

Countywide Plan Map Amendment Application

Local Government Contact Information

Requesting Local Government:	City of Tarpon Springs
Local Government Contact:	Patricia McNeese, AICP
Address:	324 Pine Street, Tarpon Springs, FL 34689
Phone:	727-942-5611
E-Mail Address:	pmcneese@ctsfl.us
Local Government Case #:	19-132
Local Government Ordinance #:	2019-22

Property Owner Contact Information

Name(s):	Red Bank Investments, LLC
Address:	414 Woodlands Parkway, Ste 401, Palm Harbor, FL 34685
Phone:	727 789 5588
E-Mail Address:	nick@olympuspainting.com

Agent Contact Information (if applicable)

Name(s):	Nicholas Mavromatis
Address:	556 Anclote Rd., Tarpon Springs, FL 34689
Phone:	727-942-4149
E-Mail Address:	nick@olympuspainting.com

Characteristics of the Subject Property

Site Address(s):	E Live Oak Street (Athenian Way)
Total Acreage of the Amendment Area:	1.46
Existing Use(s):	Vacant
Proposed Use(s):	Townhomes
Parcel Identification #:	12-27-15-00965-000-0003
Legal Description of the Amendment Area:	Anclote River Crossings Tract C (Future Development)
What is the adjacent roadway's Level of Service (LOS) grade?	NA
Is the Amendment Area located in: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Redevelopment Area <input type="checkbox"/> Scenic Noncommercial Corridor

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Activity Center
Proposed Countywide Plan Map Category(ies):	Activity Center

Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	CRD
Current Local Zoning Designation(s):	T5d
Proposed Local Future Land Use Plan Map Category(ies):	CRD
Proposed Local Zoning Designation(s):	T4c

Application Checklist

The following **MUST** be furnished with this application: (incomplete applications will not be accepted)

- ✓ A complete application form;
- ✓ an ordinance being considered by your governing body;
- ✓ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- ✓ a local government staff report;
- n/a an electronic copy of the GIS shape file(s) for the amendment area;
- n/a if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- n/a if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- ✓ A pre-application meeting with Forward Pinellas staff;
- ✓ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- ✓ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- ✓ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- n/a a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- n/a for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

Local Action Dates

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.

December 3, 2019

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. 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 Section 6.1.6 of the Countywide Rules.

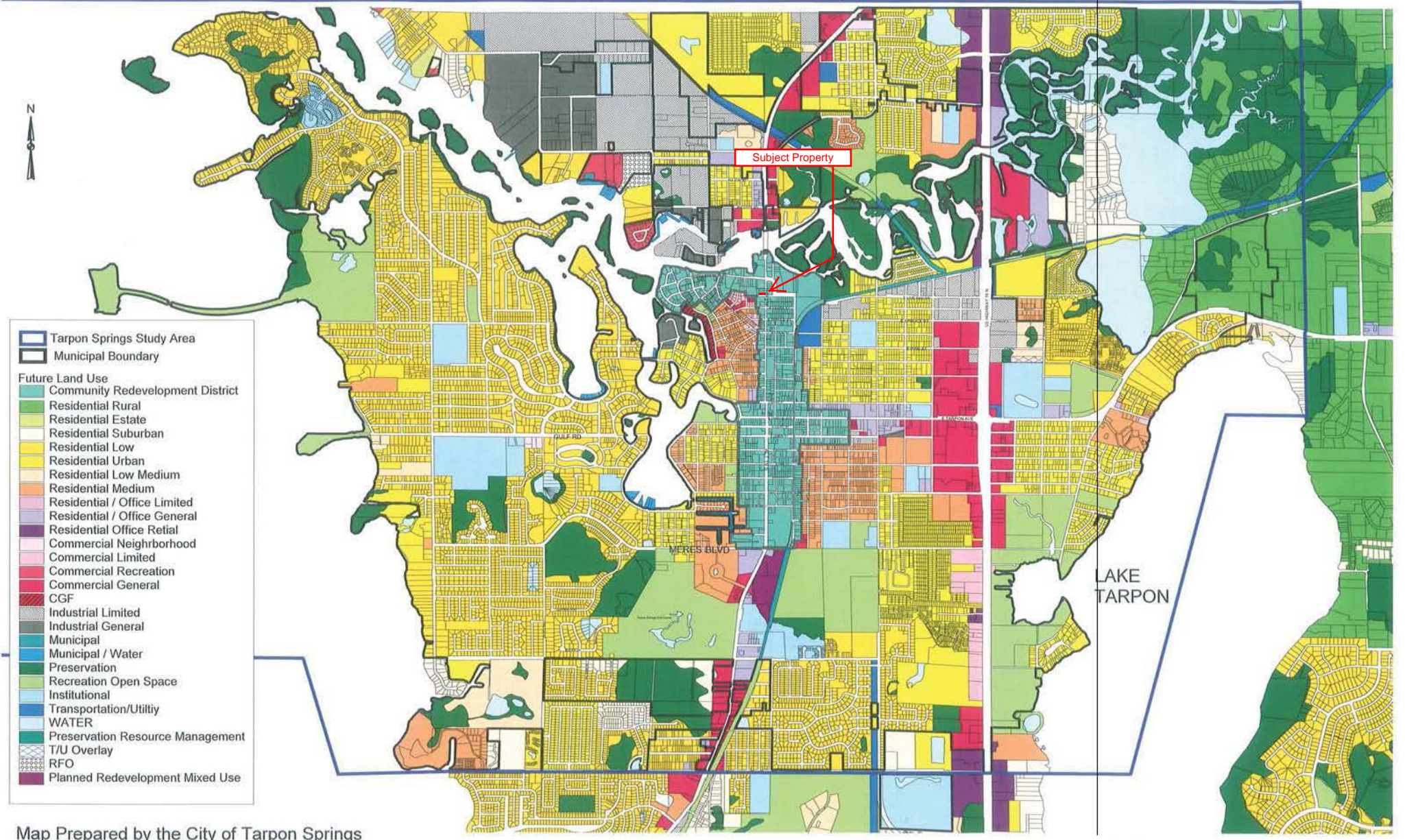
n/a

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?	
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?	
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 applicant has agreed to place a restrictive covenant on the property to run with the land. The covenant would restrict the property to the maximum density allowable under the current transect - the draft covenant is included in the attached packet. Also, please see the CHHA coverage for this area. The property is outside the CHHA coverage but surrounded by it on virtually all sides. No members of the public spoke at the Planning and Zoning Board hearing. Two members of the public spoke at the Board of Commissioners hearing citing the presence of a gopher tortoise and live oak tree on the property and expressing the desire that these natural resources be worked around or saved/relocated.

FIGURE 9, 2025 FUTURE LAND USE MAP

CITY OF TARPON SPRINGS FUTURE LAND USE MAP 2025 (AMENDED FOR ORDINANCE 2012-07)



Map Prepared by the City of Tarpon Springs
Planning and Zoning Division, June 2012

1000 0 1000 2000 3000 4000 Feet

CITY OF TARPON SPRINGS
Staff Report

November 25, 2019

TO: PLANNING AND ZONING BOARD

FROM: PLANNING & ZONING DEPARTMENT

HEARING DATES: NOVEMBER 18, 2019 (PLANNING & ZONING BOARD)
DECEMBER 3, 2019 (BOC 1ST READING)
To Be Determined (BOC 2ND READING)

SUBJECT: APPLICATION #19-132 REZONING AMENDMENT FOR RED BANK INVESTMENTS, LLC **ORDINANCE 2019-22:**
ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR APPROXIMATELY 1.46 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF EAST LIVE OAK STREET AND NORTH HIBISCUS STREET AND SOUTH OF ATHENIAN WAY, FURTHER DESCRIBED AS ANCLOTE RIVER CROSSINGS TRACT C, FROM T5D (NORTH PINELLAS AVE) TRANSECT DISTRICT, TO T4C (RESIDENTIAL HIGH) TRANSECT DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

I. APPLICATION

- A. Application: Request to amend the Special Area Plan (SAP) transect district designation from T5d (North Pinellas Ave) to T4c (Residential High).
- B. Applicant: Nicholas Mavromatis
556 Anclote Road
Tarpon Springs, Florida 34689
- C. Owners: Red Bank Investments, LLC
4114 Woodlands Parkway, Suite 401
Palm Harbor, Florida 34685

II. PROPERTY INFORMATION

- A. Location: Northeast corner of East Live Oak Street and North Hibiscus Street and south of Athenian Way further described as Tract C of Anclote River Crossings
- B. Property Size: **Future Land Use Parcel**: 1.46 acres
Rezoning Parcel: 1.46 acres
- C. Subject Parcel Future Land Use Plan/Zoning Designations:
Future Land Use: CRD (Community Redevelopment District)
Zoning: T5d (North Pinellas Ave) transect district of the Special Area Plan (SAP)
- D. Surrounding Zoning and Existing Uses:

<u>Direction</u>	<u>Future Land Use/Zoning</u>	<u>Existing Use</u>
North:	CRD (Community Redevelopment District) / T4c (Residential High)	Townhomes
East:	CRD (Community Redevelopment District) / SDd (Municipal Gateway)	City Park
South:	CRD (Community Redevelopment District) / T5d (North Pinellas Ave)	City drainage infrastructure
West:	CRD (Community Redevelopment District) / T5d (North Pinellas Ave)	Commercial (restaurant)

- E. Tax Parcel Number(s): 12-27-15-00965-000-0003

III. BACKGROUND

The applicant is requesting a rezoning of a 1.46-acre parcel located on the north side of East Live Oak Street. The property is located within the Community Redevelopment District Future Land Use Map category and is governed by the Special Area Plan (SAP). The proposed rezoning will change the designation of the property from T5d (North Pinellas Ave) transect to T4c (Residential High).

The property is vacant. The applicant proposes to build a townhome development and has submitted two concept renderings of potential designs for the project. Although the current zoning would allow the residential density proposed by the applicant, it does not permit the townhome product. The proposed T4c zoning would permit townhomes on the property provided all other provisions of the Land Development Code can be met. The applicant has agreed that a restrictive covenant may be placed on the land limiting the density for this property to that permitted under the current zoning at the maximum rate of 15 dwelling units per acre by-right. This would limit the property to a density of approximately 22 units, based on the estimated property acreage.

