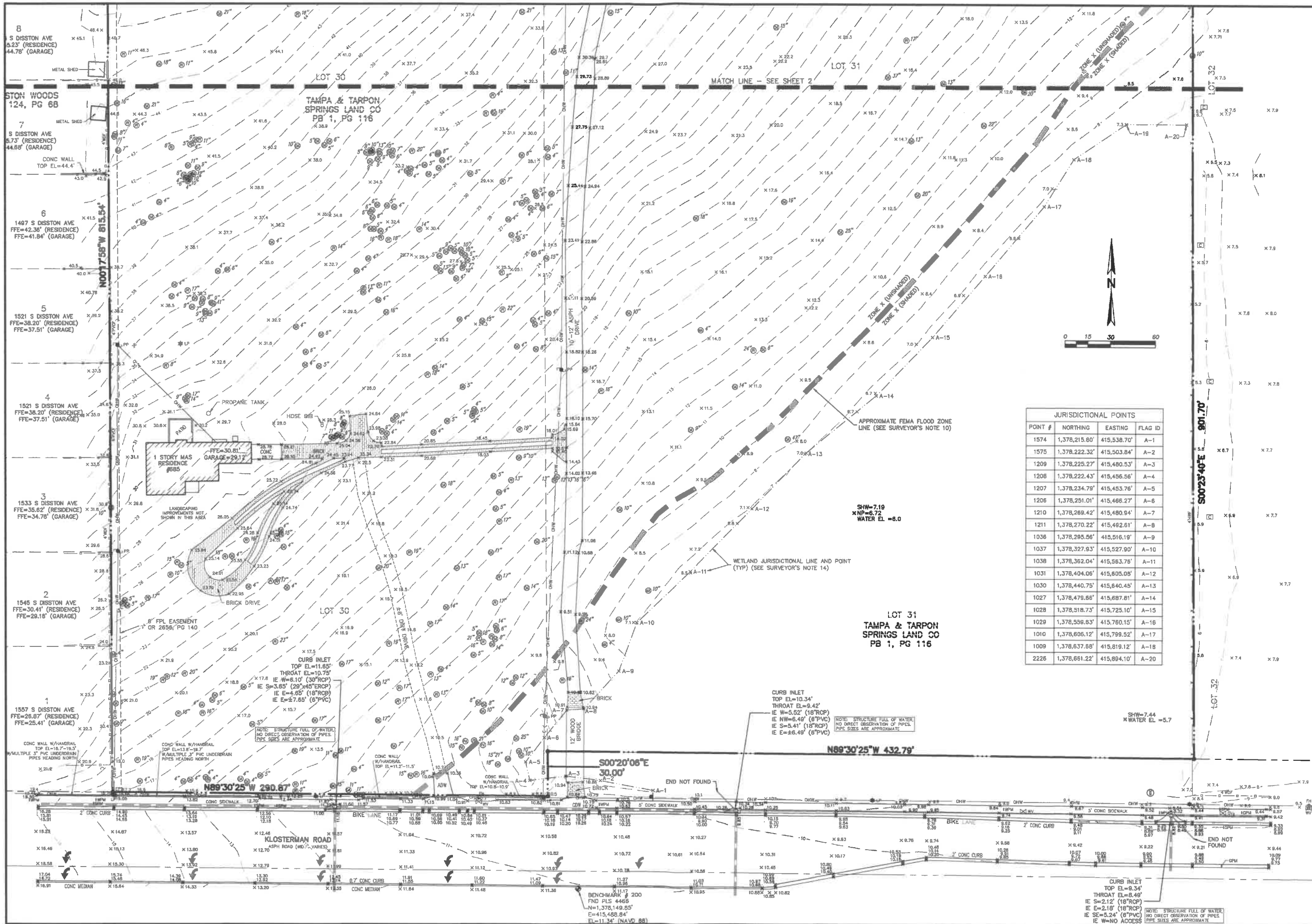
1 OF 3

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DATE	12/21/2019
NO.	1
ADD OFFICE TOPO TO EAST OF SHEET	AS SHOWN
<p>6605 W WAREHOUSES BOULEVARD TAMPA, FLORIDA 34605 PHONE: (727) 478-9421 www.floridaland.com www.fldesign.com Engineer - CA No. 35688 Survey # - LB3942</p>	
<p>Florida Land Design & Permitting</p> 	
<p>DAVID WEEKLEY HOMES</p> <p>6907 DUWY HIGHWAY TAMPA, FL 33624 PHONE: (813) 625-0100</p>	
PROJECT NAME	KLOSTERMAN ROAD PARCEL
SHEET NAME	TOPOGRAPHIC SURVEY
PROJECT #	1016
DATE	2019-1016
DESIGNED BY	JEB
CHECKED BY	JEB
DATE	OCTOBER 30, 2019
SHEET	2 OF 3

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JURISDICTIONAL POINTS

POINT #	NORTHING	EASTING	FLAG ID
1574	1,378,215.80'	415,538.70'	A-1
1575	1,378,222.32'	415,503.84'	A-2
1209	1,378,225.27'	415,480.53'	A-3
1208	1,378,222.43'	415,456.56'	A-4
1207	1,378,234.79'	415,453.76'	A-5
1206	1,378,251.01'	415,466.27'	A-6
1210	1,378,269.42'	415,480.94'	A-7
1211	1,378,270.22'	415,482.61'	A-8
1036	1,378,285.56'	415,516.19'	A-9
1037	1,378,327.93'	415,527.90'	A-10
1038	1,378,362.04'	415,563.76'	A-11
1031	1,378,404.06'	415,605.08'	A-12
1030	1,378,440.75'	415,640.45'	A-13
1027	1,378,478.86'	415,687.81'	A-14
1028	1,378,518.73'	415,725.10'	A-15
1029	1,378,558.83'	415,760.15'	A-16
1010	1,378,606.12'	415,799.52'	A-17
1009	1,378,637.88'	415,819.12'	A-18
2226	1,378,661.22'	415,894.10'	A-20

DAVID WEEKLEY HOMES
 6807 DAWN HIGHWAY
 PHONE: (913) 428-0100

Florida Land Design & Permitting
 800 STARBUCK BOLLARD
 TRINITY, FLORIDA 34655
 PHONE: (727) 499-2421
 Email: info@floridaland.com
 Survey # - CA No: 35081
 Survey # - 188542

KLOSTERMAN ROAD PARCEL
 TOPOGRAPHIC SURVEY

