

## 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 #:	20-118
Local Government Ordinance #:	2020-30

### Property Owner Contact Information

Name(s):	City of Tarpon Springs
Address:	324 E Pine Street, Tarpon Springs, FL 34689
Phone:	727-938-3711, ext 2255
E-Mail Address:	pmcneese@ctsfl.us

### Agent Contact Information (if applicable)

Name(s):	n/a
Address:	
Phone:	
E-Mail Address:	

### Characteristics of the Subject Property

Site Address(s):	324 East Pine Street, 424 North Ring Avenue, and, 395 North Grosse Avenue, Tarpon Springs, FL 34689	
Total Acreage of the Amendment Area:	<b>0.58 acres</b>	
Existing Use(s):	Vacant	
Proposed Use(s):	transportation/utility use for City of Tarpon Springs Public Services/Public Works	
Parcel Identification #:	02-27-15-89154-000-0014	
Legal Description of the Amendment Area:	<b>See Ordinance No. 2020-30</b>	
What is the adjacent roadway's Level of Service (LOS) grade?	<b>LOS "C" (Anclote Boulevard)</b>	
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?	No.
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?	No.
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:	This property is owned by the City of Tarpon Springs and will be used for storage/staging of vehicles and equipment for City Public Services and Public Works Departments.

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Public/Semi-Public
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 Urban
Proposed Local Future Land Use Plan Map Category(ies):	Transportation/Utility

### 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:

10/27/20

## 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](mailto: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:

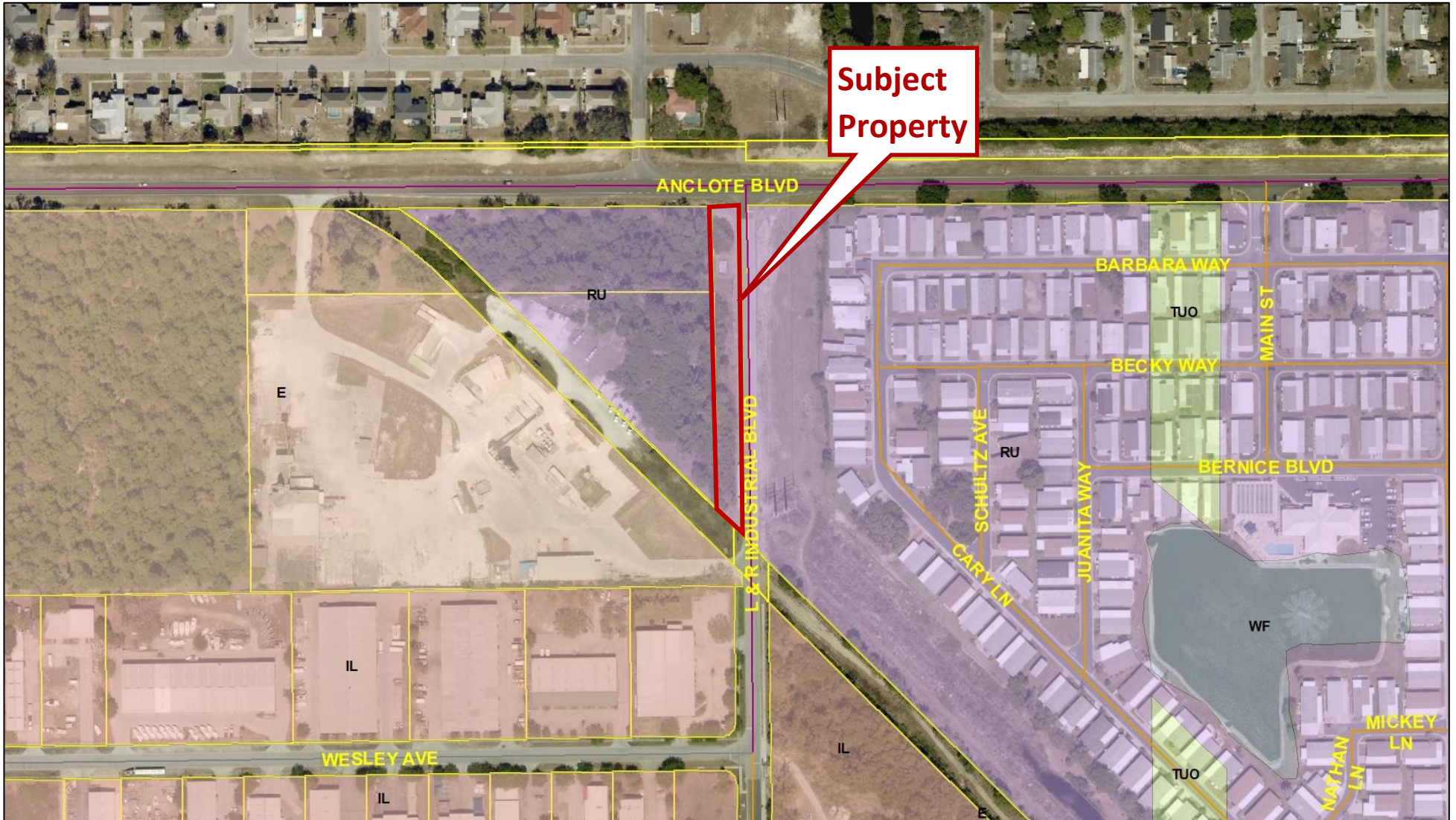
- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

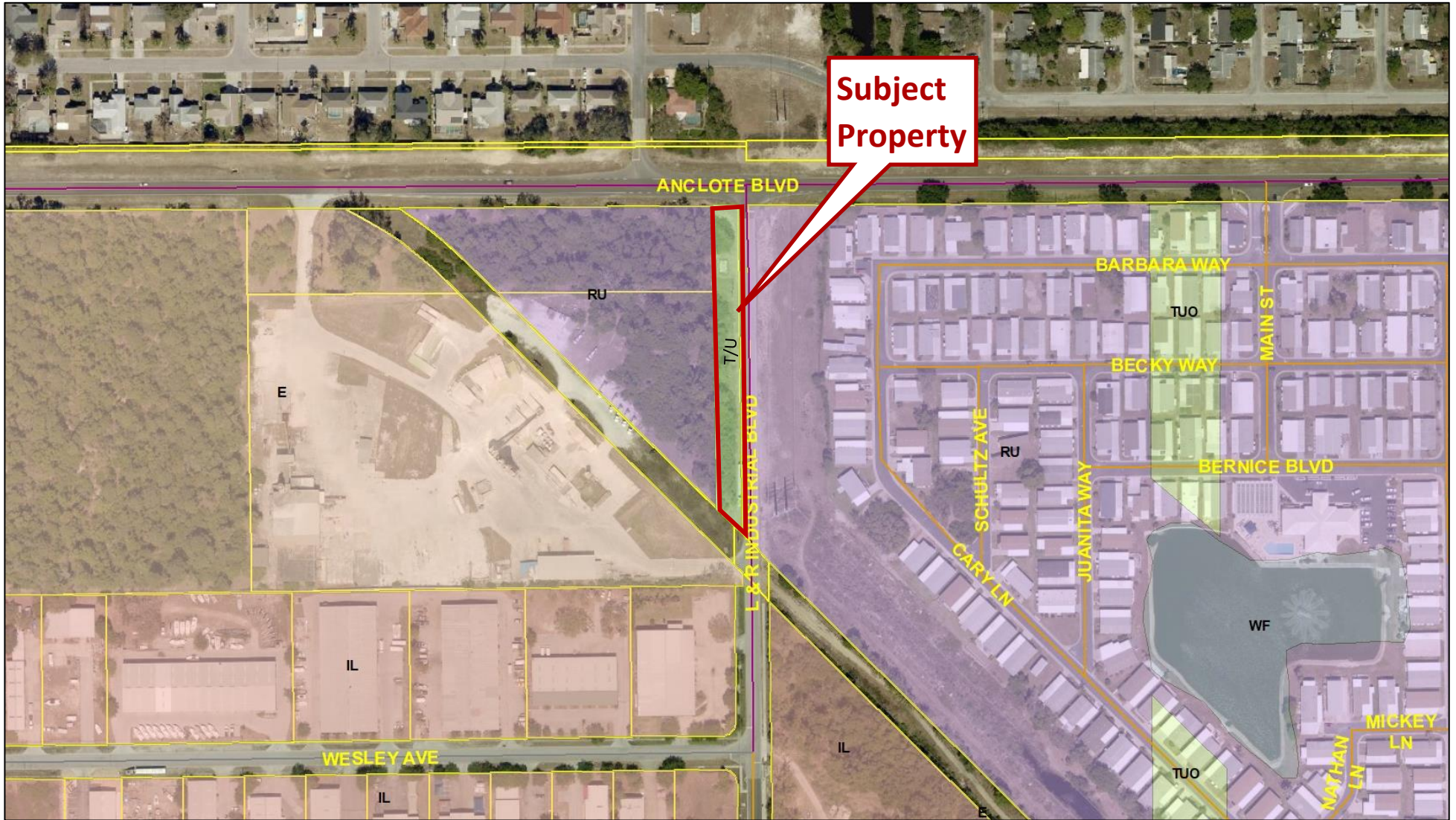
- Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

\* 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.

