

Return to: Forward Pinellas 310 Court Street, 2nd Floor Clearwater, FL 33756 Telephone: 727.464.8250 Email: info@forwardpinellas.org

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, FI 34689									
Phone:	727-942-5611									
E-Mail Address:	pmcneese@ctsfl.us									
Local Government Case #:	19-132									
Local Government Ordinance #:	2019-22									

Property Owner Conta	act 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	et 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]	☐ Coastal High Hazard Area☐ 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]

Page 2 of 3 Rev. 10/1/18

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.

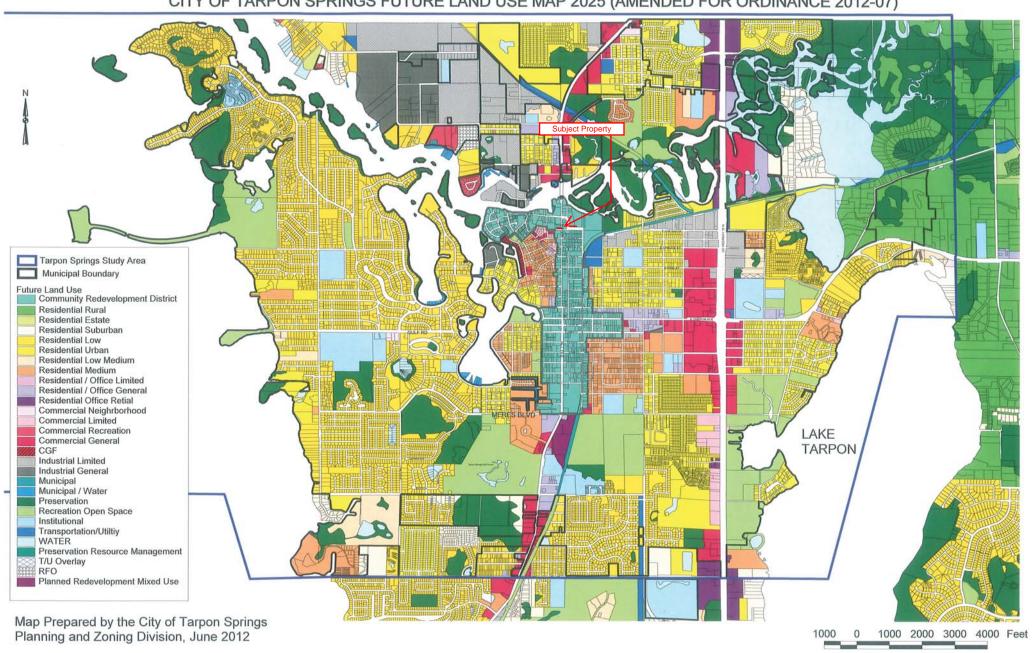
n/a

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.

Page 3 of 3 Rev. 10/1/18

FIGURE 9, 2025 FUTURE LAND USE MAP

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



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 <u>ORDINANCE 2019-22</u>: 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. <u>Application</u>: 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. <u>Location</u>: 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. <u>Property Size</u>: **Future Land Use Parcel**: 1.46 acres

Rezoning Parcel: 1.46 acres

C. <u>Subject Parcel Future Land Use Plan/Zoning Designations</u>:

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:

Direction	Future Land Use/Zoning	Existing Use
North:	CRD (Community Redevelopment District) / T4c (Residential High)	Townhomes
	·	
East:	CRD (Community Redevelopment District)	City Park
	/ SDd (Municipal Gateway)	
South:	CRD (Community Redevelopment District)	City drainage
	/ T5d (North Pinellas Ave)	infrastructure
West:	CRD (Community Redevelopment District)	Commercial
	/ T5d (North Pinellas Ave)	(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 byright. 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.
 - o <u>Policy 2.8.1.B.</u> *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:

P	LAI	N	V.	11	V	G	&	Z	C	1(V	П	Ν	(ì	R	E			E	V	V	("()	N	1	M	1	E.	N	IJ	[5	S :	
---	-----	---	----	----	---	---	---	---	---	----	---	---	---	---	---	---	---	--	--	---	---	---	---	----	---	---	---	---	---	----	---	----	----	------------	--

\boxtimes	APPROVED	□ DENY	□ DEFER	☐ SEE BELOW	

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

Public Correspondence: The property owners within 500 feet were sent

written notification in accordance with Section 206.00 of the City of

B.

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.