PREPARED FOR: PROJECT # 1016
 PROJECT NO: 2019-1016
 DRAWN BY: JEB
 CHECKED BY: JEB
 DATE: OCTOBER 30, 2019
 SHEET: 3 OF 3

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Ordinance 2020-21. Exhibit A

EAGLE CREEK ESTATES

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 30 AND 31 IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, TAMPA & TARPON SPRINGS LAND CO., ACCORDING TO PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 19, SOUTH 89°30'25" EAST, FOR 141.97 FEET; THENCE NORTH 00°17'58" WEST, FOR 50.00 FEET TO THE SOUTHEAST CORNER OF DISSTON WOODS ACCORDING TO PLAT BOOK 124, PAGE 67 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID DISSTON WOODS, NORTH 00°17'58" WEST, FOR 948.24 FEET TO THE SOUTH LINE OF OAKLEAF VILLAGE UNIT 5 ACCORDING TO PLAT BOOK 75, PAGE 46 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, SOUTH 88°11'38" EAST, FOR 722.56 FEET TO THE EAST LINE OF LOT 31 IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 16 EAST, TAMPA & TARPON SPRINGS LAND CO. ACCORDING TO PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART; THENCE ALONG SAID EAST LINE, SOUTH 00°23'40" EAST, FOR 901.70 FEET THE NORTH RIGHT-OF-WAY OF KLOSTERMAN ROAD ACCORDING TO OFFICIAL RECORDS BOOK 378, PAGE 313 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°30'25" WEST, FOR 432.79 FEET TO THE WEST LINE OF SAID LOT 31; THENCE SOUTH 00°20'06" EAST, ALONG SAID WEST LINE, FOR 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF KLOSTERMAN ROAD ACCORDING TO OFFICIAL RECORDS BOOK 280, PAGE 151 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°30'25" WEST, FOR 290.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.300 ACRES.