Tarpon Springs Public Services/Public Works – Existing Future Land Use – City of Tarpon Springs Application #20-118; Ordinance #2020-30



Tarpon Springs Public Services/Public Works – Proposed Future Land Use – City of Tarpon Springs Application #20-135; Ordinance #2020-35



**CITY OF TARPON SPRINGS**  
**Staff Report**

**October 20, 2020**

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**TO:** BOARD OF COMMISSIONERS

**FROM:** PLANNING & ZONING DEPARTMENT

**HEARING DATES:** OCTOBER 19, 2020 (PLANNING & ZONING BOARD)  
OCTOBER 27, 2020 (BOC 1<sup>ST</sup> READING)  
To Be Determined (BOC 2<sup>ND</sup> READING)

**SUBJECT:** APPLICATION #20-118 FUTURE LAND USE AMENDMENT  
AND REZONING AMENDMENT FOR CITY OF TARPON  
SPRINGS

a. **ORDINANCE 2020-30:** AMENDING THE FUTURE  
LAND USE MAP FOR 0.58 ACRES, MORE OR LESS, OF  
REAL PROPERTY LOCATED ON THE SOUTHWEST  
CORNER OF ANCLOTE BOULEVARD AND L&R  
INDUSTRIAL BOULEVARD FROM LAND USE  
DESIGNATION RU (RESIDENTIAL URBAN), TO LAND  
USE DESIGNATION T/U  
(TRANSPORTATION/UTILITY); and,

b. **ORDINANCE 2020-31:** AMENDING THE OFFICIAL  
ZONING MAP OF THE CITY OF TARPON SPRINGS,  
FLORIDA, FOR 0.58 ACRES, MORE OR LESS, OF REAL  
PROPERTY LOCATED ON THE SOUTHWEST  
CORNER OF ANCLOTE BOULEVARD AND L&R  
INDUSTRIAL BOULEVARD FROM PINELLAS  
COUNTY RPD (RESIDENTIAL PLANNED  
DEVELOPMENT) DISTRICT TO CITY OF TARPON  
SPRINGS P/SP (PUBLIC/SEMI-PUBLIC) DISTRICT.

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**I. APPLICATION**

- A. Application: Request to amend the Future Land Use Map designation from Pinellas County RU (Residential Urban) to City of Tarpon Springs T/U (Transportation/Utility), and amend the zoning designation from RPD (Residential Planned Development) to P/SP (Public/Semi-Public).
- B. Applicant: City of Tarpon Springs
- C. Owner: City of Tarpon Springs

**II. PROPERTY INFORMATION**

- A. Location: Southwest corner of Anclote Boulevard and L&R Industrial Boulevard
- B. Property Size: 0.58 acres, more or less
- C. Subject Parcel Future Land Use Plan/Zoning Designations:  
**Future Land Use (Pinellas County)**: RU (Residential Urban)  
**Zoning (Pinellas County)**: RPD (Residential Planned Development)
- D. Surrounding Zoning and Existing Uses:

<b>Direction</b>	<b>Zoning/Future Land Use</b>	<b>Existing Use</b>
North:	Pasco County	Single family residential
East:	R-4 (One, Two and Three Family Residential) / RU (Residential Urban) (County)	Two-Family Residential
	MHP (Mobile Home Park) / RU (Residential Urban) (City)	Mobile Home Park
South:	E-1 (Employment-1) / E (Employment) (County)	Single Family Residential
West:	RPD (Residential Planned Development) / RU (Residential Urban) (County)	Vacant

- E. Tax Parcel Number(s): 02-27-15-89154-000-0014

**III. BACKGROUND**

The applicant is proposing a Future Land Use Map amendment and rezoning of a 0.58-acre parcel located on the southwest corner of Anclote Boulevard and L&R Industrial Boulevard. The property is currently located in unincorporated Pinellas County. The applicant is requesting annexation into the City with accompanying designation changes to the City’s Future Land Use Map (FLUM) and the Zoning Atlas. The FLUM designation is proposed to be amended from RU (Residential Urban) to T/U (Transportation/Utility). The proposed rezoning will change the zoning designation of the property from RPD (Residential Planned Development) district to P/SP (Public/Semi-Public) district.

There property is occupied by a water production well and is otherwise vacant. The applicant intends to develop the parcel with a parking lot for use by the City’s service departments such as Utilities, Public Works, and other City departments, as needed. The proposed Future Land Use and zoning, if granted, would allow the proposed use.

**IV. REVIEW CRITERIA - COMPREHENSIVE PLAN MAP AMENDMENT:**

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The Comprehensive Plan standards for the existing and proposed land uses are as follows:

	Existing FLU (County)	Proposed FLU
	RU	T/U
<b>Primary Uses</b>	Residential	Airport, seaport, marina, Coast Guard, customs facility, electric power generating plant, utility transmission lines, municipal water supply, wastewater disposal facility, solid waste/refuse disposal, transfer, recycling facility, public works garage/storage, electric power substation, telephone switching station
<b>Max. Density</b>	7.5 dwelling units/acre	0 dwelling units/acre
<b>Max. FAR<sup>1</sup></b>	0.40	0.70
<b>Max. ISR<sup>2</sup></b>	0.65	0.70

1. Floor Area Ratio
2. Impervious Surface Ratio

The Countywide Rules for the locational characteristics and traffic generation characteristics of the existing and proposed land uses are as follows:

**REVIEW OF COUNTYWIDE PLAN MAP CATAGORIES (EXISTING AND PROPOSED)**

	Existing Plan Category	Proposed Plan Category
	RLM (Residential Low Medium)	P/SP (Public/Semi-Public)
<b>Purpose</b>	This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities,	This plan category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features,



	including transit, and natural resources of such areas.	and may include residential as part of the mix of uses.
<b>Max. Density</b>	10 dwelling units per acre	12.5 dwelling units per acre
<b>Max. FAR<sup>1</sup></b>	0.50	0.70
<b>Max. ISR<sup>2</sup></b>	0.75	0.90
<b>Traffic Generation Characteristics</b>	67 trips/day/acre	16 trips/day/acre

1. Floor Area Ratio
2. Impervious Surface Ratio

**ANALYSIS:**

The subject property is a roughly rectangular property located at the southwest corner of Anclote Boulevard and L&R Industrial Boulevard. The applicant wishes to build a parking lot for the parking/storage of City vehicles and similar equipment for use by Utilities, Public Works and other City departments. The site includes a City water production well near its north end, but is otherwise vacant. The proposed parking lot concept would likely include a looped driveway connecting to L&R Industrial Boulevard with parking along the western boundary of the parcel. The parking lot design will need to be processed for Site Plan approval once the parcel is annexed into the City with the appropriate FLUM designation and zoning. A Countywide Plan map amendment to the P/SP (Public/Semi-Public) category will be required prior to adoption of the proposed amendment to the Tarpon Springs Future Land Use Map.