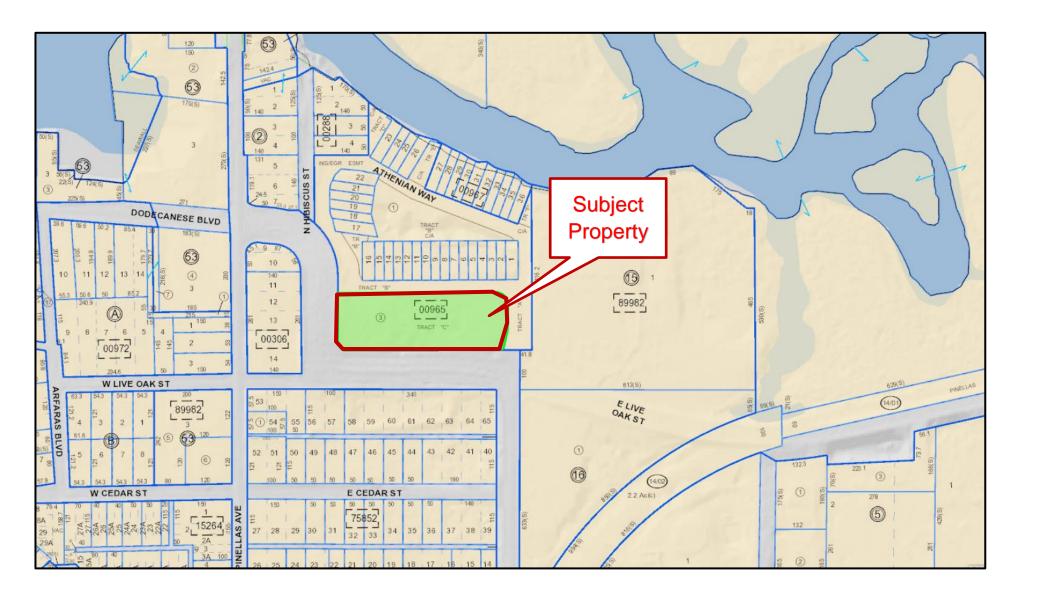
VII. PLANNING AND ZONING BOARD RECOMMENDATION

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

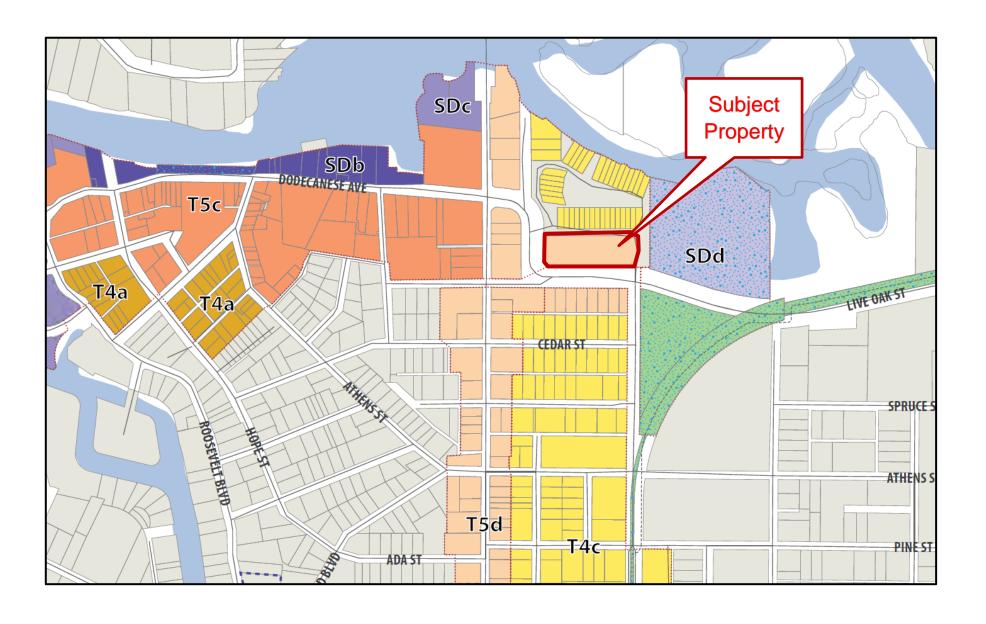


TABLE 4F: Specific Function & Use. This table expands the categories of Table 4E to delegate specific functions and uses within Transect Zones. Uses shown as permitted 'by right' or 'conditional use' must also be a permitted use in the underlying character district as described in the Special Area Plan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

a. RESIDENTIAL	T4a	T4b	T4c	T4d	T5a	T5b	T5c	T5d	SDa	SDb	SDc	SDd
Mixed Use Building	•	•	•	-	•	•	•		•			
Apartment Building	•	•	•	-	•		•	_	•			
Live/Work Unit	-	•	-				-					
Town/Row House	•	•	•	•	•		•					
Duplex House	_		•	•			_					
Clustered House	•	•	•	•	_		_					
Single Family Detached House	<u> </u>		_	•								
Boarding House	_		0								0	
Accessory Unit							•			Ì		
b. LODGING	•	•		•	•	•	•	•	•	•	•	
Hotel							•					
Inn	•	•	•	-	•	•	•	•		Ì	-	•
Bed & Breakfast	•		•	-	•	•	•	•		İ	-	•
Seasonal/Short Term Rental		-	-	-	-	-	-	-	-		<u>.</u>	-
c. OFFICE		•		•	•	•		•	•	•	•	
Mixed Use Building		•										
Office Building		•				<u> </u>		•	•	i	i	<u> </u>
Work/Live Unit	•	•	-	-	-	-	-	•		i –	<u>.</u>	
d. RETAIL	•	•	•	•	•	•	•	•	•		•	Ĭ
Mixed Use Building						•	•			•		
Open-Market Building				-	-	<u> </u>	-	-	0	-	-	
Retail Building		-	0	-			•				<u> </u>	
Artist Studio		<u> </u>		-	·	<u> </u>	•	.	<u> </u>	i i	<u> </u>	
Restaurant	•	<u> </u>	<u> </u>	_	<u>.</u>	•	<u>.</u>	<u>.</u>	<u>.</u>	<u> </u>	<u> </u>	<u> </u>
Kiosk	- -	- +	 -	-	I -	- -	- -	- e	- ₊	- +	- +	 +
Push Cart	<u>'</u>	 	 	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	 	<u>'</u>
	_		 	l T _	<u> </u>	<u> </u>	_			 		
Alcoholic Beverage Establishment (On Premise)	-	-		-	-	<u> </u>	<u> </u>	-	-		-	
Alcoholic Beverage Establishment (Off Premise)	•	<u> </u>		<u> </u>	•	· •	•	•	•	•	<u> </u>	<u> </u>
Marine-Related Commercial		<u> </u>				<u> </u>	<u> </u>	<u> </u>	<u> </u>	•	<u> </u>	
Sidewalk Cafe Outdoor Display of Merchandise	•				•	•	•	•	•	-		
e. CIVIC							_			_		
Bus Shelter												
Conference/Exhibition Center	-	<u> </u>	i i	<u>. </u>	·	<u>.</u>	-	.	<u> </u>	i I	i	<u>'</u>
Fountain or Public Art	<u>'</u>					<u> </u>			<u>. </u>		<u> </u>	
Library	<u>: </u>			_	_	<u> </u>		_	-			
		 	<u>"</u>	<u> </u>	 	l 	l 	<u> </u>	 	<u> </u>	<u> </u>	
Live Theater			l I				_	• -	•	l I	 	
Movie Theater	_	-	l	I		<u> </u>	<u> </u>			<u> </u>	<u> </u>	
Museum	_	-					•			l		
Outdoor Auditorium	-	-	-		-		-	-	-			
Parking Structure	-	-				_	•				-	
Passenger Terminal							_	_				
Playground			•	•			_					
Surface Parking Lot	-	-			-		-	-	-	-	<u> </u>	-
Religious Assembly		-	-	-	<u> </u>	<u> </u>		<u> </u>	<u> </u>	Ì	i I	
	•		•		1	ı	•				1	1