ORDINANCE 2020-21

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 2.39 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 685 AND 687 EAST KLOSTERMAN ROAD ON THE NORTHEAST CORNER OF EAST KLOSTERMAN ROAD AND SOUTH DISSTON AVENUE (APPLICATION 20-73) FROM LAND USE DESIGNATION RL (RESIDENTIAL LOW), TO LAND USE DESIGNATION P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of said property totaling 15.30 acres, MOL, has applied to amend the Future Land Use Map designation for a 2.39-acre portion of the property from RL (Residential Low) designation to P (Preservation) designation; and,

WHEREAS, the permitted uses within the P, Preservation, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on September 21, 2020; and,

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

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

Section 1. FINDINGS

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

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended for the 2.39-acre portion located at the southeast corner of the property described in Exhibit A, and as depicted on the survey in Exhibit B, attached hereto.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval concurrently with Ordinance 2020-08 approved on August 11, 2020 with an effective date of November 4, 2020.

Ordinance 2020-21. Exhibit A

EAGLE CREEK ESTATES

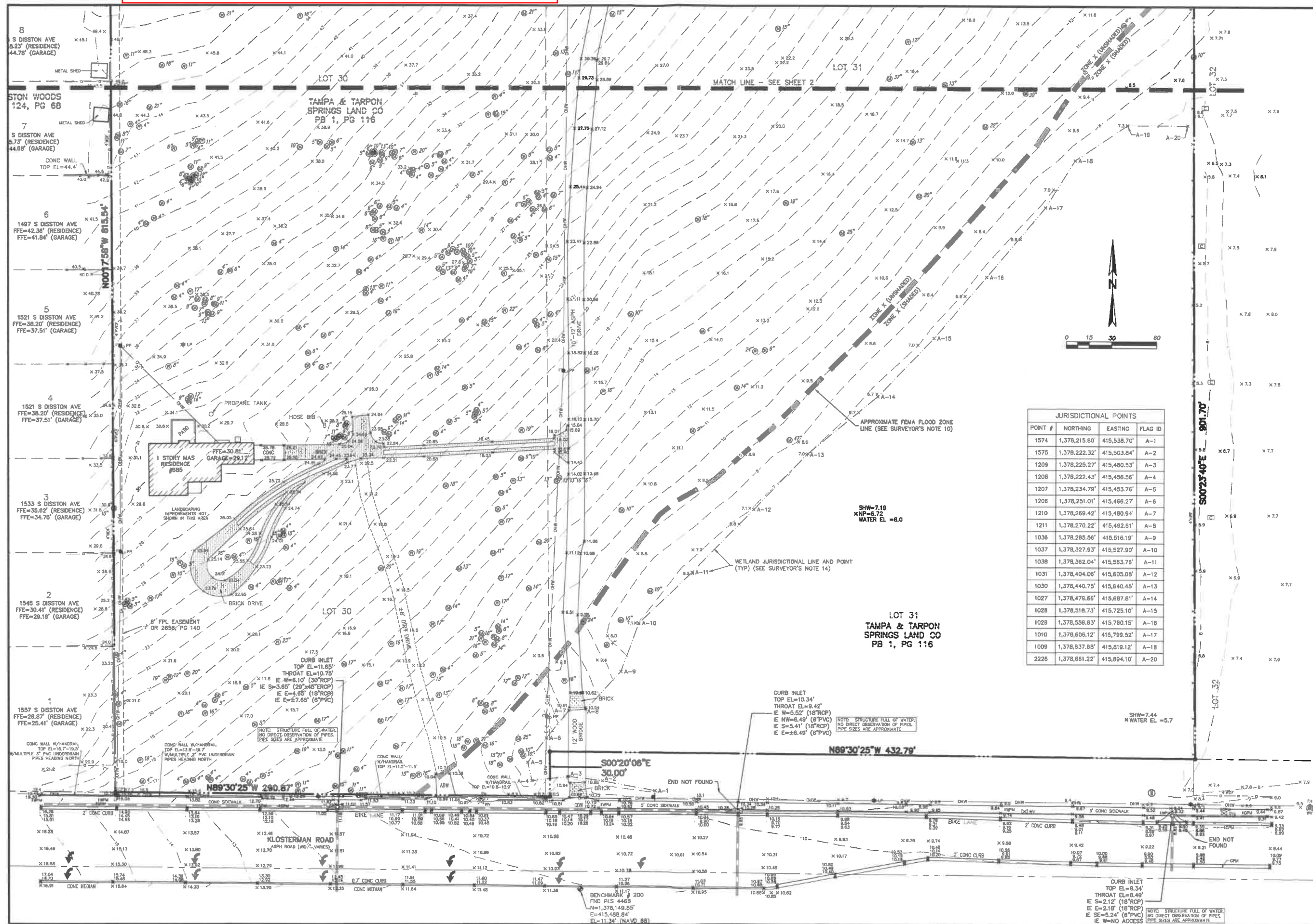
LEGAL DESCRIPTION

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CONTAINING 15.300 ACRES.