**V. 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 2.6. 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 park, 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 2.6.4 Transportation/Utility (T/U) The Transportation/Utility Land Use Category is intended for areas appropriate for transport and public/private utility services serving the City. The maximum Floor Area Ratio shall be .70. The maximum impervious surface ratio shall be .70.

Primary Uses - Airport, Seaport, Marina; Coast Guard, Customs Facility; Electric Power Generating Plant; Utility Transmission Lines; Municipal Water Supply, Wastewater Disposal Facility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Public Works Garage/Storage; Electric Power Substation; Telephone Switching Station.

Secondary Uses - Storage Warehouse.

Other Standards - Where a utility transmission line otherwise included within this category is located in a utility easement, not used as a right-of-way, this category shall be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category.

An appropriate buffer shall be provided within and between the Transportation/Utility Category and any other adjoining plan classification, other than Industrial.”

The Transportation/Utility (T/U) FLUM category is requested to provide for an appropriate designation for this City-owned property. It is already occupied by a water production well and, with the FLUM change, can be further developed to serve the needs of the City as envisioned by Policy 2.6.4. The size and shape of the parcel limits the use to smaller/peripheral type facilities. This essentially eliminates the possibility of development for several of the allowable uses listed by this FLUM category and ensures that any potential impacts to the neighboring residential areas are virtually eliminated. At this time, the City is

interested in developing a surface parking lot for storage and staging of City vehicles, as needed.

- 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:** The area to the south and west of the site is characterized by industrial and manufacturing uses, including a cement plant which is located in the Pinellas County Employment (E) FLUM category. The adjacent property to the west is vacant and consists of two parcels categorized as Residential Urban (RU) on the County's Future Land Use Map, although the Pinellas County Property Appraiser lists them as "vacant industrial land" for appraisal purposes. The two parcels together total less than four (4) acres. One of the parcels is currently under the same ownership as that of the existing cement plant. The size, configuration, access and current ownership characteristics of these two parcels diminish their suitability for residential development and it is highly unlikely they would be developed as such.

The area to the north (Pasco County) across Anclote Boulevard is characterized by single family residential development, set back from and oriented away from Anclote Boulevard. The area to the east, across L&R Industrial Boulevard is occupied by a major electric energy transmission line and, beyond that, the Meadows Mobile Home Park. Due to the presence of the Duke Energy easement and transmission line, the Meadows Mobile Home Park does not access L&R Industrial Boulevard. Like the subdivision to the north, the homes are oriented towards internal roadways and away from the City's property, with the park entrance/exit located on Anclote Boulevard.

- 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 owned by the City of Tarpon Springs and located within close proximity of the City's reverse osmosis (RO) plant in an area characterized mainly by industrial and public facility uses and a high-density mobile home park. Amendment of the FLUM and Zoning Atlas will provide an appropriate designation for the efficient use of the parcel by the City and an appropriate location for the orderly layout of public facilities to serve the City's citizens.

- 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.

## **VI. OTHER EVIDENCE**

### **A. Technical Review Committee**

The TRC reviewed this application at their October 1, 2020 meeting and had no objections to the request.

**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* and the property was posted. Staff has not received any questions or comments from the public on this application by phone or written correspondence as of the date of this report.

## **VII. STAFF RECOMMENDATION**

Staff recommendation is to **approve** the following in conjunction with annexation of the property under Ordinance 2020-32:

**Ordinance 2020-30 Future Land Use Map amendment from Pinellas County RU (Residential Urban) to City of Tarpon Springs T/U (Transportation/Utility), and,**

**Ordinance 2020-31 Zoning Atlas amendment from RPD (Residential Planned Development) to P/SP (Public/Semi-Public).**

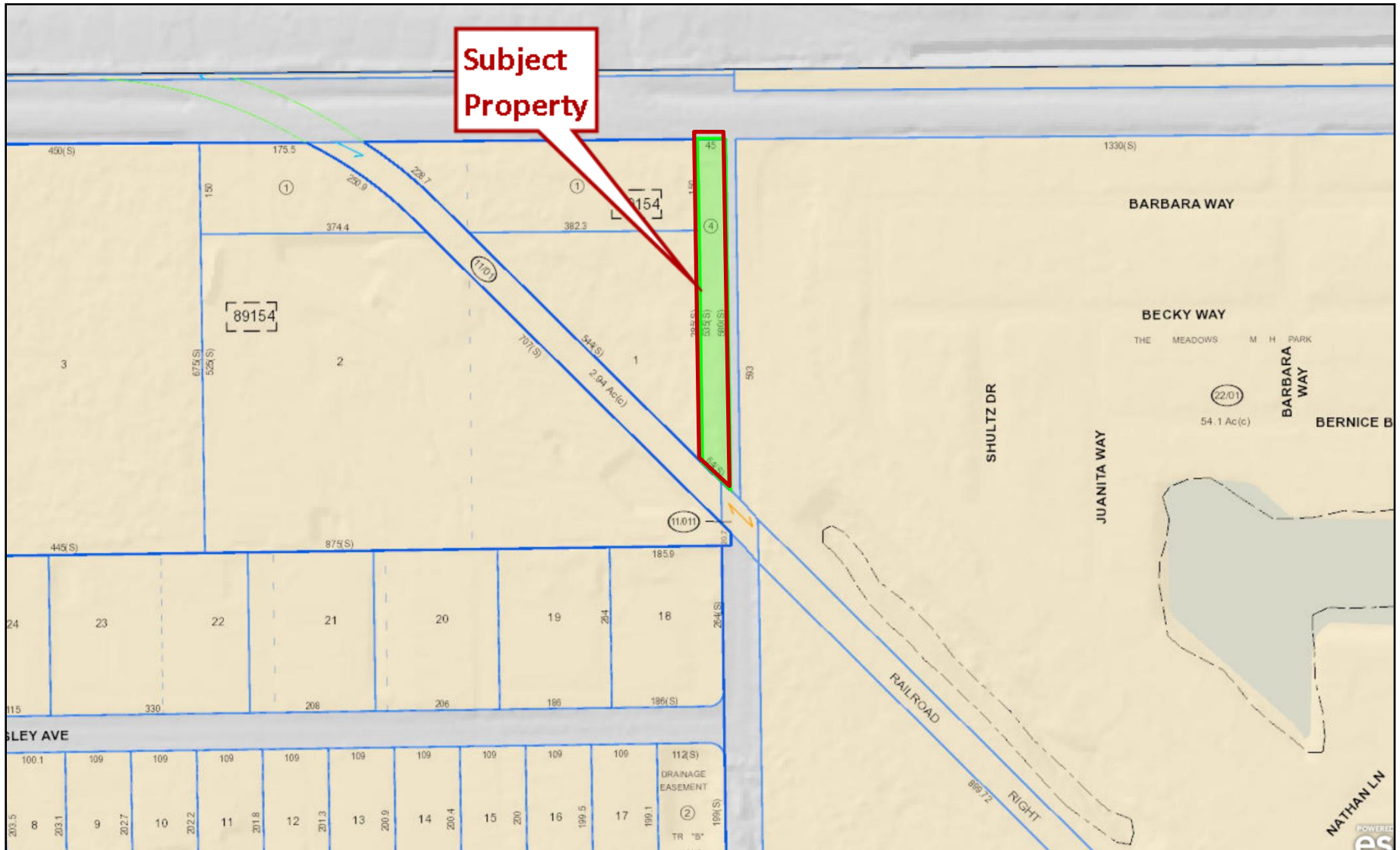
## **VIII. PLANNING AND ZONING BOARD RECOMMENDATION**

The Planning and Zoning Board, at their regular meeting of October 19, 2020 with six members in attendance, voted unanimously to **approve** each of the above ordinances. There was no public comment received.