The zoning amendment will require an amendment to the Countywide Plan due to the increase in allowable density in a designated Countywide Activity Center afforded by the change to the T4c transect. The application is expected to be compliant with Countywide Plan standards since it will be accompanied by and conditioned upon execution of the restrictive covenant limiting density to the maximum allowable in the current (T5d transect) zoning district.

IV. REVIEW CRITERIA - ZONING MAP AMENDMENT:

Section 207.03(A) of the Tarpon Springs Comprehensive Zoning and Land Development Code provides the following standards for zoning map amendments:

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

ANALYSIS: The City’s Comprehensive Plan Future Land Use Element states the following:

- “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 2.1. The City of Tarpon Springs Future Land Use Map 2025 (FLUM) included in Appendix A of this Element characterizes the long term end toward which land use patterns in the City are ultimately directed. The FLUM also displays Future Land Use categories for unincorporated areas in order to depict the relationship of the City’s FLUM with other relevant jurisdictional areas.
- Objective 2.2. Residential Land Use Categories accommodate residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in the long-range facilities plans of the City.”
- Objective 2.8. Urban infill and redevelopment land use categories provide for specialized districts of the City that cover a character or functional area warranting special consideration or protection with respect to use or form including, but not limited to, historic and cultural resources; traditional land uses; land configuration or layout patterns of lots, streets, and waterways; operation of or deficiencies in transportation or other major infrastructure; or other considerations.
 - Policy 2.8.1.B. Community Redevelopment District (CRD): Adoption of the CRD Future Land Use Designation pursuant to the following criteria: **Purpose** – It is the purpose of this category to depict those areas of the county that are now designated, or

appropriate to be designated as community centers and neighborhoods for redevelopment in accord with a special area plan.

The proposed T4c (Residential High) transect zoning designation is consistent with the Comprehensive Plan Goals, Objectives and Policies and with the Community Redevelopment District purpose. The surrounding area is developed with townhome residential, commercial and urban public park uses. This project presents a suitable infill development that will be highly compatible with the neighborhood and will meet the intended infill goals of the Community Redevelopment District.

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

ANALYSIS: This project is located within the Sponge Docks Character District of the Special Area Plan (SAP). This district, as described in the SAP, “is primarily comprised of tourist-oriented commercial business, restaurants and industrial waterfront uses. The character district will continue to support the working waterfront and tourist trade while increasing the number of actual residents to the area in order to improve overall neighborhood stability and support local businesses.” The Sponge Docks Character District envisions several residential product types including single family homes, clustered housing, garden apartments, townhomes, midrise apartments, and live/work housing. The proposed project will support the character district intent to increase residential stability while being consistent with envisioned housing types. The existing townhomes to the north of this property are also in the Sponge Docks Character District.

This change from the T5d transect district to the T4c transect district shifts the allowable use emphasis to residential. The current T5d district allows limited residential housing types, including apartments. While the applicant could develop apartments on this property today under the current zoning, he believes, and staff agrees, that a townhome product is more compatible with the area, especially given that the land is directly adjacent to an existing townhome development. The transect zoning currently designates this segment of East Live Oak Street as part of the North Pinellas commercial/mixed use corridor. This vision has not been realized along this segment of the street. A substantial portion of the south side of the street is occupied by drainage infrastructure developed in conjunction with the reconfiguration of the street, and, the north side is occupied by City park lands and the existing townhome development. The commercial/mixed use emphasis really begins along the west side of Hibiscus Street as one approaches North Pinellas Avenue.

The change to T4c will shift the allowable uses to emphasize residential and will limit the allowable commercial uses on this property. The development will still be in close proximity to existing and planned commercial and mixed

uses, encouraging a reduced need for vehicular travel, and will remain consistent with the character district envisioned in the SAP.

3. *The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.*

ANALYSIS: The subject property is in an area of existing and planned community redevelopment. The change in zoning will allow a townhome residential product that is more suited to the neighborhood while still providing for the infill vision of the Special Area Plan. The area is generally served by public facilities including potable water, sewer, fire protection and solid waste pickup. The project will be required to complete the Site Plan approval process in which the facilities impacts and development requirements will be determined. The project will not change the current allowable residential density due to the placement of a proposed restrictive covenant on the property. The change of allowable residential type from apartments to townhomes will merely dictate the building, fire, and other facilities regulations and codes with which the project will need to comply.

4. *The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.*

ANALYSIS: The proposed amendment, if granted, would not adversely impact or exceed the capacity or fiscal ability of the City to provide public facilities and services.

V. OTHER EVIDENCE

A. Technical Review Committee

The TRC reviewed this application at the October 17, 2019 meeting. The TRC comments were as follows:

PLANNING & ZONING REVIEW COMMENTS:

APPROVED DENY DEFER SEE BELOW NO COMMENTS

INITIALS: HU/PM

1. The zoning change will allow townhome development in lieu of apartments.
2. The zoning change will raise the allowable density. A restrictive covenant will be required to cap the property's density at the current rate.
3. This property does not appear to be in the Coastal High Hazard Area.

4. This rezoning will require a Tier II amendment to the Countywide Plan.
5. Planning and Zoning recommends approval of this rezoning. It may be scheduled before the Planning and Zoning Board and go to first reading before the Board of Commissioners.

FIRE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: RK

1. No comments until the site plan and/or building plan are submitted.

BUILDING DEVELOPMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: DG/SB

POLICE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: JU/SG

PUBLIC SERVICES REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: FF/RP

1. Please provide the estimated water consumption and sewer flows for the predetermined number of units.

PUBLIC WORKS REVIEW COMMENTS

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: TM

PROJECT ADMINISTRATION DEPARTMENT

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: NM/JM

- B. Public Correspondence:** The property owners within 500 feet were sent written notification in accordance with Section 206.00 of the City of

Tarpon Springs Comprehensive Zoning and Land Development Code. Notice was advertised in the *Tampa Bay Times* and the property was posted. Staff has not received any responses to these notices.

VI. STAFF RECOMMENDATION

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

Zoning amendment from T5d (North Pinellas Ave) transect district to T4c (Residential High) transect district.

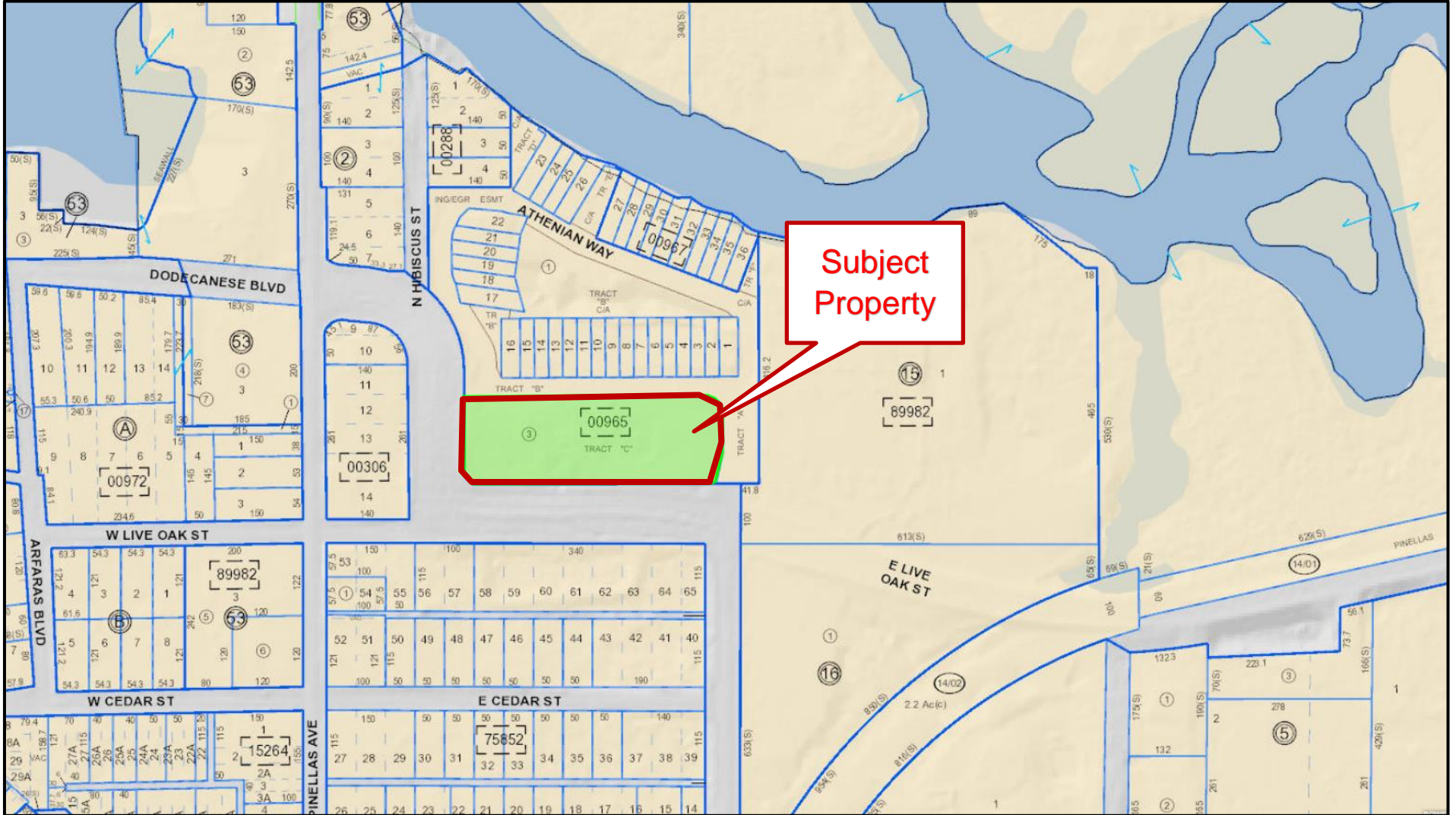
VII. PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard application #19-132 on Monday, November 18, 2019. The Planning and Zoning Board voted unanimously to recommend approval of the application.