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

f. OTHER: AGRICULTURE	T4a	T4b	T4c	T4d	T5a	T5b	T5c	T5d	SDa	SDb	SDc	SDd
Urban Farming				_								
Roadside Stand	•	•			-		-	_	_	_	_	
Greenhouse				_								•
Community Garden				_			_					•
Vetrinary Office w/ Kennel	_	_						•	-			
g. OTHER: AUTOMOTIVE				,								
Gasoline					-			_	_			
Automobile Service		0			_			_	_			
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		0	0	0	-		0				Ì	
i j. other: industrial		•			•	•			•	•	•	
Marine-related Industrial Facility												
Light Industrial Facility		•		Ì	-					İ	•	
Laboratory Facility		i i		i i	-	i i	-	i i	<u> </u>	i –	<u> </u>	
Water Supply Facility		İ	İ	i	i –	i	i	i –	i	i	<u>.</u>	i -
Sewer and Waste Facility			İ								<u> </u>	
Electric Substation											i –	
Wireless Transmitter					<u> </u>	_	<u> </u>		<u> </u>		<u> </u>	<u> </u>
Cremation Facility					_							
Warehouse		<u> </u>					<u> </u>			<u> </u>		<u> </u>
Outdoor Storage							-				• •	<u> </u>
				1	 -		-		 		 	
Mini-Storage k. OTHER: ADULT USES												
Adult Uses												

[■] BY RIGHT □ CONDITIONAL USE

TABLE 5A: Code Summary.