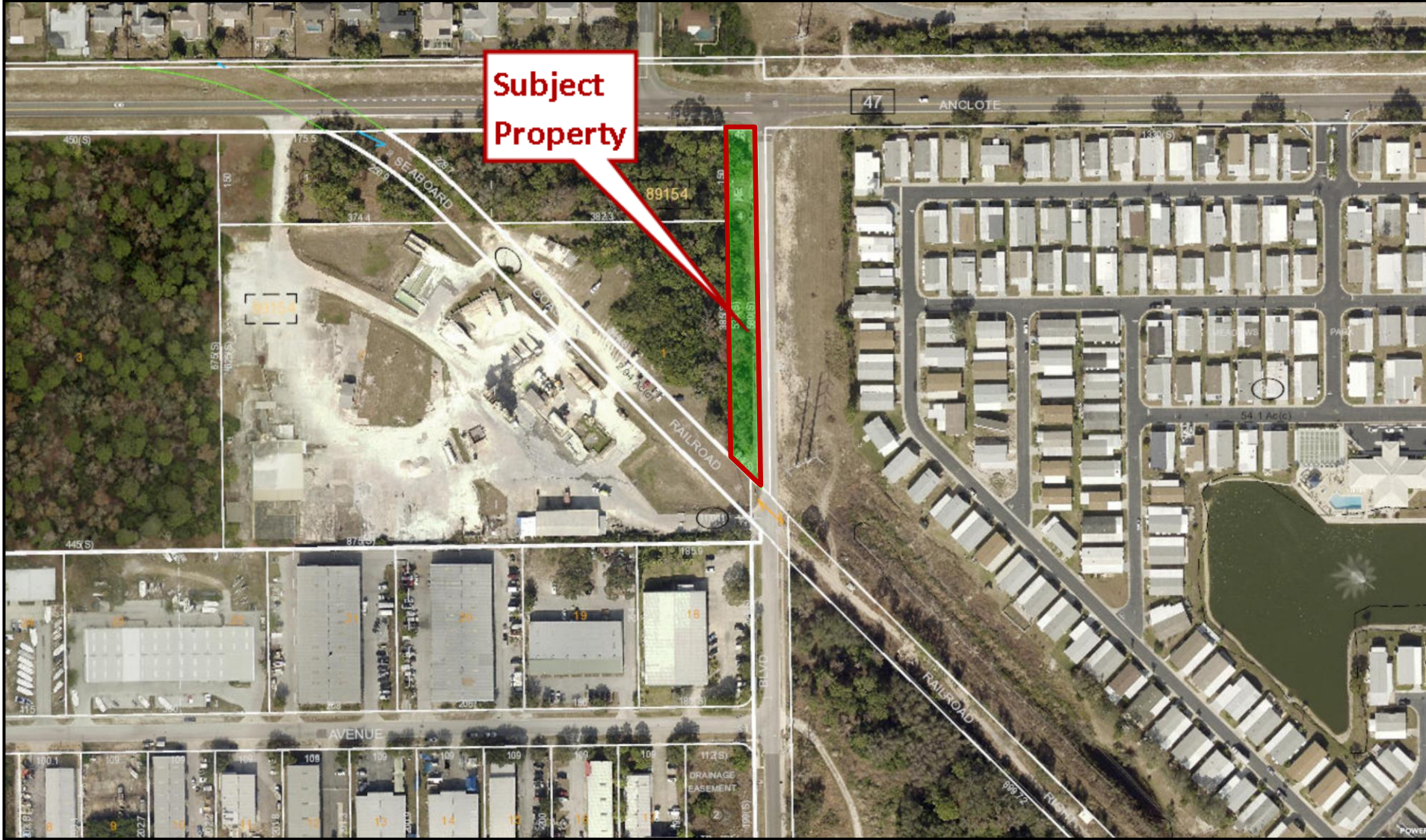
List of Exhibits:

- 1) Location Map
- 2) Aerial Map
- 3) Future Land Use Map
- 4) Zoning Map
- 5) Zoning district summary
- 6) Application
- 7) Survey, Sketch of Proposed Parking Use
- 8) Ordinance 2020-30
- 9) Ordinance 2020-31