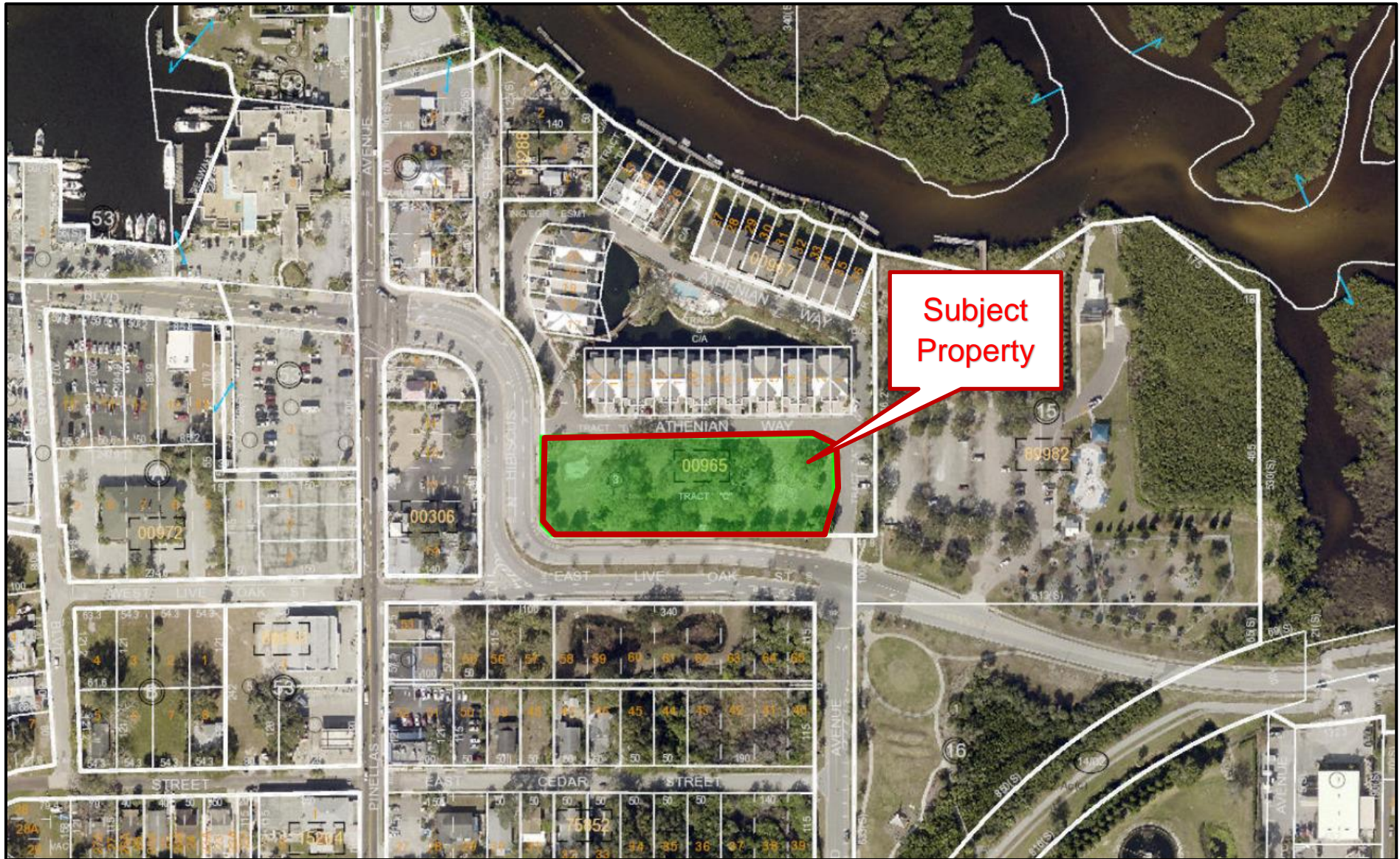
List of Exhibits:

- 1) Location Map
- 2) Aerial Map
- 3) Zoning Map
- 4) Transect Code Table T4F. Specific Function & Use
- 5) Transect Code Table 5A. Code Summary
- 6) Application
- 7) Survey
- 8) Townhome Development Concepts
- 9) Proposed Restrictive Covenant
- 10) Ordinance 2019-22

APP #19-132 LOCATION MAP



APP #19-132 AERIAL MAP



APP #19-132 ZONING MAP

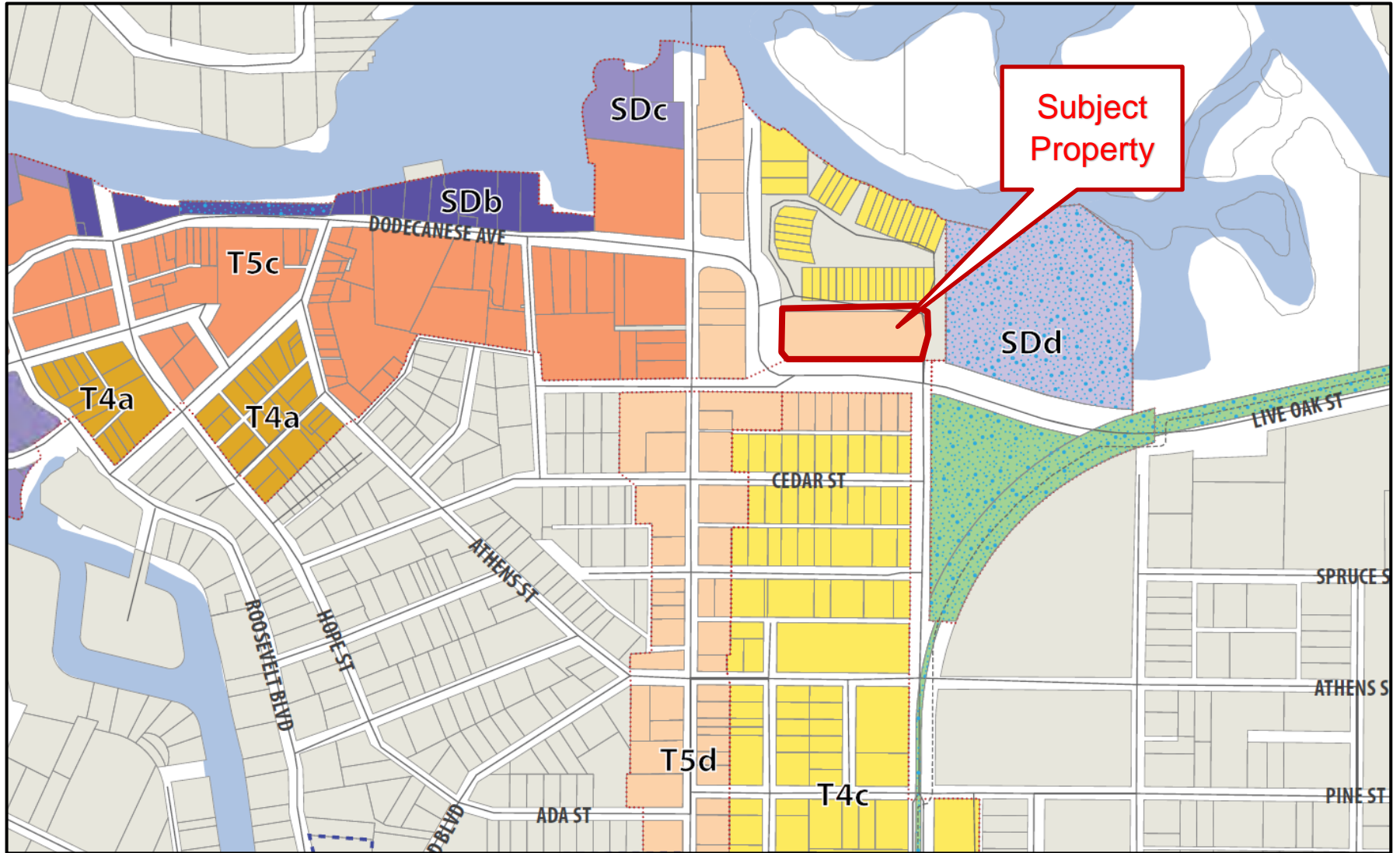


TABLE 4F. SPECIFIC FUNCTION & USE

TABLE 4F: Specific Function & Use. This table expands the categories of Table 4E to delegate specific functions and uses within Transect Zones. Uses shown as permitted 'by right' or 'conditional use' must also be a permitted use in the underlying character district as described in the Special Area Plan (Ordinance 2010-26).

	T4a	T4b	T4c	T4d	T5a	T5b	T5c	T5d	SDa	SDb	SDc	SDd
a. RESIDENTIAL												
Mixed Use Building	■	■	■	□	■	■	■	■	■			
Apartment Building	■	■	■	□	■		■	□	■			
Live/Work Unit	■	■	■	□			■	□	■		□	
Town/Row House	■	■	■	■	■		■		■			
Duplex House	□	□	■	■			□					
Clustered House	■	■	■	■	□		□		□			
Single Family Detached House	□	□	□	■								
Boarding House	□	□	□	□			□	□			□	
Accessory Unit	■	■	■	■	□	■	■	■	□		■	
b. LODGING												
Hotel	□	□			■	■	■	■	■		□	□
Inn	■	■	■	□	■	■	■	■	■		□	■
Bed & Breakfast	■	■	■	□	■	■	■	■	■		□	■
Seasonal/Short Term Rental	□	□	☒	□	□	□	□	□	□	□	□	□
c. OFFICE												
Mixed Use Building	■	■			■	■	□	■	■			
Office Building	■	■	□	□	■	□	□	■	■			
Work/Live Unit	■	■	□	□	□	□	□	■	■		□	
d. RETAIL												
Mixed Use Building	□	□			■	■	■	■	■	■	□	
Open-Market Building	☒	☒		☒	☒		☒	☒	☒	☒	☒	
Retail Building	■	□	☒	□	■	■	■	■	■	■	□	
Artist Studio	■	■	☒	□	■	□	■	■	■			
Restaurant	■	□	□	□	■	■	■	■	■	■	■	
Kiosk	☒	☒			☒	☒	☒	☒	☒	☒	☒	☒
Push Cart	□	□			□	□	□	□	□	□	□	□
Alcoholic Beverage Establishment (On Premise)	□	□		□	□	□	□	□	□	□	□	
Alcoholic Beverage Establishment (Off Premise)	■	■		□	■	■	■	■	■	■	■	
Marine-Related Commercial							□			■	■	
Sidewalk Cafe	■	□		□	■	■	■	■	■	■	□	
Outdoor Display of Merchandise							■			■		
e. CIVIC												
Bus Shelter	■	■	■	■	■	■	■	■	■	■	■	■
Conference/Exhibition Center	□	□			■		□	■	■			
Fountain or Public Art	■	■	■	■	■	■	■	■	■	■	□	■
Library	■	■	□	□	□			□	□			
Live Theater	□	□			■	□	□	■	■			
Movie Theater	□	□			■	□	□	■	■			
Museum		□	□		■		■	■	■			
Outdoor Auditorium	□	□	□		□		□	□	□	□		■
Parking Structure	□	□			■	□	■	■	■		□	■
Passenger Terminal	□	□			□	□	□	□	□	□	□	
Playground	□	□	■	■	□		□		□			■
Surface Parking Lot	□	□			□		□	□	□	□	□	□
Religious Assembly	□	□	□	□	□	□	□	□	□			

■ *BY RIGHT* □ *CONDITIONAL USE*

TABLE 4F (continued): Specific Function & Use.