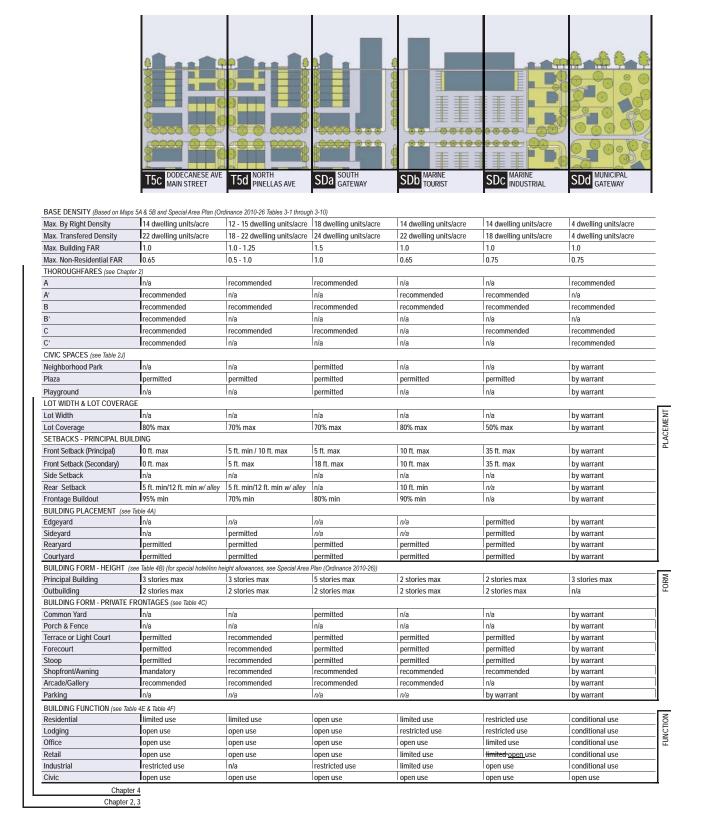


BASE DENSITY/INTENSITY (Ba	Total on Many EA 9 ED and Createl	Area Dian (Oudinanna 2010 26 Tab	Jan 2 4 Hyrovek 2 401	•		
Max. By Right Density	12 - 15 dwelling units/acre			10 - 12 dwelling units/acre	18 dwelling units/acre	15 dwelling units/acre
Max. Transferred Density	18 - 22 dwelling units/acre					22 dwelling units/acre
Max. Building FAR	0.75 - 1.25	0.75 - 1.25	0.75 - 1.5	0.75		1.25
Max. Non-Residential FAR	0.5 - 1.0		0.5 - 1.0	0.35 - 0.5		1.0
THOROUGHFARES (see Chapt		10.00 1.0	10.0 1.0	10.00 0.0	11.0	1.0
A	recommended	n/a	n/a	n/a	recommended	n/a
A'	recommended	n/a	n/a	n/a		recommended
В	recommended	recommended	recommended	recommended		recommended
B'	recommended	recommended	recommended	n/a		recommended
<u>Б</u>	n/a	recommended	recommended	recommended	1	recommended
C'	n/a	recommended	recommended	recommended		n/a
	In/a	recommended	recommended	recommended	III/a	In/a
CIVIC SPACES (see Table 2J)	1.	1.				
Neighborhood Park	n/a	n/a	permitted	permitted	1	n/a
Plaza	permitted	permitted	permitted	permitted		permitted
Playground	permitted	permitted	permitted	permitted	n/a	n/a
LOT WIDTH & LOT COVERAG						
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 BUIL	DING (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 7	able 4A)					
Edgeyard	permitted	permitted	n/a	permitted	n/a	n/a
Sideyard	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 Ta		t allowances, see Special Area Pla	an (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
BUILDING FORM - PRIVATE FF				, = =======		
Common Yard	permitted	permitted	permitted	recommended	n/a	n/a
Porch & Fence	permitted	permitted	permitted	permitted		n/a
Terrace / Light Court	recommended	permitted	recommended	recommended		n/a
Forecourt	recommended	permitted	recommended	recommended	recommended	recommended
Stoop	recommended	permitted	recommended	recommended		n/a
Shopfront / Awning	permitted	permitted	recommended	recommended		mandatory
Arcade / Gallery	permitted	n/a	n/a	n/a	1	recommended
Parking	n/a	by warrant	n/a	n/a		n/a
		iby wairant	III/a	111/4	III/a	III/a
BUILDING FUNCTION (see Table					Parked and	P
Residential	open use	open use	open use	open use		limited use
Lodging	open use	limited use	limited use	limited use	open use	open use
Office	open use		limited use	limited use	, '	open use
Retail	limited use	limited use	restricted use	restricted limited use		open use
Industrial	n/a	limited use	n/a	n/a	1	n/a
Civic	limited use	limited use	restricted use	restricted use	limited use	limited use

THE SPONGE DOCKS & CRA INFILL CODE

Chapter 2, 3

TABLE 5A: Code Summary (continued).



CITY OF TARPON SPRINGS, FLORIDA

Conventional Rezoning and/or Comprehensive Plan Amendment Application

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

(Please type or print clearly) Property Owner(s) 19-13	2			
1 Toperty Owner(s)				
Hed Bank Investments.	UC nickadymospointing. Com			
4114 Weadlands PKWY,	Ste 401			
Palm Harbor	State FL Zip 34685			
Phone +34-789-5588 Fax	Cellular			
Applicant				
Name Cholas Mauromatis	nick adynpospointing com			
556 Anchote Rol.	311			
Tarpon Springs	State PL Zip 34689			
	38-6297 Cellular 727-946-0597			
Agent (if applicable)				
Name	Email			
Address				
City	State Zip			
Oily	State Zip			
Phone Fax	Cellular			
General Information				
Project Name Pown Romes				
Property Location or Address O E Live Oak St. (Att	Lenian Way			
Legal Description (attach additional sheets as necessary	C (Fribere Development)			
Tax Parcel Number(s) 12 - 24 - 15 - 00965 - 000 -	1			
Existing Land Use & Zoning Information				
Present Designations of Property	Proposed Designations for Property			
Land Use Category Zoning District	Land Use Category Zoning District			
Land Use Plan Amendment Required? If yes, Countywide Plan Amendment Required? YES NO				
Is property defined as a Coastal High Hazard Zone? [s. 1				
UYES PNO	,			
Site Acreage:				
Upland 1. 4 Wetland O.OO	Submerged O.OO 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 Zo	ne X Shaded	Zone AE		Zone VE
Base Flood Elevation (BFE): [please	list all elevation	s]		
Proposed Land Use Information			0	
Residential Development:	allower	Dhy co	ole .	
Total No. of Units				
Single Family:				
Detached		Zero Lot Line		Attached
Cluster		Semi-Detached		Attached
Multi-Family:	-	_ Semi-Detached		
Triplex	9	Townhome		045
Apartment		Condominium		Other
Non-Residential Development:	-	_ Condominium		
Total Non-Residential Floor Area				
Commercial		i In alconductor		0.00
	_	_ Industrial		Office
Institutional	•	_ Mixed Use	-	Other
The following MUST be furnished w	ith this applica	tion: [incomplete ap	plications wil	I not be accepted]
Completed application form			•	
Property survey, signed and sealed	d by a professio	nal land surveyor		
Appropriate fees: [check only one]				
\$750.00 for Rezoning only				
\$750.00 for Land Use Change	only plus TBRP	C fee, if applicable		
\$1,250.00 for both a Rezoning	and Land Use C	hange together plus	TBRPC fee, if	applicable
\$500.00 advertising cost for each r				
Proof of ownership (warranty deed	, title certification	n, etc.)		
Hurricane Shelter Space Impact St	udy, if required	by Section 112.13, LI	DC NIA	
Traffic Impact Study, if required by	Section 112.12	LDC NIA		
Mailing labels for public notices and calculate postage charges when a	d applicable pos complete applic	stage charges (City st ation is submitted.)	aff will prepare	the labels and

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.

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this day of September, A.D., 20 19

by Williams Months, who is personally known to me or who has produced

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

NOTARY PUBLIC

Name:

Signature:

Stamp:

MY COMMISSION # FF983735 EXPIRES May 21, 2020 FloridaNotaryService.com

Corporate Warranty Deed

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,

This original	docum	ent was	re	corded
on	1118	19	Í	
instrument#	2019	0212	18	
O.R. Book 2	0403	Page	2	26
in Pinella	S	Coun	tv.	Florida
Anciote Title	Service	s	-37	
727-934-5453				

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.