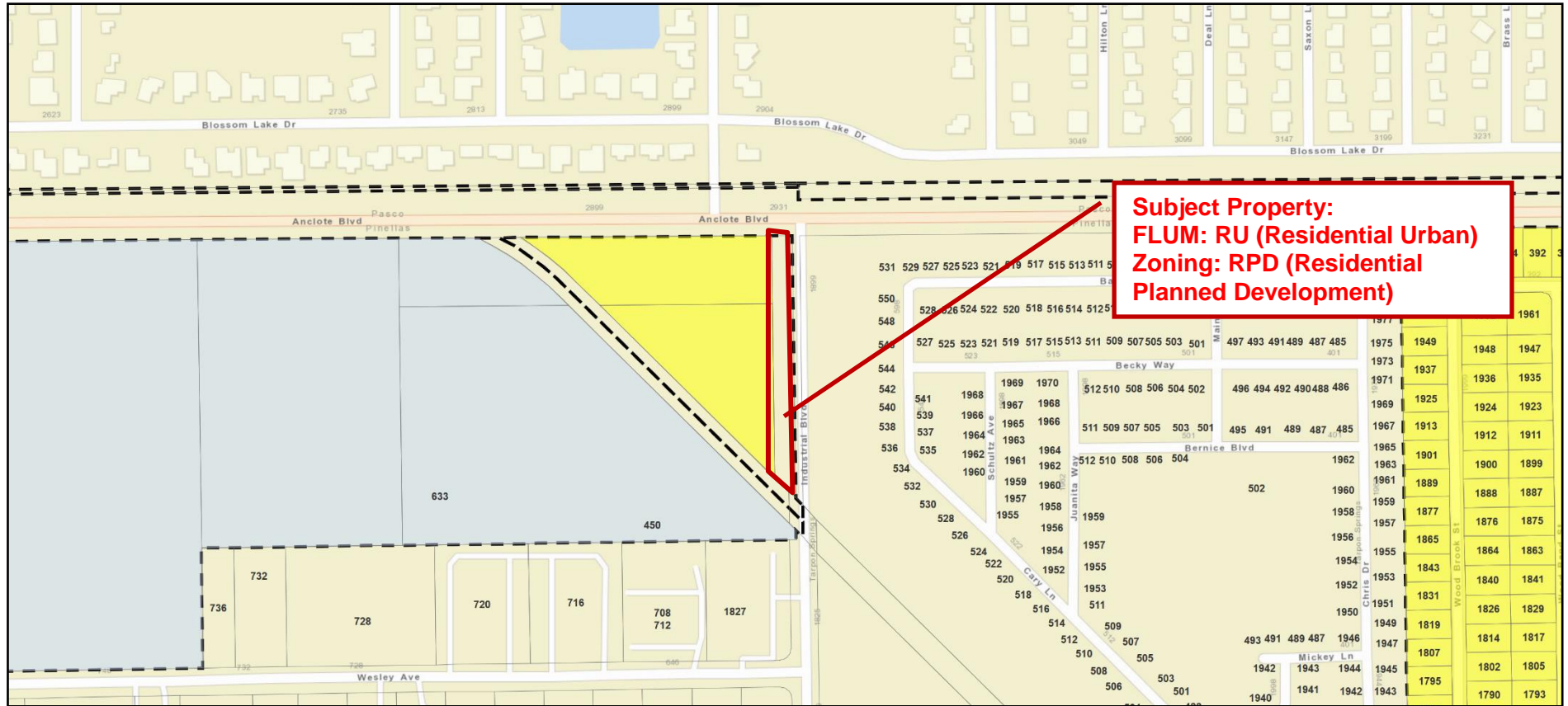
# Application 20-118 Location Map



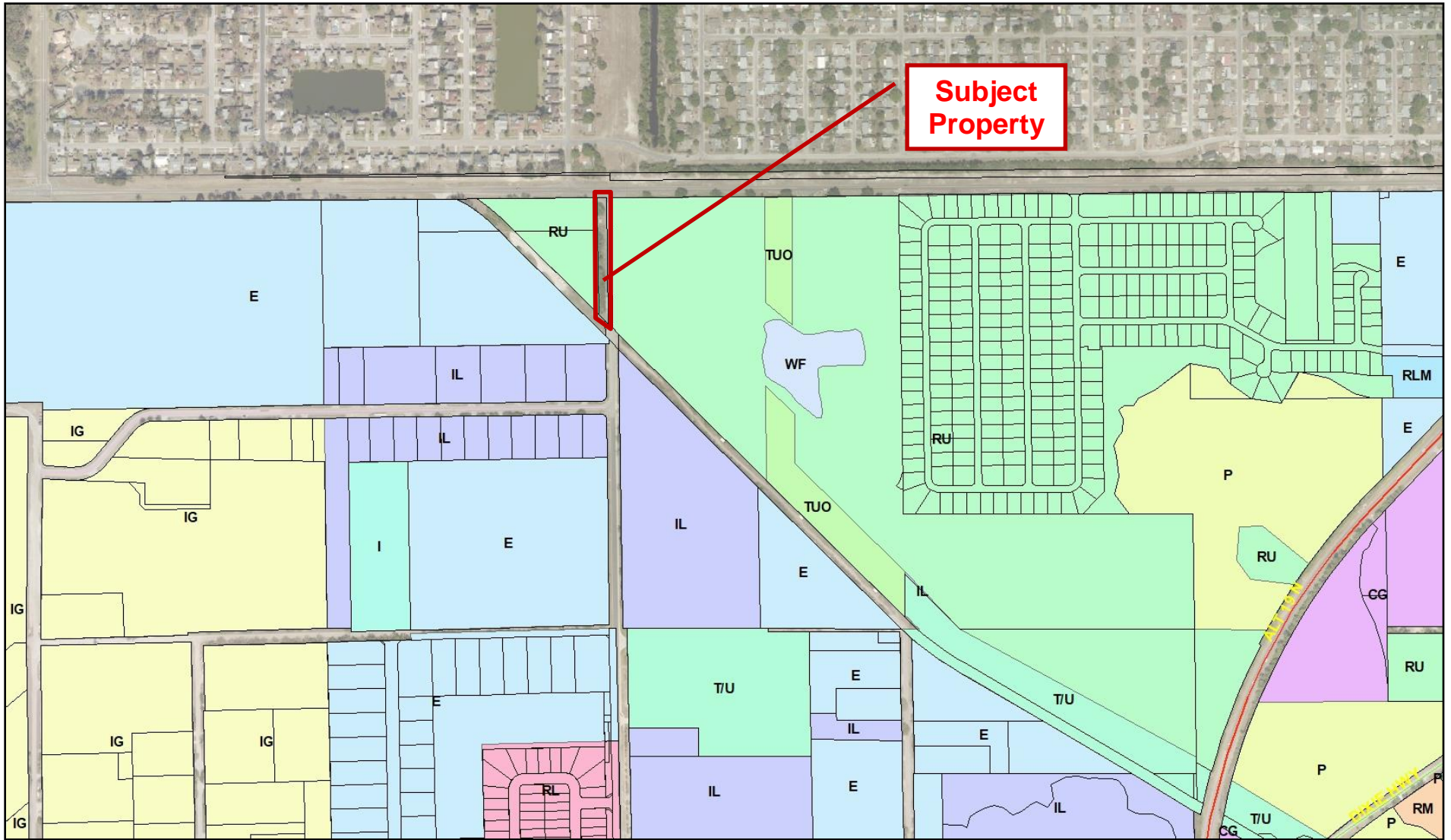
# Application 20-118 Aerial Map



# Application 20-118 Pinellas County Future Land Use Map and Zoning Map

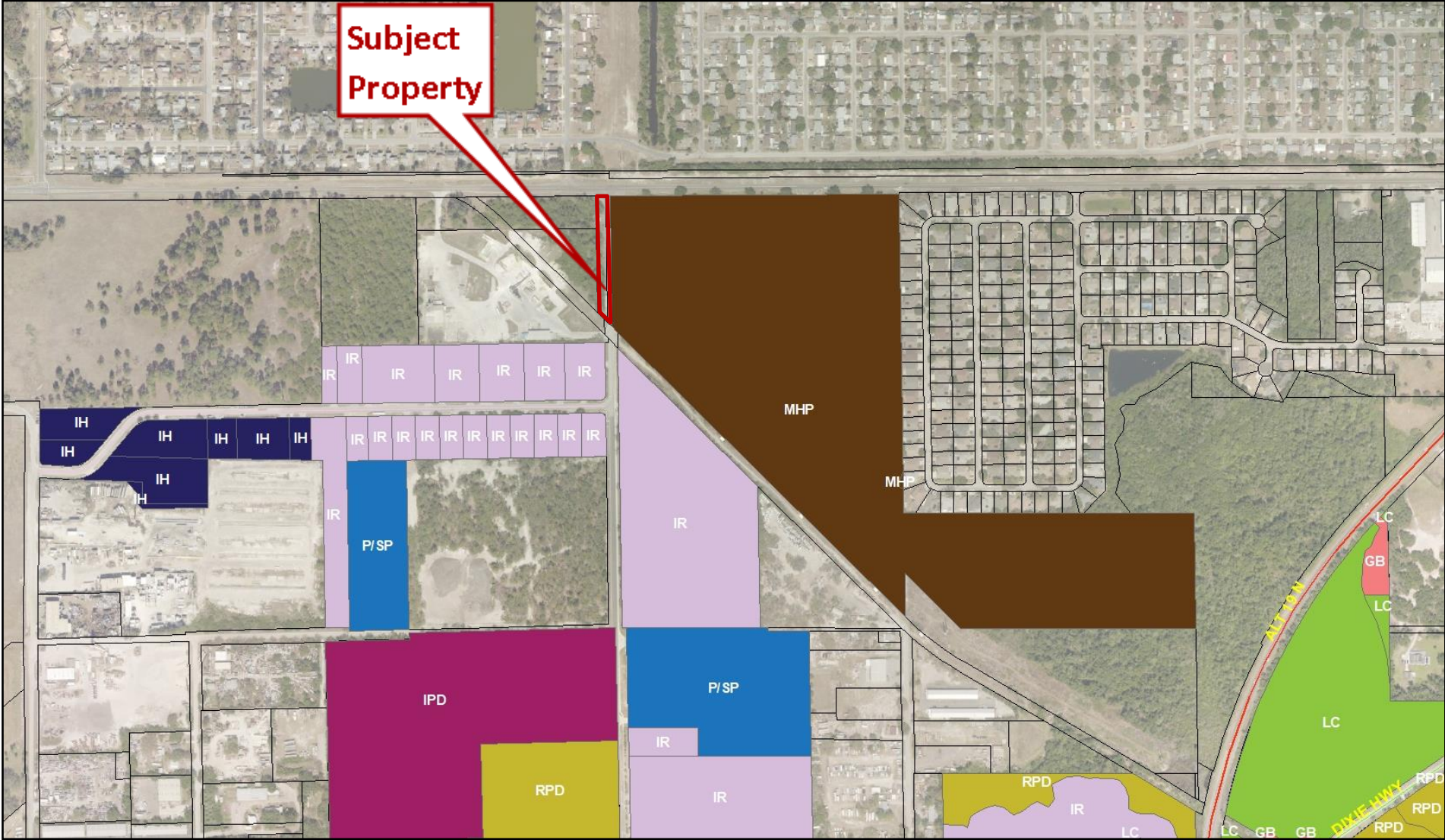


# Application 20-118 City Future Land Use Map





# Application 201-118 City Zoning Map



§ 25.20 - P/SP Public/Semi-Public District.

- (A) The Public/Semi-Public District shall provide for appropriate development of lands that are designated in the Comprehensive Plan as Institutional or Transportation/Utility.
- (B) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.
- (C) For those properties designated as Institutional on the Future Land Use Map the following standards apply:
  - (1) Residential Use shall not exceed 12.5 dwelling units per acre.
  - (2) Residential Equivalent Use shall not exceed three beds per permitted dwelling unit at 12.5 dwelling units per acre.
  - (3) Nonresidential uses shall not exceed a Floor Area Ratio of .45 to .65 nor an Impervious Surface Ratio of .65 to .85.
- (D) For those properties designated Transportation/Utility on the Future Land Use Map the following standards apply:
  - (1) No use shall exceed a Floor Area Ratio of .50 to .70 nor an Impervious Surface Ratio of .70 to .90.
  - (2) An appropriate buffer shall be provided within and between the T/U category and any other adjoining plan classification, other than Industrial.