	T4a	T4b	T4c	T4d	T5a	T5b	T5c	T5d	SDa	SDb	SDc	SDd
f. OTHER: AGRICULTURE												
Urban Farming	□	□	□	□	□		□		□		□	
Roadside Stand	■	■	□		□		□	□	□	□	□	□
Greenhouse		□	□	□								■
Community Garden		□	□	□			□		□			■
Vetrinary Office w/ Kennel	□	□			■	■		■	■			
g. OTHER: AUTOMOTIVE												
Gasoline					□			□	□			
Automobile Service		□			□			□	□			
Auto Sales		□			□			□	□			
Drive -Through Facility					□	□		□	□			
Shopping Center					■		■	■	■			
h. OTHER: CIVIL SUPPORT												
Fire Station	□	□	□	□	□		□	□	□			□
Police Station	□	□	□	□	□	□	□	□	□			□
Funeral Home					□			□	□			
Hospital					□				□			
Medical Clinic					□			□	□			
i. OTHER: EDUCATION												
College					□			□	□			
High School				□								
Trade School		□			□		□	□	□		□	
Middle/Elementary School			□	□								□
Childcare Center	□	□	□	□	□		□	□	□			□
j. OTHER: INDUSTRIAL												
Marine-related Industrial Facility							□			□	■	□
Light Industrial Facility		■			□						■	
Laboratory Facility					□		□		□		■	
Water Supply Facility											□	
Sewer and Waste Facility											□	
Electric Substation												□
Wireless Transmitter	□	□			□	□	□		□		□	□
Cremation Facility					□							
Warehouse		□					□			□	■	
Outdoor Storage		□					□				□	□
Mini-Storage		□			□				□		□	
k. OTHER: ADULT USES												
Adult Uses												

■ BY RIGHT □ CONDITIONAL USE

TABLE 5A. CODE SUMMARY

TABLE 5A: Code Summary.



BASE DENSITY/INTENSITY (Based on Maps 5A & 5B and Special Area Plan (Ordinance 2010-26 Tables 3-1 through 3-10))

Max. By Right Density	12 - 15 dwelling units/acre	10 - 18 dwelling units/acre	10 - 18 dwelling units/acre	10 - 12 dwelling units/acre	18 dwelling units/acre	15 dwelling units/acre
Max. Transferred Density	18 - 22 dwelling units/acre	12 - 24 dwelling units/acre	12 - 24 dwelling units/acre	12 - 18 dwelling units/acre	24 dwelling units/acre	22 dwelling units/acre
Max. Building FAR	0.75 - 1.25	0.75 - 1.25	0.75 - 1.5	0.75	1.25 - 1.5	1.25
Max. Non-Residential FAR	0.5 - 1.0	0.35 - 1.0	0.5 - 1.0	0.35 - 0.5	1.0	1.0

THOROUGHFARES (see Chapter 2)

A	recommended	n/a	n/a	n/a	recommended	n/a
A'	recommended	n/a	n/a	n/a	n/a	recommended
B	recommended	recommended	recommended	recommended	recommended	recommended
B'	recommended	recommended	recommended	n/a	n/a	recommended
C	n/a	recommended	recommended	recommended	recommended	recommended
C'	n/a	recommended	recommended	recommended	n/a	n/a

CIVIC SPACES (see Table 2.J)

Neighborhood Park	n/a	n/a	permitted	permitted	n/a	n/a
Plaza	permitted	permitted	permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	n/a	n/a

LOT WIDTH & LOT COVERAGE

Lot Width	n/a	n/a	n/a	n/a	n/a	n/a
Lot Coverage	70% max	60% max	60% max	50% max	70% max	80% max

SETBACKS - PRINCIPAL BUILDING (see Tables 5B(i-xii))

Front Setback (Principal)	15 ft. max	25 ft. max	10 ft. max	20 ft. max	10 ft. max	0 ft. max
Front Setback (Secondary)	5 ft. max	10 ft. max	5 ft. max	10 ft. max	15 ft. max	5 ft. max
Side Setback	5 ft. max	n/a	5 ft. min	5 ft. min	n/a	n/a
Rear Setback	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley
Frontage Buildout	65% min	65% min	60% min	50% min	80% min	95% min

BUILDING PLACEMENT (see Table 4A)

Edgeyard	permitted	permitted	n/a	permitted	n/a	n/a
Sidyard	permitted	permitted	permitted	permitted	permitted	n/a
Rearyard	permitted	permitted	permitted	permitted	permitted	permitted
Courtyard	permitted	permitted	permitted	permitted	permitted	permitted

BUILDING FORM - HEIGHT (see Table 4SB) (for special ~~height~~ height allowances, see Special Area Plan (Ordinance 2010-26))

Principal Building	3 stories max	3 - 4 stories max	3 stories max	2 stories max	3 - 4 stories max	2 - 3 stories max
Outbuilding	2 stories max	2 stories max	2 stories max	2 stories max	2 stories max	2 stories max

BUILDING FORM - PRIVATE FRONTAGES (see Table 4C)

Common Yard	permitted	permitted	permitted	recommended	n/a	n/a
Porch & Fence	permitted	permitted	permitted	permitted	n/a	n/a
Terrace / Light Court	recommended	permitted	recommended	recommended	recommended	n/a
Forecourt	recommended	permitted	recommended	recommended	recommended	recommended
Stoop	recommended	permitted	recommended	recommended	recommended	n/a
Shopfront / Awning	permitted	permitted	recommended	recommended	recommended	mandatory
Arcade / Gallery	permitted	n/a	n/a	n/a	recommended	recommended
Parking	n/a	by warrant	n/a	n/a	n/a	n/a

BUILDING FUNCTION (see Table 4E & Table 4F)

Residential	open use	open use	open use	open use	limited use	limited use
Lodging	open use	limited use	limited use	limited use	open use	open use
Office	open use	limited use	limited use	limited use	open use	open use
Retail	limited use	limited use	restricted use	restricted limited use	open use	open use
Industrial	n/a	limited use	n/a	n/a	n/a	n/a
Civic	limited use	limited use	restricted use	restricted use	limited use	limited use

Chapter 4

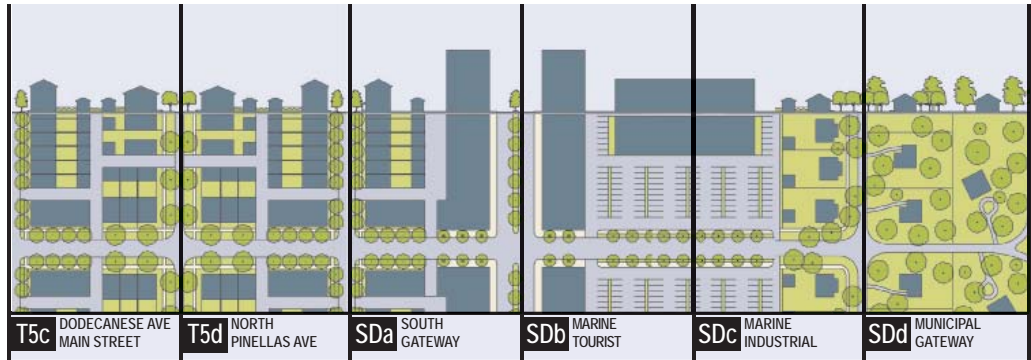
Chapter 2, 3

PLACEMENT

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FUNCTION

TABLE 5A: Code Summary (continued).



BASE DENSITY (Based on Maps 5A & 5B and Special Area Plan (Ordinance 2010-26 Tables 3-1 through 3-10))

Max. By Right Density	14 dwelling units/acre	12 - 15 dwelling units/acre	18 dwelling units/acre	14 dwelling units/acre	14 dwelling units/acre	4 dwelling units/acre
Max. Transferred Density	22 dwelling units/acre	18 - 22 dwelling units/acre	24 dwelling units/acre	22 dwelling units/acre	18 dwelling units/acre	4 dwelling units/acre
Max. Building FAR	1.0	1.0 - 1.25	1.5	1.0	1.0	1.0
Max. Non-Residential FAR	0.65	0.5 - 1.0	1.0	0.65	0.75	0.75

THOROUGHFARES (see Chapter 2)

A	n/a	recommended	recommended	n/a	n/a	recommended
A'	recommended	n/a	n/a	recommended	recommended	n/a
B	recommended	recommended	recommended	recommended	recommended	recommended
B'	recommended	n/a	n/a	n/a	n/a	n/a
C	recommended	recommended	recommended	n/a	recommended	recommended
C'	recommended	n/a	n/a	n/a	n/a	recommended

CIVIC SPACES (see Table 2J)

Neighborhood Park	n/a	n/a	permitted	n/a	n/a	by warrant
Plaza	permitted	permitted	permitted	permitted	permitted	by warrant
Playground	n/a	n/a	permitted	n/a	n/a	by warrant

LOT WIDTH & LOT COVERAGE

Lot Width	n/a	n/a	n/a	n/a	n/a	by warrant
Lot Coverage	80% max	70% max	70% max	80% max	50% max	by warrant

SETBACKS - PRINCIPAL BUILDING

Front Setback (Principal)	0 ft. max	5 ft. min / 10 ft. max	5 ft. max	10 ft. max	35 ft. max	by warrant
Front Setback (Secondary)	0 ft. max	5 ft. max	18 ft. max	10 ft. max	35 ft. max	by warrant
Side Setback	n/a	n/a	n/a	n/a	n/a	by warrant
Rear Setback	5 ft. min/12 ft. min w/ alley	5 ft. min/12 ft. min w/ alley	n/a	10 ft. min	n/a	by warrant
Frontage Buildout	95% min	70% min	80% min	90% min	n/a	by warrant

BUILDING PLACEMENT (see Table 4A)