GCGLLC

Its: Manager

Notary Printed Name:

Signed and Sealed in Our Presence:

State of

Pinellas County of

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 CLAMMSSION # FF 923646 CAPERES October 1, 2019 & The Kenny Public Underwiders

My Commission Expires:: OCHOBUL 1,201

Prepared by & Return to: Julie T. Holt Anclote 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.

Wilholas Maromatis

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; (I) 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 SOO°O6′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 SO6°29'52"W, for 4.45 feet to the point of tangent; (5) thence SI2°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 Southeasterly 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"; (I) thence N89°50'34"W, for 410.55 feet; (2) thence N42°27'35"W, for 21.50 feet; (3) thence NOO°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:

I. 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 I FOOT IN 10,000 FEET.

. 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

CONTROL ELEVATIONS FOR THIS SURVEY ARE BASED ON A LEVEL LOOP USING DIFFERENTIAL LEVELING TECHNIQUES. CLOSURE ACHIEVED IS A O.OII' ERROR IN A O.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:

I. 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

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:

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.

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.

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.

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.

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.

IO. NO INFORMATION ON ADJOINING PROPERTY OWNERS WAS SUPPLIED TO THE SURVEYOR.

II. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMBOLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR

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 I FOOT OF WITH DRAINAGE AREAS LESS THAN I 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 NGVD 29 BY APPLYING A STANDARD CONVERSION FACTOR. TO GET THE CONVERSION FROM NGVD 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:

I. 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-II OF THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT REFERENCED IN DATA SOURCES 2 [THE NUMBERS SHOWN AS (#) CORRESPOND WITH SAID COMMITMENT:

I. 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 MATTER1

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]

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]

8. Title to furnishings, furniture, fixtures and equipment whether attached or unattached to the real estate are

IO. Oil, gas and mineral right reservations, if any. [NOT A SURVEY MATTER]

II. 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:

(I) 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:

(I) 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 = DG5384, 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:

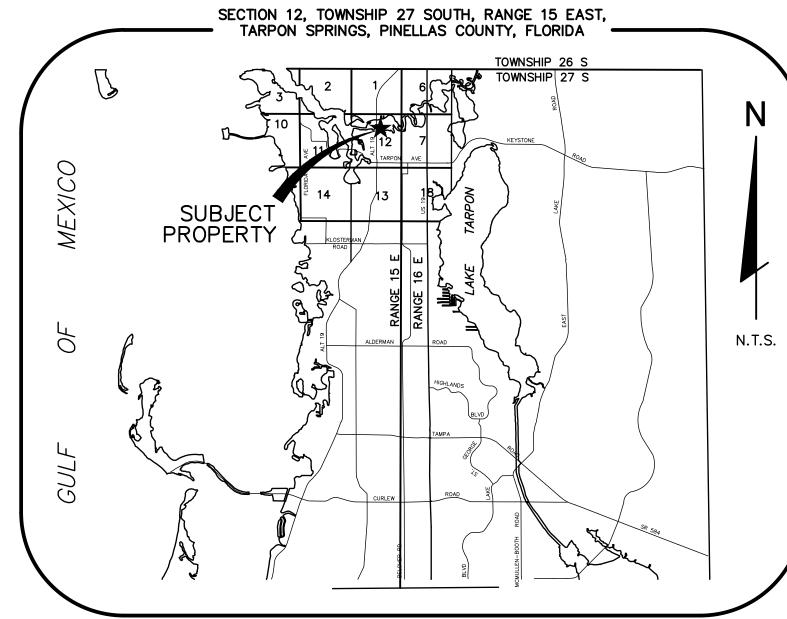
RED BANK INVESTMENTS OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ANCLOTE TITLE SERVICES, INC.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

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

LOCATION MAP



Elevation

= Found Concrete Monument

= Fire Hydrant

= Found Nail

LINETYPE LEGEND

BBRI	E١	MATIONS LEGEND			
С		Acres	FND	_	Found
/c		Air Conditioner	FN&D		Found Nail and
DW		Asphalt Driveway			Unless Otherwis
DS		Advance Drainage Systems	FFE	=	Finished Floor I
SPH		Asphalt	FN&TT		Found Nail and
/C		Back of Curb	FOP		Found Open En
CCM		Board of County Commissioners Minutes Book	FPB		Electric Power
FPD		Back Flow Prevention Device	FPC		Electric Power
LDG		Building	FPP		Found Pinched
NDY		Boundary	FRRS		Found Railroad
WF		Barb Wire Fence	FT		Feet
 C)		Calculated Data	F/T		Fence Tie
/c		Covered Concrete	FXC		Found X-cut
CCL		Coastal Construction Control Line	G/A		Guy Wire Ancho
CR		Certified Corner Record	GE		Grate Elevation
DW		Concrete Driveway	GI		Grate Inlet
		Curb Inlet	GV		Gas Valve
		Center Line	IE .		Invert Elevation
LF		Chain Link Fence	INV		Invert
M		Concrete Monument	LB		Corporate Certi
MP		Corrugated Metal Pipe	LP		Light Pole
0		Clean out	LS		Licensed Survey
ONC		Concrete	MAS		Masonry
OR		Corner	MES		Mitered End Se
PB		Condo Plat Book	MH		Manhole
_		Concrete Slab	MHW		Mean High Wate
/S /T		Curb Tie	MOL		More or Less
/Т В		Deed Book	MUL N		North
_					
CVA		Double Check Valve Assembly	N/C		No Cap
NR FDT		Department of Natural Resources	N/F		Not Found
EPT		Department	NAD		North American
IA		Diameter	NAVD		North American
IP Mu		Ductile Iron Pipe	NGS		National Geode
мн		Drainage Manhole	NGVD		National Geode
01.10		East	NP (NP)		Normal Pool El
СМР		Elliptical Corrugated Metal Pipe	(NR)		Non Radial
-		Elevation	0/A		Overall
OW C		Edge of Water	OHW		Overhead Wire
/P		Edge of Pavement	ORB		Official Record
RCP		Elliptical Reinforced Concrete Pipe	(PA)		Property Appra
SMT		Easement	PB		Plat Book
-)	=	Field Data	PC	=	Point of Curvat