(Ord. 93-31, passed 11-16-93; Am. Ord. 2011-08, passed 9-6-11)

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

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

(Please type or print clearly)

**Property Owner(s)**

Name City of Tarpon Springs		Email rpage@ctsfl.us	
Address 324 Pine Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-937-2557	Fax		Cellular

**Applicant**

Name City of Tarpon Springs		Email rpage@ctsfl.us	
Address 324 Pine Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-937-2557	Fax		Cellular

**Agent (if applicable)**

Name n/a		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

**General Information**

Project Name City RO Plant Parking Lot	
Property Location or Address S.W. Corner of L&R Industrial Blvd. and Anclothe Blvd.	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s) 02-27-15-89154-000-0014	

**Existing Land Use & Zoning Information**

Present Designations of Property		Proposed Designations for Property	
Land Use Category RU	Zoning District RPD	Land Use Category T/U	Zoning District P/SP
Land Use Plan Amendment Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input checked="" 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 approx. 0.58   Wetland 0   Submerged 0   **Total** approx. 0.58

**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 n/a

Single Family:

\_\_\_\_\_ Detached                      \_\_\_\_\_ Zero Lot Line                      \_\_\_\_\_ Attached  
\_\_\_\_\_ Cluster                      \_\_\_\_\_ Semi-Detached

Multi-Family:

\_\_\_\_\_ Triplex                      \_\_\_\_\_ Townhome                      \_\_\_\_\_ Other  
\_\_\_\_\_ Apartment                      \_\_\_\_\_ Condominium

**Non-Residential Development:**

Total Non-Residential Floor Area n/a

\_\_\_\_\_ Commercial                      \_\_\_\_\_ Industrial                      \_\_\_\_\_ Office  
\_\_\_\_\_ Institutional                      \_\_\_\_\_ Mixed Use                      \_\_\_\_\_ Other

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

- Completed original application with digital copies of all application documents**
- 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
- \$25.00 for on-site sign notice
- Proof of ownership (warranty deed, title certification, etc.)
- Hurricane Shelter Space Impact Study, if required by Section 122.12, LDC
- Traffic Impact Study, if required by Section 122.11, LDC
- 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 Patricia McNessor or Renee Vincent 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>09-23-2020</u>	Title Holder/Property Owner: <u>Mel Lelan City Manager</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA            )  
COUNTY OF PINELLAS        )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of Sept, A.D., 20 20 by Mark G LeCouris, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

NOTARY PUBLIC  
Name: \_\_\_\_\_  
Signature: Kimberly Yothers  
Stamp: \_\_\_\_\_



**A BOUNDARY SURVEY OF**

The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof, being further described as follows: Beginning at a point found by measuring from the Northeast corner of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, South 0°25'44" East, 100 feet along the East line of said Lot 1, to the South right-of-way line of Anclote Access Road, a 76-foot right-of-way to the next above mentioned POINT OF BEGINNING; thence continue South 0°25'44" East (West per deed), along said lot line 574.77 feet to the Northeasterly right-of-way line of the Seaboard Coast Line Railroad 50-foot right-of-way; thence North 45°15'10" West along said right-of-way line 63.83 feet; thence North 0°25'44" West, 529.86 feet to the South right-of-way line of said Anclote Access Road; thence South 89°57'17" East along said right-of-way line 45.00 feet to the last mentioned POINT OF BEGINNING.

Tarpon Springs, Florida

**NOTES**

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.
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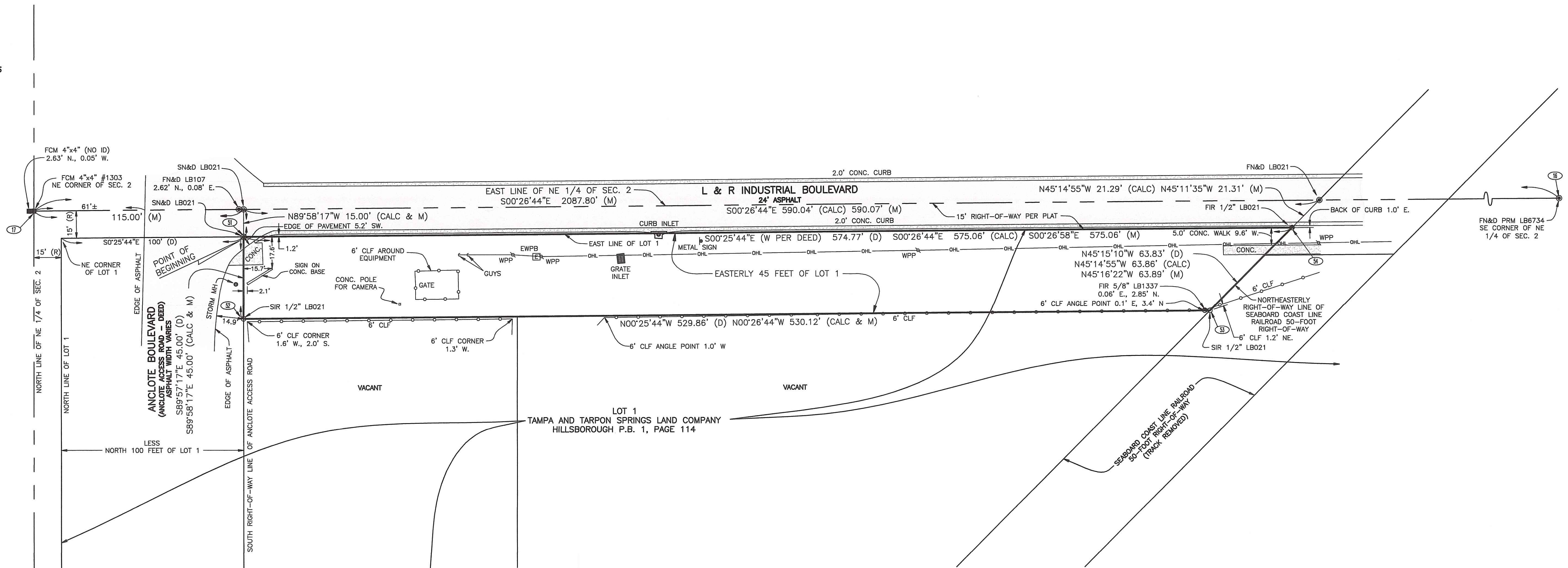
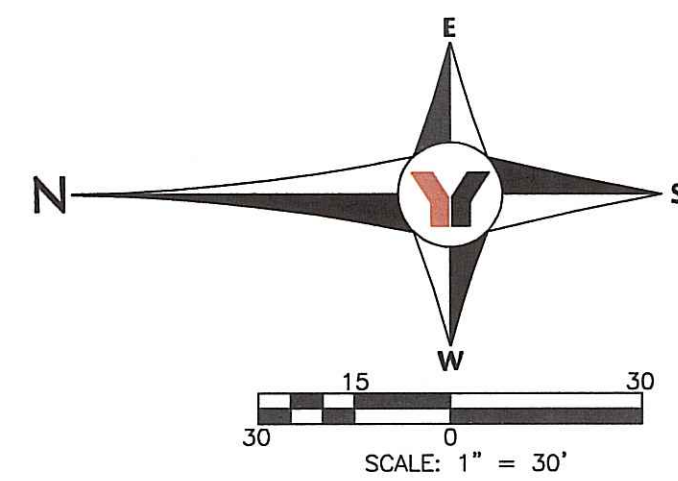
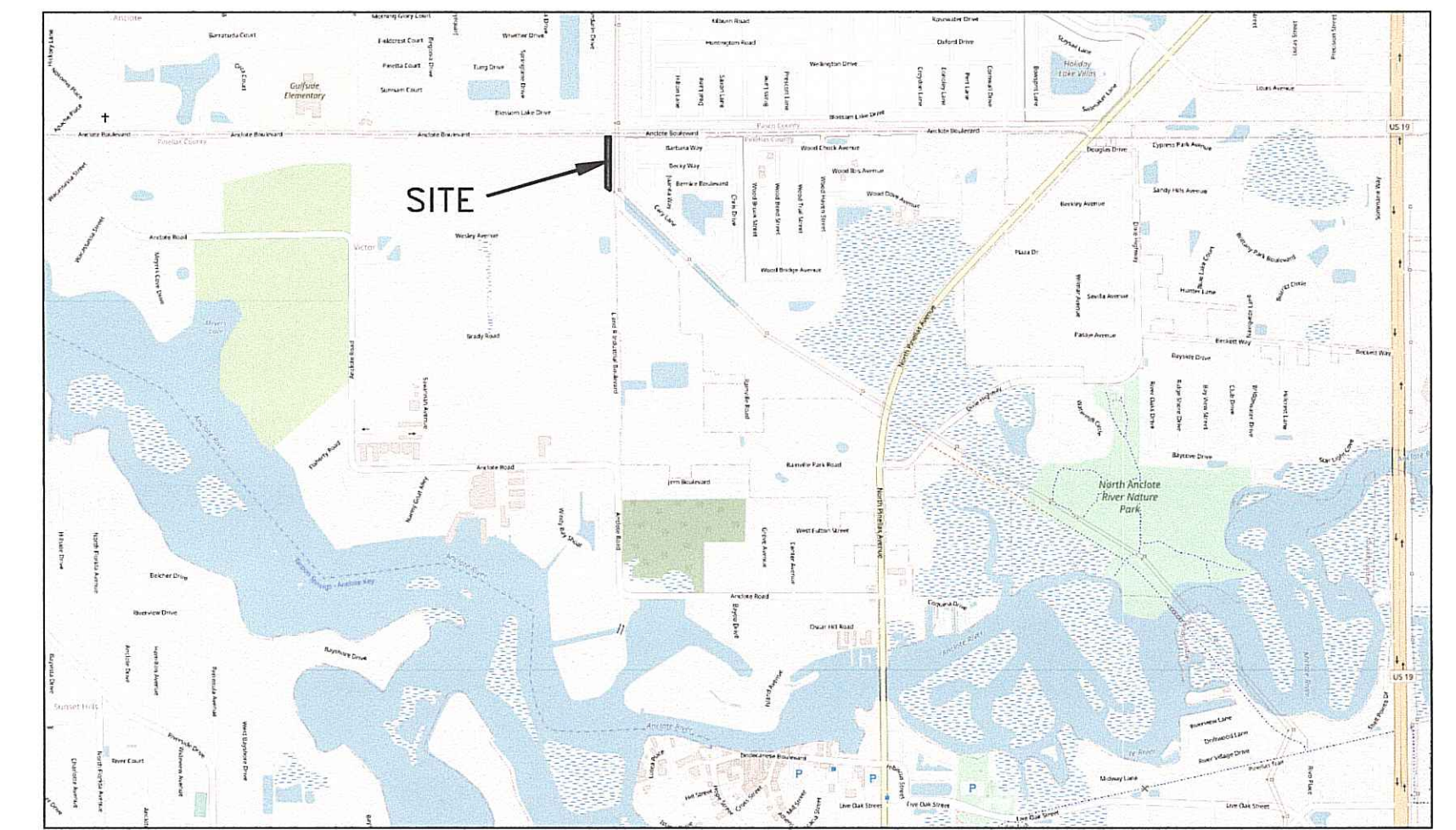
**COORDINATE TABLE**