Edgeyard	n/a	n/a	n/a	n/a	permitted	by warrant
Sidyard	n/a	permitted	n/a	n/a	permitted	by warrant
Rearyard	permitted	permitted	permitted	permitted	permitted	by warrant
Courtyard	permitted	permitted	permitted	permitted	permitted	by warrant

BUILDING FORM - HEIGHT (see Table 4B) (for special hotel/inn height allowances, see Special Area Plan (Ordinance 2010-26))

Principal Building	3 stories max	3 stories max	5 stories max	2 stories max	2 stories max	3 stories max
Outbuilding	2 stories max	2 stories max	2 stories max	2 stories max	2 stories max	n/a

BUILDING FORM - PRIVATE FRONTAGES (see Table 4C)

Common Yard	n/a	n/a	permitted	n/a	n/a	by warrant
Porch & Fence	n/a	n/a	n/a	n/a	n/a	by warrant
Terrace or Light Court	permitted	recommended	permitted	permitted	permitted	by warrant
Forecourt	permitted	recommended	permitted	permitted	permitted	by warrant
Stoop	permitted	recommended	permitted	permitted	permitted	by warrant
Shopfront/Awning	mandatory	recommended	recommended	recommended	recommended	by warrant
Arcade/Gallery	recommended	recommended	recommended	recommended	n/a	by warrant
Parking	n/a	n/a	n/a	n/a	by warrant	by warrant

BUILDING FUNCTION (see Table 4E & Table 4F)

Residential	limited use	limited use	open use	limited use	restricted use	conditional use
Lodging	open use	open use	open use	restricted use	restricted use	conditional use
Office	open use	open use	open use	open use	limited use	conditional use
Retail	open use	open use	open use	limited use	limited open use	conditional use
Industrial	restricted use	n/a	restricted use	limited use	open use	conditional use
Civic	open use	open use	open use	open use	open use	open use

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PLACEMENT

FORM

FUNCTION

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)

19-132

Property Owner(s)

Name Red Bank Investments, LLC		Email nick@dympspainting.com	
Address 4114 Woodlands Pkwy, Ste 401			
City Palm Harbor		State FL	Zip 34685
Phone 727-789-5588	Fax	Cellular	

Applicant

Name Nicholas Nauromatis		Email nick@dympspainting.com	
Address 556 Anclote Rd.			
City Tarpon Springs		State FL	Zip 34689
Phone 727-942-4149	Fax 727-938-6297	Cellular 727-946-0597	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Project Name Pawnhomes
Property Location or Address 0 E Live Oak St. (Athenian Way)
Legal Description (attach additional sheets as necessary) Anclote River Crossings Tract C (Future Development)
Tax Parcel Number(s) 12-27-15-00965-000-0003

Existing Land Use & Zoning Information

Present Designations of Property		Proposed Designations for Property	
Land Use Category	Zoning District	Land Use Category	Zoning District
H0CRD	T5d	O3CRD	T4c
Land Use Plan Amendment Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Is property defined as a Coastal High Hazard Zone? [s. 163.3178(2) (h), F.S.] <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

Site Acreage:

Upland 1.46 Wetland 0.00 Submerged 0.00 Total 1.46

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: *As allowed by code.*

Total No. of Units _____

Single Family:

- _____ Detached _____ Zero Lot Line _____ Attached
 _____ Cluster _____ Semi-Detached

Multi-Family:

- _____ Triplex *P* _____ Townhome _____ Other
 _____ Apartment _____ Condominium

Non-Residential Development:

Total Non-Residential Floor Area _____

- _____ 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 *NIA*
- Traffic Impact Study, if required by Section 112.12, LDC *NIA*
- 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 Nicholas Nannomats 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: 9/26/19
Date: _____
Date: _____
Date: _____

Title Holder: Nicholas Nannomats
Title Holder: _____
Title Holder: _____
Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 26th day of September, A.D., 20 19 by Nicholas Nannomats, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Nikki M Christu
Signature: NIKKI M. CHRISTU
Stamp: _____



Corporate Warranty Deed

This original document was recorded on 11/18/19
Instrument # 2019021218
O.R. Book 20403 Page 226
In Pinellas County, Florida
Ancote Title Services
727-934-5453

This Indenture, made, January 15, 2019 A.D.

Between

G C G LLC whose post office address is: 162 Brookline Trail, North Sioux City, South Dakota 57049 a limited liability company existing under the laws of the State of Iowa, Grantor and RED BANK INVESTMENTS LLC whose post office address is: 4114 Woodlands Parkway # 401, Palm Harbor, Florida 34685, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Four Hundred Fifty Thousand dollars & no cents, (\$450,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Tract C, Anclote River Crossings, according to the Plat thereof, recorded in Plat Book 132, Page(s) 7 through 12, of the Public Records of Pinellas County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 12-27-15-00965-000-0003

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

G C G LLC

By: *Gregory C. Grupp*
GREGORY C. GRUPP
Its Manager

Signed and Sealed in Our Presence:

Donna T. Long
Witness Print Name: DONNA T. LONG

Tiffany Holt
Witness Print Name: TIFFANY HOLT

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 15th day of January, 2019, by GREGORY C. GRUPP, the Manager of G C G LLC A limited liability company existing under the laws of the State of Iowa, on behalf of the company. He is personally known to me or has produced drivers license as identification.



Tiffany Holt (Seal)
Notary Public
Notary Printed Name: TIFFANY HOLT
My Commission Expires: October 1, 2019

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

File Number: 18-843

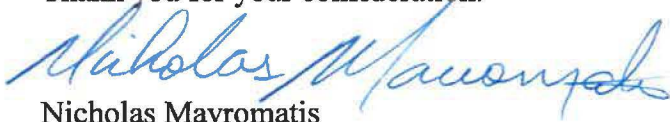
We are requesting conditional use to build townhomes on the property. We are requesting a T-4c zoning use to allow for optimal development of the property.

Tarpon Resources, LLC.

To Whom It May Concern,

We are requesting a rezoning of this land to allow for the construction of townhomes/attached dwellings. Townhomes/attached dwellings will be better suited and a more harmonious addition to the existing development. The conceptual drawing will be forthcoming, and will be submitted to the board once it is complete. Should you have any questions or concerns please feel free to contact me.

Thank you for your consideration.


Nicholas Mavromatis

SURVEYOR'S REPORT

MAP OF TOPOGRAPHIC AND BOUNDARY SURVEY:

SEE SHEET 2, FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:

TRACT "C", ANCLOTE RIVER CROSSINGS, a subdivision according to the plat thereof recorded in Plat Book 132, Pages 7 through 12, in the Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Begin at the Northwest most corner of TRACT "C", same being the Southwesterly most corner of the Southerly Right-of-Way Line of ATHENIAN WAY, TRACT "A", of ANCLOTE RIVER CROSSING, as recorded in Plat Book 132, Pages 7 through 12, of the Public Records of Pinellas County, Florida; thence the following five (5) courses along said Northerly and Easterly line of TRACT "C", same being the Southerly and Westerly Right-of-Way line of said ATHENIAN WAY, TRACT "A", respectively; (1) thence N90°00'00"E, for 407.76 feet to the point of curvature; (2) thence Southeasterly along the arc of said curve, having a radius of 29.00 feet, a central angle of 90°06'16", an arc length of 45.61 feet, and a chord bearing S44°56'52"E, for 41.05 feet to the point of tangent; (3) thence S00°06'16"W, for 63.36 feet to the point of curvature of a curve concave Westerly; (4) thence Southerly along the arc of said curve, having a radius of 20.00 feet, a central angle of 12°47'11", an arc length of 4.46 feet, and a chord bearing S06°29'52"W, for 4.45 feet to the point of tangent; (5) thence S12°53'27"W, for 51.73 feet to the point of intersection with the Northerly Right-of-Way line of LIVE OAK STREET, as recorded in Plat Book 3, Page 17, of the Public Records of Pinellas County, Florida, same being the Southwesterly most corner of said TRACT "C"; thence the following three (3) courses along said Northerly and Easterly Right-of-Way line of LIVE OAK STREET, same being the Southerly and Westerly line of said TRACT "C": (1) thence N89°50'34"W, for 410.55 feet; (2) thence N42°27'35"W, for 21.50 feet; (3) thence N00°12'06"E, for 130.28 feet to the POINT OF BEGINNING.

Containing 63,487 square feet or 1.457 acres, more or less.

ACCURACY:

- 1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
2. THE PRIMARY CONTROL POSITIONS FOR THIS SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) KNOWN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS (SEE PROJECT DATUM) USING GLOBAL POSITIONING METHODS WITH REAL TIME KINEMATIC SESSIONS. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL PRIMARY CONTROL POINTS IS COMPUTED TO BE 0.016 FEET (4.876 MILLIMETERS) USING THE ALGEBRAIC SUM MEAN OF THEIR POSITIONS.
3. CONTROL ELEVATIONS FOR THIS SURVEY ARE BASED ON A LEVEL LOOP USING DIFFERENTIAL LEVELING TECHNIQUES. CLOSURE ACHIEVED IS A 0.011" ERROR IN A 0.35 MILE LOOP LENGTH WHICH EXCEEDS THE MINIMUM ACCURACY REQUIREMENT CALCULATED AT A MAXIMUM MIS-CLOSURE OF 0.029 FEET.
4. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

DATA SOURCES:

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY RIGHT-OF-WAY LINE OF ATHENIAN WAY, ANCLOTE RIVER CROSSINGS, AS RECORDED IN PLAT BOOK 132, PAGES 7-12 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING N90°00'00"E, AS SHOWN ON THE MAP OF SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, FILE NO. 17-944, COMMITMENT DATE: DECEMBER 20, 2017. THE LEGAL DESCRIPTION SHOWN HEREON BEFORE "BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS" IS AS IT APPEARS IN SAID AMERICAN LAND TITLE ASSOCIATION COMMITMENT. THE LEGAL DESCRIPTION FOLLOWING "BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS" WAS PREPARED BY FLORIDA DESIGN CONSULTANTS, INC.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS AS SHOWN HEREON, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PLAT OF ANCLOTE RIVER CROSSINGS, AS RECORDED IN PLAT BOOK 132, PAGES 7-12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (SHOWN ON THE MAP OF SURVEY AS "(P)")

LIMITATIONS:

- 1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. ORIGINAL FIELD WORK WAS COMPLETED ON 1-9-2018 AND IS CONTAINED IN FIELD BOOK 1663, PAGES 12-20. REVISION I FIELD WORK WAS COMPLETED ON 1-8-2019 AND IS LIMITED TO UPDATING THE BOUNDARY SURVEY, TOPOGRAPHIC DATA AND THE ADDITION OF ADJACENT CENTERLINE OF PAVEMENT DATA.
4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES).
6. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
7. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
8. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN ON MAP OF SURVEY.
9. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
10. NO INFORMATION ON ADJOINING PROPERTY OWNERS WAS SUPPLIED TO THE SURVEYOR.
11. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMBOLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER.
12. NON-NUISANCE TREES 4 INCHES AND LARGER DIAMETER AT CHEST HEIGHT WERE LOCATED.
13. SUBJECT PROPERTY LIES WITHIN FLOOD ZONES AE, X AND X (SHADED), BASE FLOOD ELEVATION: AE=9'. X=AREAS (SHADED) OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12103C0019G, EFFECTIVE DATE SEPTEMBER 3, 2003.
14. THE FLOOD INSURANCE RATE MAP ZONE LINES SHOWN ARE APPROXIMATE. AN ACCURATE ZONE LINE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE LINES AS SHOWN. THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT: (a) "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING"; (b) "FLOOD ELEVATIONS ON THIS MAP ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THESE FLOOD ELEVATIONS MUST BE COMPARED TO STRUCTURE AND GROUND ELEVATIONS REFERENCED TO THE SAME DATUM."; AND (c) "GROUND, STRUCTURE AND FLOOD ELEVATIONS MAY BE COMPARED AND/OR REFERENCED TO NAVD 29 BY APPLYING A STANDARD CONVERSION FACTOR. TO GET THE CONVERSION FROM NAVD 29 TO NAVD 88, ADD 0.88 FOOT TO THE NAVD 88 ELEVATION. THE 0.88 FOOT VALUE IS AN AVERAGE FOR THE ENTIRE COUNTY."

BOUNDARY INCONSISTENCIES:

ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.

APPARENT PHYSICAL USE:

THE SUBJECT PROPERTY IS A VACANT TRACT WITHIN A SUBDIVISION KNOWN AS ANCLOTE RIVER CROSSINGS.

EASEMENTS/RIGHT-OF-WAY:

- 1. NO ADDITIONAL INFORMATION REGARDING EASEMENTS OR RIGHTS-OF-WAYS HAS BEEN SUPPLIED TO THIS SURVEYOR.
2. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS AFFECTING THIS PROPERTY THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE FOLLOWING ARE PER SCHEDULE B-11 OF THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT REFERENCED IN DATA SOURCES 2 [THE NUMBERS SHOWN AS (#) CORRESPOND WITH SAID COMMITMENT:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. [NOT A SURVEY MATTER]
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land. [NOT A SURVEY MATTER]
3. Rights or claim of parties in possession. [NOT A SURVEY MATTER]
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. [NOT A SURVEY MATTER]
5. Easements or claims of easements not shown by the public records. [NOT A SURVEY MATTER]
6. General or special taxes and assessments required to be paid in the year 2018 and subsequent years. [NOT A SURVEY MATTER]
7. Any Lien provided by County Ordinance or by Ch. 159 F.S. in favor of any city, town, village or port authority for unpaid service charges for services by any water systems, sewer systems or gas systems servicing the lands described herein and any lien for waste fees in favor of any county or Municipality. [NOT A SURVEY MATTER]
8. Title to furnishings, furniture, fixtures and equipment whether attached or unattached to the real estate are neither guaranteed nor insured under the terms of this policy. [NOT A SURVEY MATTER]
9. Subject to any and all unpaid assessments projected or to be projected, if any, which are not yet due and payable. [NOT A SURVEY MATTER]
10. Oil, gas and mineral right reservations, if any. [NOT A SURVEY MATTER]
11. Restrictions, covenants, conditions and easements as contained in O.R. Book 14237, Page 345, as amended in the Public Records of Pinellas County, Florida. [AFFECTS THE SUBJECT PROPERTY]
12. Easement recorded in O.R. Book 15030, Page 1334, Public Records of Pinellas County, Florida. [DOES NOT AFFECT SUBJECT PROPERTY]

PROJECT DATUM:

HORIZONTAL:

BEARINGS AND COORDINATES (IN U.S. SURVEY FEET) ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT, NAD 83(2011).

CONTROL STATIONS UTILIZED:

- (1) A FOUND 12" DIAMETER CONCRETE MONUMENT WITH PINELLAS COUNTY DISK STAMPED "PCDSM GPS 55 1999", DESIGNATED BY NGS AS "PCDSM GPS 55", PID = DF5831, NORTHING = 1389626.92, EASTING = 412567.62;
(2) A FOUND 12" DIAMETER CONCRETE MONUMENT WITH PINELLAS COUNTY DISK STAMPED "PCDSM GPS 56 1999", DESIGNATED BY NGS AS "PCDSM GPS 56", PID = DF5832, NORTHING = 1389369.53, EASTING = 413661.87;

BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (http://www.ngs.noaa.gov).

CONTROL BENCHMARKS UTILIZED:

- (1) A FOUND 12" DIAMETER CONCRETE MONUMENT WITH PINELLAS COUNTY DISK STAMPED "PCDSM GPS 55 1999", DESIGNATED BY NGS AS "PCDSM GPS 55", PID = DF5831, ELEVATION = 12.08' (NAVD 88);
(2) A FOUND 3.5" DIAMETER BRASS DISK IN CONCRETE SEAWALL STAMPED "6903 B 2002", DESIGNATED BY NGS AS "872 6903 B TIDAL", PID = D65384, ELEVATION = 4.01' (NAVD 88);

BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (http://www.ngs.noaa.gov).

CONVERSION FACTOR:

ADD 0.84 FEET TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT (NGVD 29). CONVERSION CALCULATED UTILIZING VERTCON (VERSION 2.0).

PREPARED FOR:

RED BANK INVESTMENTS

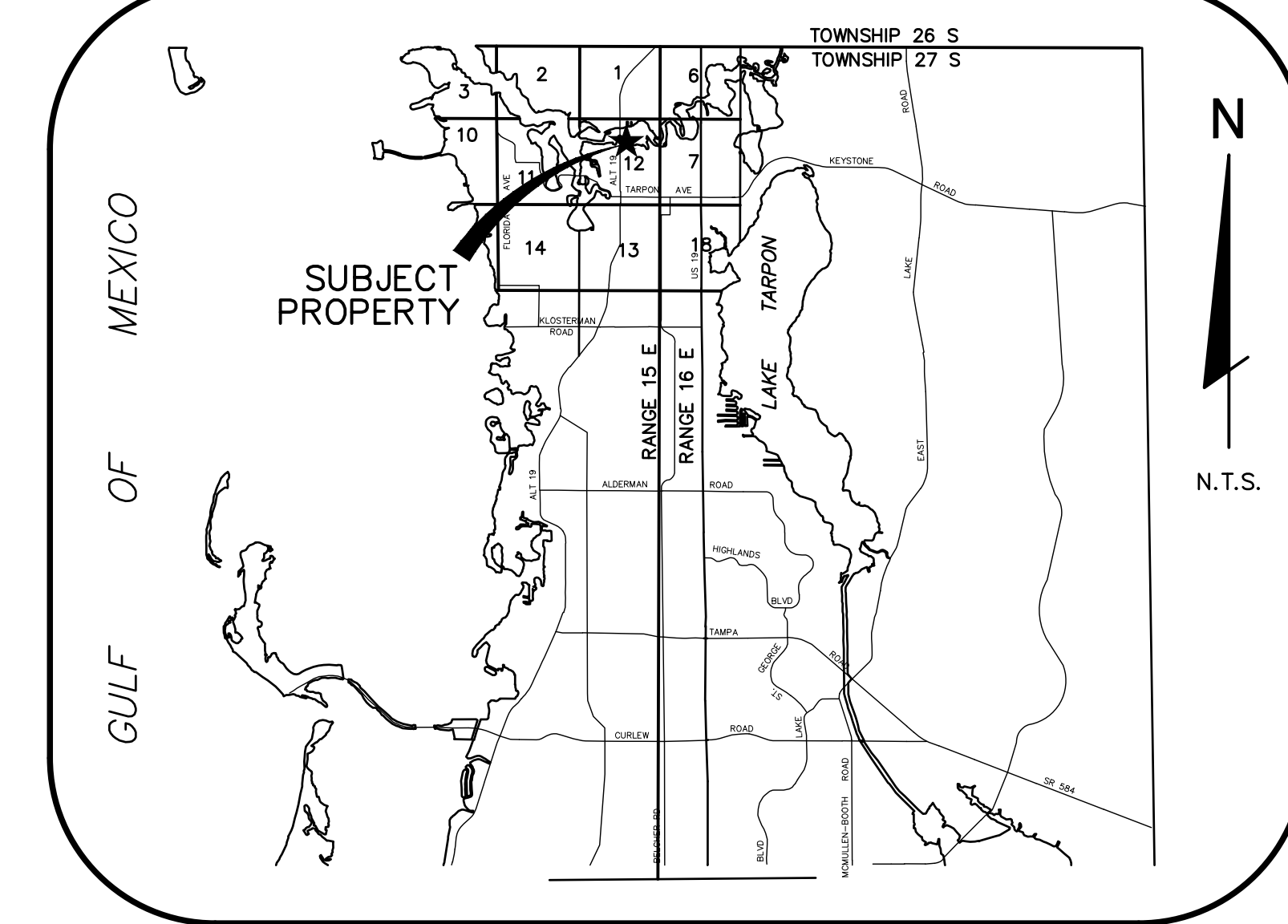
CERTIFIED TO:

RED BANK INVESTMENTS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ANCLOTE TITLE SERVICES, INC.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

JARED T. PATENAIDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

LOCATION MAP
SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST,
TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