----- = Boundary Line

= Top Bank or Top of Berm

 $\cdots \cdots \cdots \cdots \cdots \cdots =$ Toe of Slope or Grade Break

d Tin Tab nd Iron Pipe Company Iron Pipe n Vertical Datum etic Survey etic Vertical Datum

isers Map Data PCED = Pinellas County Engineering Department = Florida Department of Transportation PACED = Pasco County Engineering Department PCSD = Pinellas County Survey Department PACSD = Pasco County Survey Department = Found Iron Rod and Cap (1/2" PCP = Permanent Control Point RLS 2512) Unless Otherwise Noted PG(S) = Pages= Point of Intersection

= Point of Beginning = Point of Commencement = Point on Line = Permanent Reference Monument = Professional Surveyor and Mapper = Point of Tangency \ Point = Polyvinyl Chloride Pipe = Recorded Data = Reinforced Concrete Pipe = Registered Land Surveyor = Right of Way = South = Set Concrete Monument, 4"x4", PRM LB 6707 SCM(W) = Set Concrete Monument, 4"x4", FDC LB 6707 WITNESS PT SEC = Section = Seasonal High Water Elevation SMH = Sanitary Manhole = Set Nail and Disk, FDC LB 6707 = Square

= Set 5/8"Iron Rod and Cap, FDC LB 6707 SIR(W) = Set 5/8"Iron Rod and Cap, FDC LB 6707 WITNESS PTSN&D(W) = Set Nail and Disk, FDC LB 6707 WITNESS PT = State Road = Story

= Permanent Identification Number

= Professional Land Surveyor

= Property Line

Section 12, Township 27 South, Range 15 East County of Pinellas, State of Florida

SWEWMD = Southwest Florida Water Management District S/W = Sidewalk= Temporary Benchmar = Top of Bank = Traverse

(TYP) = Typical = Township = Utility Pole VCP = Vitrified Clay Pipe W = West = With

= Wood Fence W/L = Water Line = Water Meter WUP = Wood Utility Pole = Water Valve = Degrees = Minutes (Bearings)

= Seconds (Bearing

= Feet (Distances)

SYMBOLS LEGEND

+ = Aerial Target = Bench Mark ---- = Center Line <u> PS</u> = Cable TV Paint Stripe ___ __ _ _ _ _ _ = Easement Line C = Communications Manhole ***** = Concrete Light Pole ----- = Jurisdictional Line = Concrete Utility Pole — — = Right-Of-Way Line _____ = Section Line

D = Drainage Manhole EB = Electric Box (E) = Electric Manhole FPCPS = Electric Power Paint Stripe Q. = Electric Power Pedestal T = Fire Hydrant

(f) = Flag Pole GAS = Gas Line Marker Ω = Gas Filler Cap ₩ = Gas Valve GM = Gas Meter Box GLPS = Gas Line Paint Stripe

= Grate Inlet G = Telephone Manhole 🕰 = Telephone Pedestal Telephone Marker → = Guy Anchor 🌣 = Light Pole

MB = Mail Box

⊕ = Metal Post Monitoring Well

P = Parking Meter RWPS = Reclaimed Water Paint Stripe = Reclaimed Water Box | Reclaimed Water Valve (S) = Sanitary Sewer Manhole

 Sanitary Cleanout SANPS = Sanitary Sewer Paint Stripe 🕅 = Sanitary Sewer Valve = Section Corner 형 = Siamese Connection