POINT NUMBER	NORTHING	EASTING	DESCRIPTION
16	1394320.289	409609.427	FN&D PRM LB6734 E 1/4 CORNER
17	1396408.033	409583.166	FCM #1303 NE SECTION CORNER
51	1396293.040	409579.089	SN&D LB021 NE CORNER OF SITE
52	1396293.063	409534.088	SIR LB021 NW CORNER OF SITE
53	1395762.960	409536.209	SIR LB021 SW CORNER OF SITE
54	1395718.000	409583.599	FIR LB021 SE CORNER OF SITE (MEASURED)
	1395718.001	409583.560	(CALCULATED)

**LEGEND**

- (CALC) CALCULATED
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- (D) DEED
- EWPB ELECTRIC WIRE PULL BOX
- FCM FOUND CONCRETE MONUMENT
- FIR FOUND IRON ROD
- FN&D FOUND NAIL AND DISC
- FPRN FLORIDA PERMANENT REFERENCE NETWORK
- GPS GLOBAL POSITIONING SYSTEM IDENTIFICATION
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- MH MANHOLE
- OHL OVERHEAD LINE
- P.B. PLAT BOOK
- PSM PROFESSIONAL SURVEYOR AND MAPPER RECORD
- (R) REAL-TIME KINEMATIC
- RTK SECTION
- SIR SET IRON ROD
- SN&D SET NAIL AND DISC
- WPP WOOD POWER POLE NUMBER
- #
- (31) COORDINATE POINT NUMBER
- (E) ELECTRIC WIRE PULL BOX
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- ⊙ FOUND NAIL & DISC
- SIGN
- SET IRON ROD
- ⊙ SET NAIL & DISC
- WOOD POWER POLE
- OHL OVERHEAD LINE
- CONCRETE
- ASPHALT

**VICINITY MAP (NOT TO SCALE)**



NO.	BY	DATE	DESCRIPTION
1			
2			
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5			

NO.	BY	DATE	DESCRIPTION
6			
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10			

INITIALS	DATE
CREW CHIEF	09/03/20
DRAWN	09/17/20
CHECKED	09/18/20
FIELD BOOK	
SCALE	1" = 30'

PREPARED FOR:  
**CITY OF TARPON SPRINGS**

**George F. Young, Inc.**  
 299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126  
 PHONE (727) 822-4317 FAX (727) 822-2919  
 LICENSED BUSINESS LB21  
 CIVIL & TRANSPORTATION ENGINEERING • ECOLOGY • GIS • LANDSCAPE ARCHITECTURE  
 PLANNING • SURVEYING • SUBSURFACE UTILITY ENGINEERING  
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

*John C. Cillo*  
 Nicholas M. Cicello PSM LS 4888  
 September 09, 2020  
 DATE

**L & R INDUSTRIAL BOULEVARD BOUNDARY SURVEY**  
 SECTION 2 TOWNSHIP 27 S. RANGE 15 E.  
 JOB NO. 19Y11702SS  
 SHEET NO. 1 OF 1

FILE: I:\PROJECTS\SURV\19Y11702SS\DWG\19Y11702SS08R.DWG PLOTTED: 09/18/20 08:30:05 USER: USER

**A BOUNDARY SURVEY OF**

The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof, being further described as follows: Beginning at a point found by measuring from the Northeast corner of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, South 0°25'44" East, 100 feet along the East line of said Lot 1, to the South right-of-way line of Anclole Access Road, a 76-foot right-of-way to the next above mentioned POINT OF BEGINNING; thence continue South 0°25'44" East (West per deed), along said lot line 574.77 feet to the Northeasterly right-of-way line of the Seaboard Coast Line Railroad 50-foot right-of-way; thence North 45°15'10" West along said right-of-way line 63.83 feet; thence North 0°25'44" West, 529.86 feet to the South right-of-way line of said Anclole Access Road; thence South 89°57'17" East along said right-of-way line 45.00 feet to the last mentioned POINT OF BEGINNING.