ABBREVIATIONS LEGEND

Table with 4 columns of abbreviations and their meanings. Includes terms like AC (Acres), A/C (Air Conditioner), ADW (Asphalt Driveway), ADS (Advance Drainage Systems), ASPH (Asphalt), B/C (Back of Curb), BCDM (Board of County Commissioners Minutes Book), BFPD (Back Flow Prevention Device), BLDG (Building), BNDY (Boundary), BWF (Barb Wire Fence), C/C (Calculated Data), C/VC (Covered Concrete), CCLC (Coastal Construction Control Line), CCR (Certified Corner Record), CDW (Concrete Driveway), CI (Curb Inlet), CL (Center Line), CLF (Chain Link Fence), CM (Concrete Monument), CO (Clean out), C/ST (Concrete), CONC (Corner), CPB (Condo Plat Book), C/S (Concrete Slab), C/T (Curb Tie), DB (Dead Book), DCVA (Double Check Valve Assembly), DNR (Department of Natural Resources), DEPT (Department), DIA (Diameter), DIP (Ductile Iron Pipe), DMH (Drainage Manhole), E (East), EMP (Elliptical Corrugated Metal Pipe), EL (Elevation), EOW (Edge of Water), E/P (Edge of Pavement), ERCP (Elliptical Reinforced Concrete Pipe), ESMT (Easement), (F) (Field Data), FCM (Found Concrete Monument), FOOT (Florida Department of Transportation), FIR (Fire Hydrant), FIR (Found Iron Rod and Cap (1/2" RLS 2512 Unless Otherwise Noted), FN (Found Nail)

LINE TYPE LEGEND

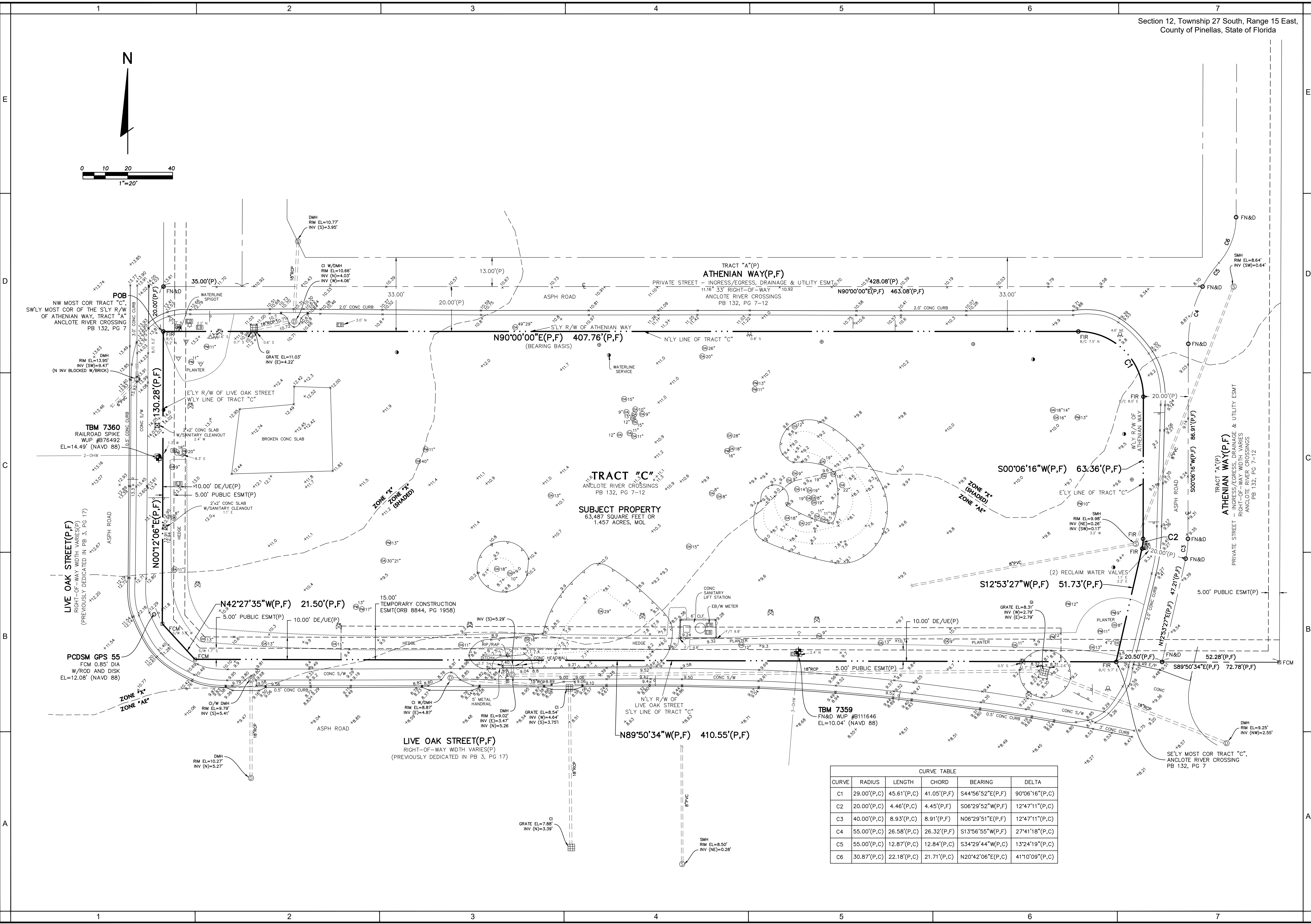
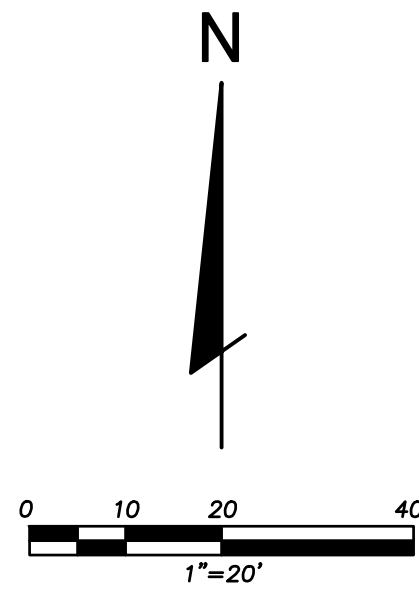
Table showing line styles for Boundary Line, Center Line, Easement Line, Edge of Water, Jurisdictional Line, Right-of-Way Line, Section Line, Top Bank or Top of Berm, Toe of Slope or Grade Break.

SYMBOLS LEGEND

Table showing symbols for Aerial Target, Bench Mark, Cable TV Point Stripe, Concrete Light Pole, Concrete Post, Concrete Utility Pole, Drains Manhole, Electric Box, Electric Manhole, Electric Power Point Stripe, Electric Pole, Fire Hydrant, Flag Pole, Gas Line Marker, Gas Filler Cap, Gas Valve, Gas Meter Box, Gas Line Point Stripe, Gate Inlet, Telephone Manhole, Telephone Pedestal, Telephone Marker, Guy Anchor, Light Pole, Mail Box, Parking Meter, Reclaimed Water Point Stripe, Reclaimed Water Box, Reclaimed Water Valve, Sanitary Sewer Manhole, Sanitary Cleanout, Sanitary Sewer Point Stripe, Sanitary Sewer Valve, Section Corner, Slimese Connection, Sign, Sprinkler Control Box, Sprinkler Head, Storm Water Point Stripe, Traffic Signal Box, Traffic Signal Pole, Water Meter, Water Line Point Stripe, Water Meter, Water Valve, Wood Utility Pole, Wood Light Pole, Wood Post.

Administrative information including project name 'ANCLOTE RIVER CROSSINGS TRACT C', sheet number '686', and surveyor information 'JARED T. PATENAIDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA'. Includes a table for update survey limitations.

Company logo for 'FLORIDA DESIGN CONSULTANTS, INC.' with tagline 'THINK IT. ACHIEVE IT.'. Includes address '3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655' and contact information 'PHONE: (800) 532-1047 FAX: (727) 848-3646 WWW.FLORIDADCS.COM LB. NO. 0707'. Copyright notice: 'Copyright 2018 Florida Design Consultants, Inc. Drawings and concepts may not be used or reproduced without written permission.'



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	29.00'(P,C)	45.61'(P,C)	41.05'(P,F)	S44°56'52\"/>	
C2	20.00'(P,C)	4.46'(P,C)	4.45'(P,F)	S06°29'52\"/>	
C3	40.00'(P,C)	8.93'(P,C)	8.91'(P,F)	N06°29'51\"/>	
C4	55.00'(P,C)	26.58'(P,C)	26.32'(P,F)	S13°56'55\"/>	
C5	55.00'(P,C)	12.87'(P,C)	12.84'(P,C)	S34°29'44\"/>	
C6	30.87'(P,C)	22.18'(P,C)	21.71'(P,C)	N20°42'06\"/>	

ADDITIONAL COPIES OF THIS SURVEY MAP OR REPORTS THEREON TO ANY PARTY, IN ANY MANNER, IS PROHIBITED. THE MAP AND REPORT ARE NOT TO BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS REPORT OR THE COPIES THEREOF ARE NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR AND MAPPER.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER US 6971
STATE OF FLORIDA