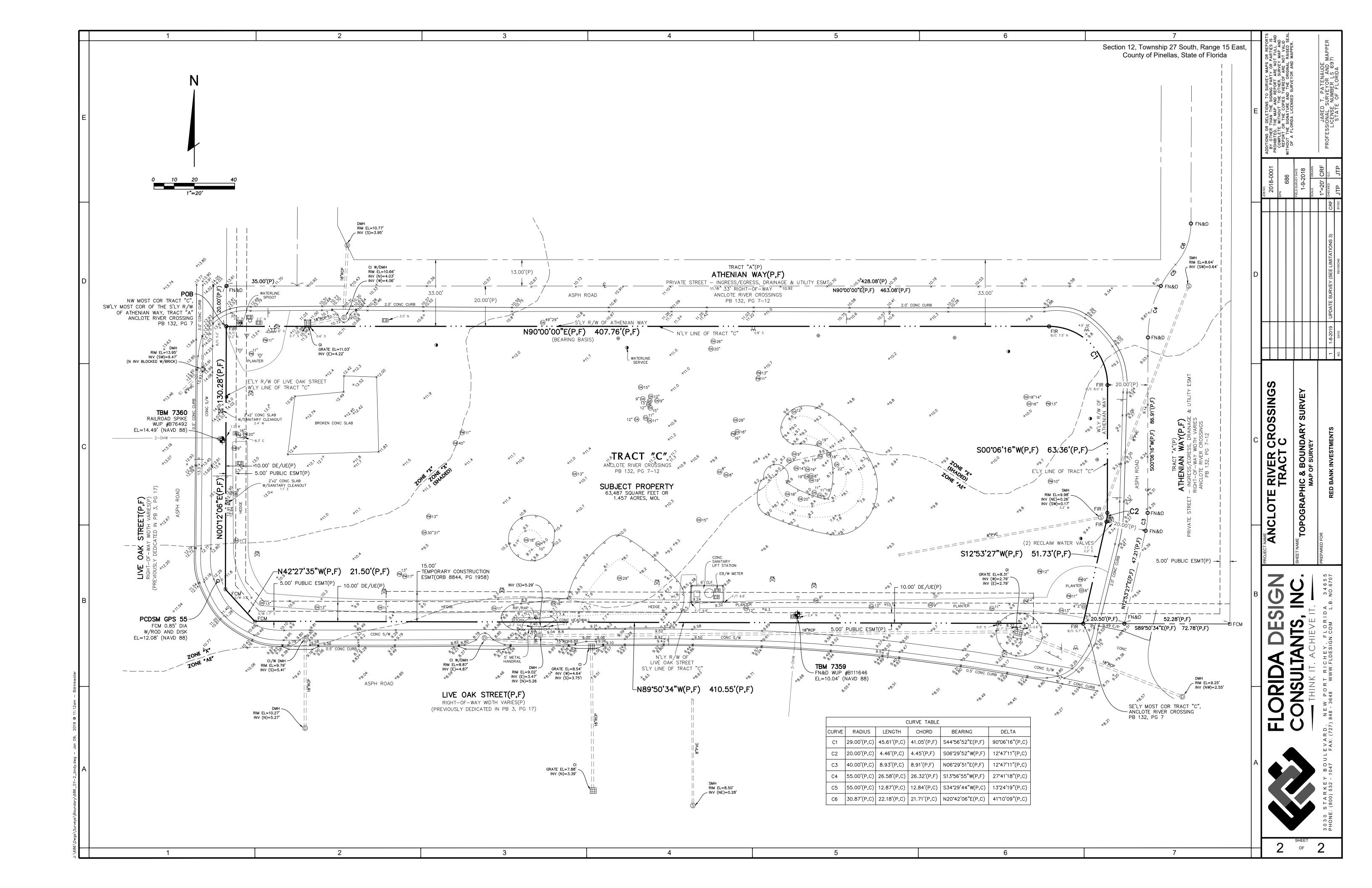
─o = Sign SCB = Sprinkler Control Box ₩ = Sprinkler Head STMPS = Storm Water Paint Stripe SB = Traffic Signal Box

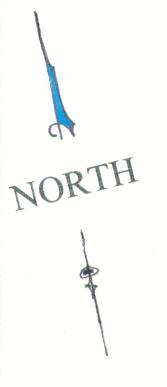
ITP = Traffic Signal Pole WPS = Water Line Paint Stripe W = Water Meter

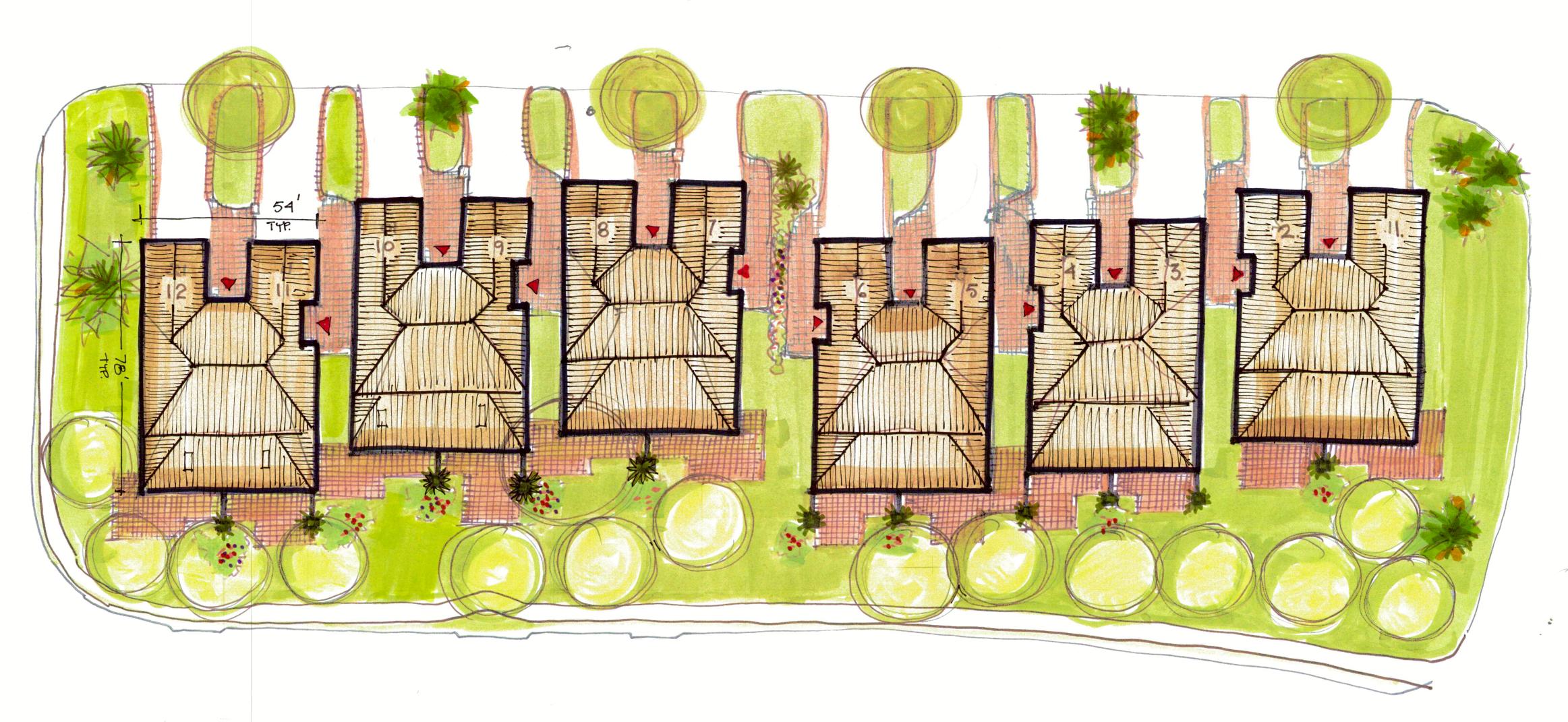
₩ = Water Valve ு = Wood Utility Pole ★ = Wood Light Pole

S

∞ ∺







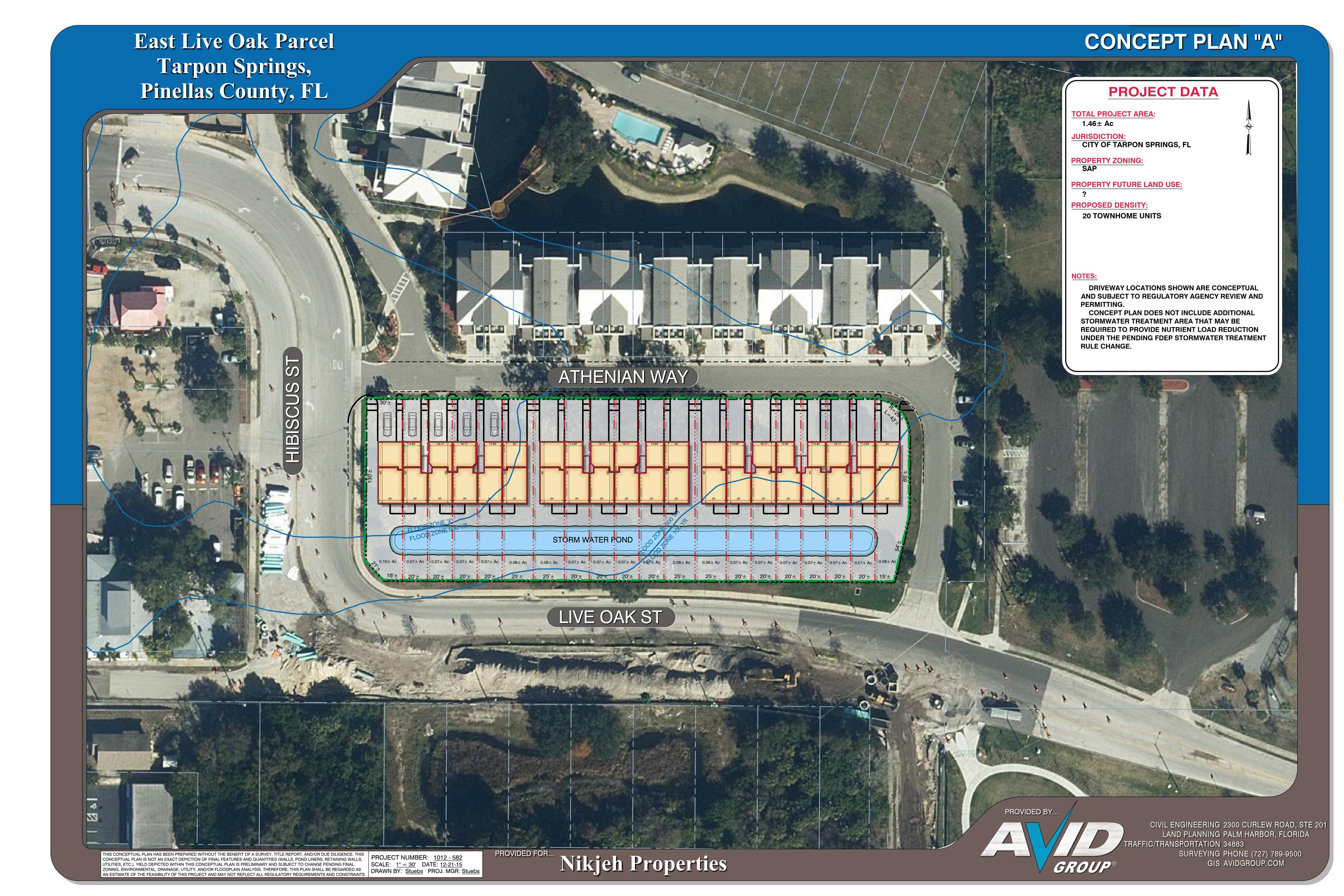
SITE PLAN SCALET 1=20



LIVE OAK STREETSCAPE



ATHENIAN WAY STREETSCAPE



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 un day of, 2	dersigned have set their hands and seals this 020.
Signed, seals, and delivered in our pre	esence:
Witnesses:	Red Bank Investments, L.L.C.
	Nicholas Mavromatis, Manager
STATE OF FLORIDA COUNTY OF PINELLAS	
acknowledgments, personally appeare Investments, L.L.C. who () is person	day, before me, an officer duly qualified to take of NICHOLAS MAVROMATIS, as Manager of Red Bank hally known to me or () has produced as identification; and that he severally acknowledged two subscribing witnesses freely and voluntarily.
WITNESS my hand and official day of	seal in the County and State last aforesaid this _, 2020.
My Commission Expires:	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, 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 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.