Tarpon Springs, Florida

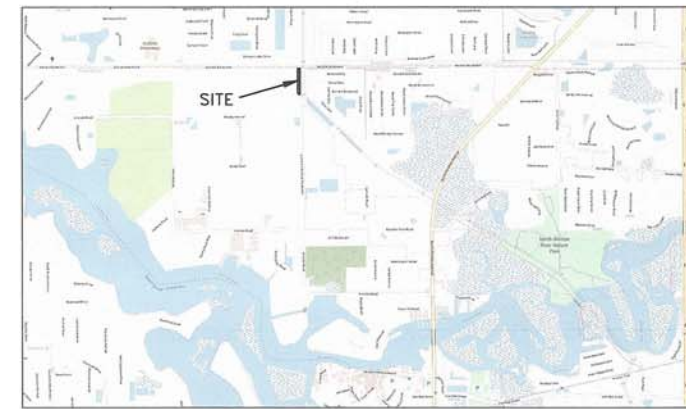
**NOTES**

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**LEGEND**

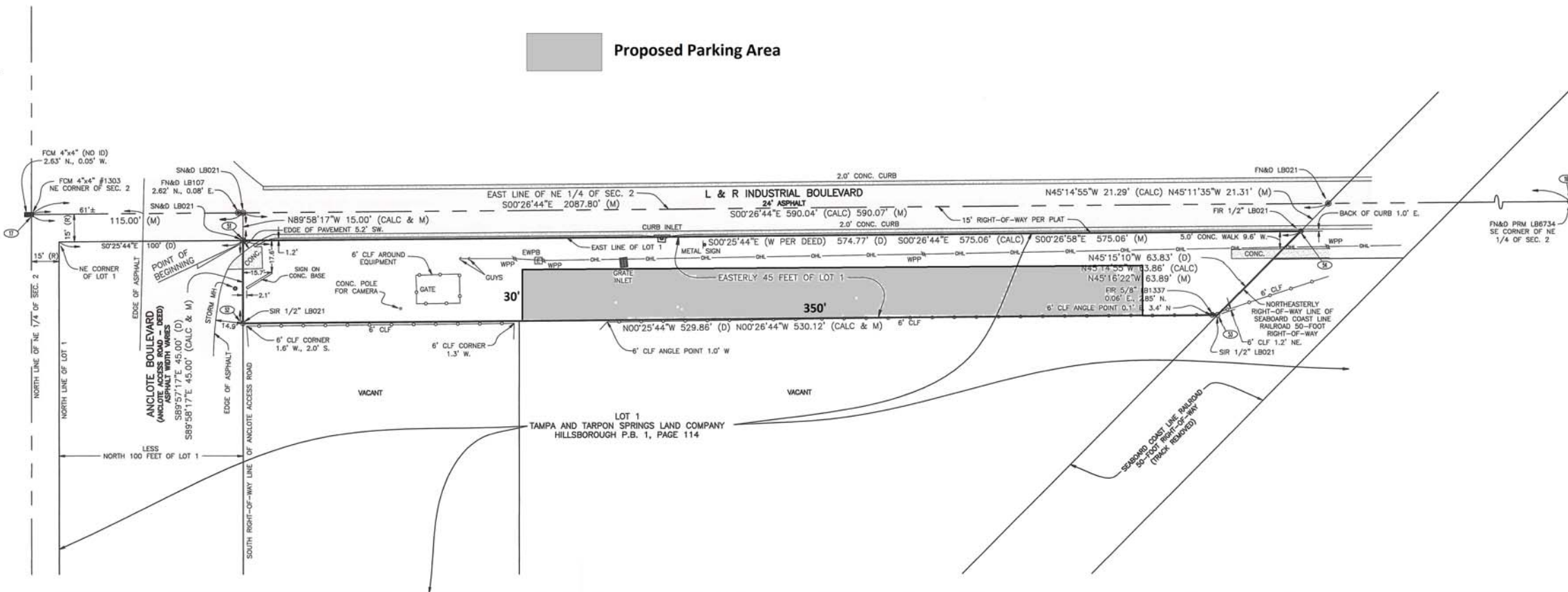
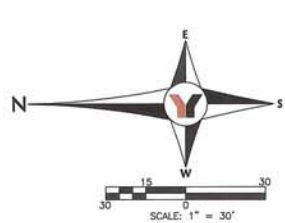
- (CALC) CALCULATED
- CLF CHAIN LINK FENCE
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- RTK REAL-TIME KINEMATIC
- SEC SECTION
- SIR SET IRON ROD
- SN&D SET NAIL AND DISC
- WPP WOOD POWER POLE NUMBER
- # COORDINATE POINT NUMBER
- [Symbol] ELECTRIC WIRE PULL BOX
- [Symbol] FOUND CONCRETE MONUMENT
- [Symbol] FOUND IRON ROD
- [Symbol] FOUND NAIL & DISC
- [Symbol] SIGN
- [Symbol] SET IRON ROD
- [Symbol] SET NAIL & DISC
- [Symbol] WOOD POWER POLE
- [Symbol] OVERHEAD LINE
- [Symbol] CONCRETE
- [Symbol] ASPHALT

**VICINITY MAP (NOT TO SCALE)**



**COORDINATE TABLE**

POINT NUMBER	NORTHING	EASTING	DESCRIPTION
16	1394320.299	409609.427	FN&D PRM LB6734 E 1/4 CORNER
17	1396408.033	409593.196	FCM #1303 NE SECTION CORNER
51	1396293.040	409579.088	SN&D LB021 NE CORNER OF SITE
52	1396293.063	409534.088	SIR LB021 NW CORNER OF SITE
53	1395762.960	409538.209	SIR LB021 SW CORNER OF SITE
54	1395718.000	409583.588	FIR LB021 SE CORNER OF SITE
	1395718.001	409583.560	(CALCULATED)



NO.	BY	DATE	DESCRIPTION
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NO.	BY	DATE	DESCRIPTION
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10			

INITIALS	DATE
CREW CHIEF	09/03/20
DRAWN	09/17/20
CHECKED	09/18/20
FIELD BOOK	
SCALE	1" = 30'

PREPARED FOR:  
**CITY OF TARPON SPRINGS**



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299 DR. MARTIN LUTHER KING, JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126  
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GAINESVILLE-LAKESWOOD RANCH-ORLANDO-ST. PETERSBURG-TAMPA

*John C. [Signature]*  
September 09, 2020  
DATE

**L & R INDUSTRIAL BOULEVARD BOUNDARY SURVEY**  
SECTION 2 TOWNSHIP 27 S. RANGE 15 E.

JOB NO. 19Y11702SS  
SHEET NO. 1 of 1

FILE: I:\PROJECTS\19Y11702SS\DWG\19Y11702SS.DWG PLOTTED: 09/17/20 08:28:08 USER: GEAR

**ORDINANCE 2020-30**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.58 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE BOULEVARD AND L&R INDUSTRIAL BOULEVARD FROM LAND USE DESIGNATION RU (RESIDENTIAL URBAN), TO LAND USE DESIGNATION T/U (TRANSPORTATION / UTILITY); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of said property totaling 0.58 acres, MOL, has applied to amend the Future Land Use Map designation of the property from Pinellas County RU (Rural Urban) designation to City of Tarpon Springs T/U (Transportation/Utility) designation; and,

**WHEREAS**, the permitted uses within the T/U, Transportation/Utility, land use designation are compatible with the surrounding and existing land uses; and,

**WHEREAS**, the property owner has also applied to re-zone the property from Pinellas County RPD (Residential Planned Development) district to City of Tarpon Springs P/SP (Public/Semi-Public) district; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this application on October 19, 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 T/U, Transportation/Utility, 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 property described as:

“The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof.”

**Section 3. EFFECTIVE DATE**

This Ordinance shall be effective upon approval of, and concurrently with, Ordinance 2020-32 and concurrently with Ordinance 2020-31.

**ORDINANCE 2020-31**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 0.58 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE BOULEVARD AND L&R INDUSTRIAL BOULEVARD FROM PINELLAS COUNTY RPD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT TO CITY OF TARPON SPRINGS P/SP (PUBLIC/SEMI-PUBLIC) 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 Pinellas County RPD (Residential Planned Development) district to City of Tarpon Springs P/SP (Public/Semi-Public) district; and,

**WHEREAS**, the applicant is also requesting a change to the Future Land Use designations from Pinellas County RU (Residential Urban) designation to City of Tarpon Springs T/U (Transportation/Utility) designation; and,

**WHEREAS**, the proposed P/SP, Public/Semi-Public, zoning district is consistent with the proposed future land use category of T/U, Transportation/Utility; and,

**WHEREAS**, the planned uses within the P/SP 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 October 19, 2020; 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:

“The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof.”

**Section 3.** EFFECTIVE DATE

This Ordinance shall be effective upon approval of, and concurrently with, Ordinance 2020-32 and Ordinance 2020-30.