Exhibit B, Ordinance 2020-21



JURISDICTIONAL POINTS			
POINT #	NORTHING	EASTING	FLAG ID
1574	1,378,215.80'	415,538.70'	A-1
1575	1,378,222.32'	415,503.84'	A-2
1209	1,378,225.27'	415,480.53'	A-3
1208	1,378,222.43'	415,456.56'	A-4
1207	1,378,234.79'	415,453.76'	A-5
1206	1,378,251.01'	415,466.27'	A-6
1210	1,378,269.42'	415,480.94'	A-7
1211	1,378,270.22'	415,482.61'	A-8
1036	1,378,285.56'	415,516.19'	A-9
1037	1,378,327.93'	415,527.90'	A-10
1038	1,378,362.04'	415,563.76'	A-11
1031	1,378,404.06'	415,605.08'	A-12
1030	1,378,440.75'	415,640.45'	A-13
1027	1,378,478.86'	415,687.81'	A-14
1028	1,378,518.73'	415,725.10'	A-15
1029	1,378,558.83'	415,760.15'	A-16
1010	1,378,606.12'	415,799.52'	A-17
1009	1,378,637.88'	415,819.12'	A-18
2226	1,378,661.22'	415,894.10'	A-20

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DATE	12/21/2019	DRAWN BY	[Signature]	CHECKED BY	[Signature]	SCALE	AS SHOWN
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ROADSTARKEY BOLLAND
TRINITY, FLORIDA 34655
PHONE: (772) 499-2421
FAX: (772) 499-2422
Email: info@flandesign.com
Survey # - CA No: 35081
Survey # - 188842

Florida Land
Design &
Permitting

PREPARED FOR: **DAVID WEEKLEY HOMES**
6807 DAWN HIGHWAY
DAVENPORT, FLORIDA 33824
PHONE: (813) 428-0100

KLOSTERMAN ROAD PARCEL
TOPOGRAPHIC SURVEY

PROJECT #	1016	DRAWN BY	[Signature]	CHECKED BY	[Signature]	SCALE	AS SHOWN
PROJECT NO.	2019-1016	DATE	OCTOBER 30, 2019				
SHEET	3	OF 3					