2018-0001
686
1-5-2018
1-20' CRF
UPDATE SURVEY (SEE LIMITATIONS 3)
1-5-2019

PROJECT NAME
ANCLOTE RIVER CROSSINGS TRACT C

SHEET NAME
TOPOGRAPHIC & BOUNDARY SURVEY MAP OF SURVEY

PREPARED FOR
RED BANK INVESTMENTS

DATE
1-5-2019

SCALE
1-20' CRF

DATE
1-5-2018

SCALE
686

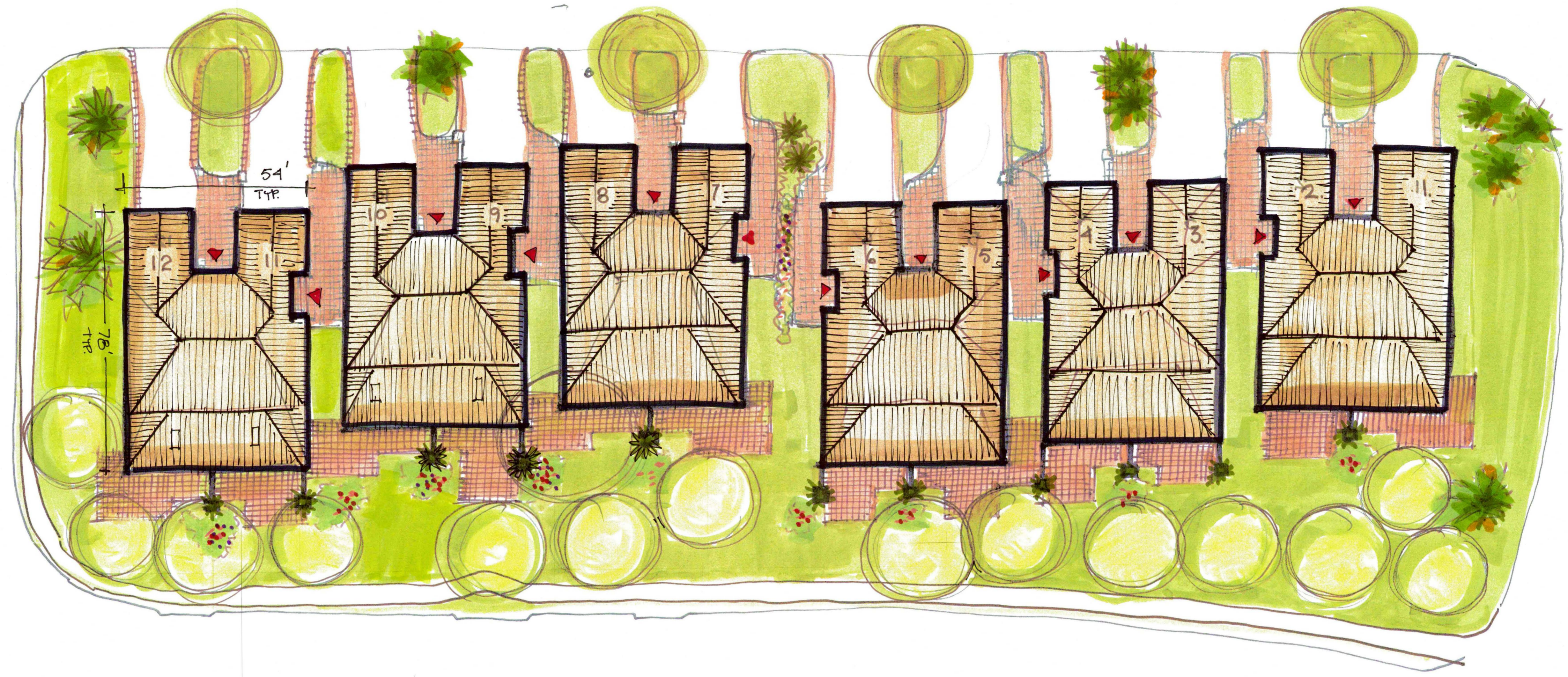
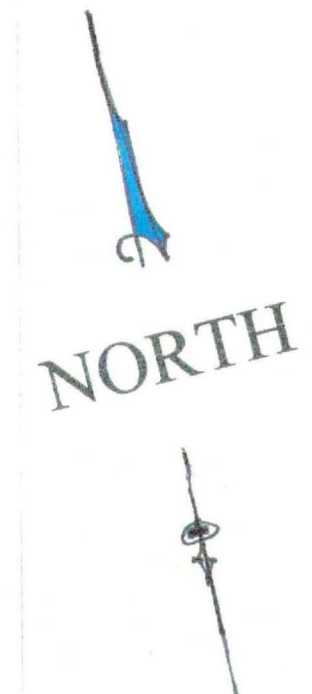
DATE
2018-0001

FLORIDA DESIGN CONSULTANTS, INC.

THINK IT. ACHIEVE IT.

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. 0707

SHEET
2
OF
2



SITE PLAN SCALE 1"=20'



LIVE OAK STREETScape



ATHENIAN WAY STREETScape

Proposal R. 7/4/19

East Live Oak Parcel
Tarpon Springs,
Pinellas County, FL

CONCEPT PLAN "A"



PROJECT DATA

TOTAL PROJECT AREA:
1.46 ± Ac

JURISDICTION:
CITY OF TARPON SPRINGS, FL

PROPERTY ZONING:
SAP

PROPERTY FUTURE LAND USE:
?

PROPOSED DENSITY:
20 TOWNHOME UNITS

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

CONCEPT PLAN DOES NOT INCLUDE ADDITIONAL STORMWATER TREATMENT AREA THAT MAY BE REQUIRED TO PROVIDE NUTRIENT LOAD REDUCTION UNDER THE PENDING FDEP STORMWATER TREATMENT RULE CHANGE.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1012 - 582
SCALE: 1" = 30' DATE: 12-21-15
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...
Nikjeh Properties



PROVIDED BY...
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM

PREPARED BY AND RETURN TO:
Thomas J. Trask, Esquire
Trask Daigneault, L.L.P.
1001 S. Ft. Harrison Ave., Suite 201
Clearwater, FL 33756

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that **RED BANK INVESTMENTS, LLC**, a Florida limited liability company (hereinafter referred to as "Owner"), is the owner of certain real property located in the City of Tarpon Springs, Pinellas County, Florida, more particularly described as follows:

Tract C, Anclote River Crossings, according to the Plat thereof, recorded in Plat Book 132, Page(s) 7 through 12, of the Public Records of Pinellas County, Florida. (Parcel ID # 12-27-15-00965-000-0003) (hereinafter referred to as "Property")

Said Owner does hereby make the following Declaration of Restrictive Covenants (hereinafter the "Declaration") covering the said Property, specifying that this Declaration shall constitute a covenant running with the land, and that this Declaration shall be binding upon the said Owner and upon all persons deriving title by, through or under the said Owner, and their assigns and successors in title. These restrictions shall be for the benefit of and limitation upon all present and future owners of the Property described herein, and shall be for the benefit of the City of Tarpon Springs, Florida, a municipal corporation of the State of Florida (hereinafter referred to as "City"). The restrictions placed on the said land, and constituting a covenant running with the land, are as follows:

1. The Owner has applied for an amendment to the City's Official Zoning Atlas to rezone the property from a designation of T5d (North Pinellas Ave) transect district to a designation of T4c (Residential High) transect district. The zoning amendment would permit a higher residential by-right density on the property than that permitted by the current zoning district. The Owner wishes to develop townhomes on the property to a by-right density that would meet the current zoning district limits. Townhomes are not an allowable housing product in the current zoning district. The City wishes to limit the by-right density of the Property to the current zoning district limits in order to comply with the Pinellas County Countywide Plan, but is supportive of the proposed housing product of townhomes. Therefore, the City desires, and the Owner has agreed, to limit the maximum by-right residential density on this property to that permitted under the current zoning designation while allowing the rezoning in order to allow for the townhome residential development. Except for the willingness of the Owner to place this restriction on the Property, the City would not have found it to be in the public interest to support the proposed rezoning of the property from the T5d transect district to the T4c transect district to allow for the development of the proposed townhome project.

2. The following conditions shall apply to the property:

a. Residential by-right density shall be limited to that allowable in the T5d transect district, or a maximum "by-right density" of 15 dwelling units per acre.

3. The Owner warrants and represents that it is the sole and exclusive fee simple owner of the Property. The Owner further represents that there is no other person with a legal or equitable interest in the Property and that this Declaration will be superior to any and all mortgages, or any other liens or encumbrances now on the Property and will not be subject to any other legal or equitable interest relative to the Property.

4. The Owner represents that nothing contained in this Declaration of Restrictive Covenants is barred or prohibited by any other contractual arrangement to which it is now a party, or by any statute or rule of any governmental agency, of any third party or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

5. The City is deemed to have a beneficial interest in this Declaration. No modifications or amendments to this Declaration shall be effective without the joinder and consent of the City, which joinder and consent shall be solely within the discretion of the City and shall be in written form appropriate to be recorded in the public records of Pinellas County, Florida. The City shall be fully entitled to enforce the covenants and restrictions herein contained.

6. In the event that any of the covenants or restrictions contained in this Declaration are violated by the Owner, or its successors or assigns, if such violation is not corrected within five calendar days from the date of notification of such violation, unless such correction is impossible within such period of time, the City may proceed with such legal remedies as are necessary, including the use of the office of the City Attorney, to correct such violation, and the Owner, its successors and assigns shall be liable for any costs incurred, including attorneys fees and court costs, whether such fees are expended or costs incurred in demanding enforcement of this Declaration or if proceedings are brought in a court of competent jurisdiction by the City in the enforcement of the provisions of this Declaration.

7. Enforcement of this Declaration may be by action at law or in equity against any person or persons violating or attempting to violate any portion of this Declaration, either to restrain violation, or to require by injunction or otherwise, compliance with the limitations on the use of the Property as is herein above set forth, or to restrain violation of a covenant or restriction, or to recover damages. The party bringing the action or suit shall be entitled to recover, in addition to all costs allowed by law, such sum as the court may adjudge to be reasonable for the services of its attorney at trial or appellate levels. The City shall be entitled to institute enforcement of this Declaration under this paragraph pursuant to its beneficial interest in the restrictions and covenants set forth herein.

8. An invalidation of any portion of this Declaration by a judgment of a court of competent jurisdiction shall in no way affect any of the other provisions of this Declaration, which shall remain in full force and effect.

9. This Declaration shall be recorded in the public records of Pinellas County, Florida.

10. This Declaration shall remain in full force and effect during all times that the Property is used for residential purposes.

11. That the Owner and its successors in title hereby give and grant unto the agents and representatives of the City, the right to enter upon the Property at reasonable times and upon notice to the Owner and its successors in interest in order to inspect the

subject Property to insure that the provisions of this Declaration are being complied with in full by the persons then in possession of the Property.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____, 2020.

Signed, seals, and delivered in our presence:

Witnesses:

Red Bank Investments, L.L.C.

Nicholas Mavromatis, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared NICHOLAS MAVROMATIS, as Manager of Red Bank Investments, L.L.C. who () is personally known to me or () has produced _____ as identification; and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2020.

Notary Public

My Commission Expires:

ORDINANCE 2019-22

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR APPROXIMATELY 1.46 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF EAST LIVE OAK STREET AND NORTH HIBISCUS STREET AND SOUTH OF ATHENIAN WAY, FURTHER DESCRIBED AS ANCLOTE RIVER CROSSINGS TRACT C, FROM T5D (NORTH PINELLAS AVE) TRANSECT DISTRICT, TO T4C (RESIDENTIAL HIGH) TRANSECT DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend to the zoning district designation of said parcel from T5d, North Pinellas Ave, to T4c, Residential High; and,

WHEREAS, the zoning district is consistent with the proposed future land use category of CRD, Community Redevelopment District; and,

WHEREAS, the available uses within the T4c District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on November 18, 2019; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

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

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.
2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.
3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 2. MAP AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for property legally described as:

“Tract C, Anclote River Crossings, according to the Plat thereof, recorded in Plat Book 132, Page(s) 7 through 12, of the Public Records of Pinellas County, Florida.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval.