



City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 943-465

**PLANNING & ZONING BOARD AGENDA
NOVEMBER 18, 2019 REGULAR MEETING
CITY HALL AUDITORIUM
324 PINE STREET, TARPON SPRINGS, FLORIDA, 7:00 P.M.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. October 21, 2019**
- 3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 4. APPLICATION #19-63: Site Plan Approval:** Request to approve site plan for specialty retail building located at 1372 North Pinellas Avenue on the southeast corner of North Pinellas Avenue and Dixie Highway.
- 5. APPLICATION #19-132: Zoning Map Amendment:** Request to rezone property described as Tract C, Anclote River Crossings located at the northeast corner of East Live Oak Street and North Hibiscus Street from T5d (North Pinellas Ave) transect district to T4c (Residential High) transect district.
- 6. APPLICATION #19-146: Land Development Code Amendment:** Ordinance 2019-21: Amendments to Article VIII, Section 122.12. Hurricane shelter impact study.
- 7. NORTH LAKE ESTATES/PIONEER DEVELOPERS:** The individual agenda item requests listed below all pertain to 43.54 acres (MOL) of property located on the north side of Keystone Road approximately 0.75 miles from the intersection of Keystone Road and North Highland Avenue consisting of Parcel Number 08-27-16-89406-000-0010 and Parcel Number 09-27-16-00000-220-0100.
 - a. APPLICATION #18-50: Annexation:** Request for annexation of the property described above into the municipal boundaries of the City of Tarpon Springs.
 - b. APPLICATION #19-32: Development Agreement:** Request to enter into a Development Agreement with the City of Tarpon Springs for the property described above.



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PLANNING & ZONING BOARD AGENDA NOVEMBER 18, 2019 REGULAR MEETING CITY HALL AUDITORIUM

324 PINE STREET, TARPON SPRINGS, FLORIDA, 7:00 P.M. (continued)

- c. **APPLICATION #18-51:** Future Land Use Map Amendment: Request for approval to amend the City's Future Land Use Map from Pinellas County categories RR (Rural Residential) and P (Preservation) to City categories RVL (Residential Very Low) and P (Preservation).

- d. **APPLICATION #18-52:** Preliminary Planned Development and Zoning Map Amendment: Request for approval of a Preliminary Planned Development with accompanying amendment of the City's Zoning Map from Pinellas County designations of RPD (Residential Planned Development) and R-A (Residential Agriculture) to City designation of RPD (Residential Planned Development).

8. STAFF COMMENTS

9. BOARD COMMENTS

10. ADJOURNMENT

If a person decides to appeal any recommendation made by the Planning & Zoning Board with respect to any matter considered at these meetings or hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida 34688-5004, and will become part of the record. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611. Said hearing may be continued from time to time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

CITY OF TARPON SPRINGS

Staff Report

November 8, 2019

TO: PLANNING AND ZONING BOARD

FROM: PLANNING AND ZONING DEPARTMENT

HEARING DATES: NOVEMBER 18, 2019 (PLANNING AND ZONING BOARD)
DECEMBER 3, 2019 (BOC 1ST READING)
DECEMBER 10, 2019 (BOC 2ND READING)

SUBJECT: APPLICATION #18-50: ORDINANCE 2019-23: ANNEXING 43.54 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST – PIONEER DEVELOPERS OF AMERICA, INC.

I. APPLICATION

- A. Application: Annexation of approximately 43.54 acres into the City of Tarpon Springs in conjunction with a proposed Preliminary Planned Development (Application Numbers 18-51 and 18-52) providing for RVL (Residential Very Low) and P (Preservation) Future Land Use on the Tarpon Springs Future Land Use Map and providing for rezoning to the RPD (Residential Planned Development) Zoning District on the Official Zoning Map of Tarpon Springs. This project is also accompanied by a proposed Development Agreement (Application #19-32)
- B. Applicant: Pioneer Developers of America, Inc.
- C. Owner: GGR Holdings, LLP

II. PROPERTY INFORMATION

- A. Location: North side of Keystone Road approximately 0.75 miles from the intersection of Keystone Road and North Highland Avenue and west of East Lake Drive, lying in Sections 8 and 9, Township 27 South, Range 16 East
- B. Property Size: 43.54 acres
- C. Subject Parcel Zoning/ Land Use Plan Designation:
Pinellas County Zonings RPD (Residential Planned Development) and R-A (Residential Agriculture)
Pinellas County Land Use Designations RR (Rural Residential) and P (Preservation)
- D. Tax Parcel Numbers: 08-27-16-89406-000-0010, and,

E. Surrounding Land Use, Zoning and Existing Use:

Direction	Zoning/Land Use Plan	Existing Use
North:	Residential Planned Development/Rural Residential and Preservation (County)	Single Family Residential
	Residential Agriculture/Rural Residential and Preservation (County)	Single Family Residential
East:	Residential Planned Development/Rural Residential and Recreation-Open Space (County)	Single Family Residential, Golf Course
	Residential Agriculture/Rural Residential (County)	Single Family Residential
South:	Residential Agriculture/Rural Residential (County)	Single Family Residential
West:	Agriculture/Residential Very Low (City)	Single Family Residential
	Residential Agriculture/Rural Residential (County)	Single Family Residential and Improved Agriculture

III. BACKGROUND

The property is located in unincorporated Pinellas County and is zoned RPD (Residential Planned Development) and R-A (Residential Agriculture) with Residential Rural (RR) and Preservation (P) future land uses. The applicant is requesting to annex into the City of Tarpon Springs and has applied for an accompanying Preliminary Planned Development proposing a Future Land Use Map amendment to Residential Very Low (RVL) category and a zoning amendment to the RPD (Residential Planned Development) District. The Countywide land use designation is Residential Very Low (RVL). The property is 43.54 acres in size and is suitable for a planned development project. There is one single family residence on the property and it is otherwise undeveloped. The applicants are seeking voluntary annexation in order to proceed with the planned development under the City’s jurisdiction. The adjacent property to the west is within the City limits.

IV. REVIEW CRITERIA

Section 208.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 171.043, Florida Statutes require that the following factors be considered:

- (1) *Whether the property in question would create a municipal or county enclave upon annexation; i.e.: whether the area to be annexed is contiguous to the City’s boundaries and is reasonably compact.*

Analysis: The property is contiguous to the existing Tarpon Springs municipal limits on the west side. The annexation will not create an enclave.

- (2) *The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.*

Analysis: The property has the following public facilities service characteristics;

- Potable water service is available from Pinellas County Utilities. A letter confirming service to the property is included with this packet;
- Wastewater will be handled via on-site sewage disposal (septic tank) systems;
- Fire service will be supplied by East Lake Tarpon Special Fire Control District as the property is within their service area. Correspondence confirming service to the property is included with this packet;
- All roads currently serving the property are under the jurisdiction of Pinellas County. City acceptance of proposed roadways within the project will be determined at the time of Final Planned Development and Subdivision processing.
- The project is within the City's solid waste service area. The City has the ability to provide solid waste service.

Coordination with the City departments including Public Services and Public Works will be required when improvements to the property are proposed.

- (3) *Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.*

- (A) *Is the subject property within the City of Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan and the Agreement?*

Analysis: In September 2007, a state appeals court released a decision invalidating Pinellas County Ordinance No. 00-63. Ordinance 00-63 was approved by voters in a November 2000 referendum and the ordinance replaced certain state laws governing voluntary annexation with local procedures that were intended to encourage better planning. Chief among the provisions was a set of boundaries delineating unincorporated areas eligible for annexation by specific municipalities.

The court affirmed that Pinellas County has the authority to create its own voluntary annexation procedures, but stated that they must be written into the county charter, which was not part of the original referendum. Therefore, Ordinance No. 00-63 is no longer in effect. Pinellas County has been notified of the application and has not objected to the annexation.

- (B) *Has the Owner assented to the City's Comprehensive Plan as it applies to the subject property and is the density or intensity of the proposed use(s) equal to or less than the County's Comprehensive Plan?*

Analysis: The owner has voluntarily agreed to the above, pursuant to the application on file with the Planning and Zoning Department. This application is accompanied by a requests for a Future Land Use Map amendment, rezoning and Preliminary Planned Development (Application Numbers 18-51

and 18-52) proposing 44 residential dwelling units. The proposed densities/intensities of the property are consistent with the requested Residential Very Low (RVL) category and with the Countywide Plan current RVL designation. The requested zoning of RPD (Residential Planned Development) is consistent with the proposed RVL (Residential Very Low) Future Land Use Map category.

(C) *Are the existing or proposed designations more intensive than those of the current County Comprehensive Land Use Plan requiring the processing of a land use plan amendment in accordance with the procedures contained in Chapter 163.3184, Florida Statutes?*

Analysis: The allowable density proposed under the requested RVL (Residential Very Low) land use category are higher than those provided for under the current RR (Rural Residential) necessitating the processing of a land use amendment. Allowable intensities are the same for the two land use categories.

V. OTHER EVIDENCE

A. Technical Review Committee: TRC reviewed this project on May 10, 2018 for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The annexation was reviewed in conjunction with the proposed Future Land Use Map amendment and the proposed Planned Development/rezoning. The status of comments are provided below:

PLANNING & ZONING REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: MW/PM/HU

- This TRC item provided review under the following three land development code sections: Section 208.00 for the annexation, Section 207.00 for the land use change, and Sections 79.00 and 80.00 for the proposed planned development concept. **No action required.**
- Please provide proof of ownership for all properties and provide affidavit of agent representation if an agent will be acting on your behalf. The current affidavits appoint property owner as agent and fail to appoint agent named on applications. **Resolved.**

Annexation Review (Section 208.00)

- The proposed annexation does not create an enclave. **Resolved.**
- Please provide information on the ability of facilities service providers to serve the project including water, sewer, solid waste, recreation, fire/ems, and law enforcement. **Resolved.**

Land Use Change to Residential Very Low (RVL)

- Please provide facilities impacts: water, sewer, drainage, solid waste, transportation, fire/ems, law enforcement, recreation. **Resolved.**
- The request for accessory units cannot be accommodated by the proposed RVL land use due to insufficient acreage. The site acreage allows 44 units, as proposed. **Resolved. This is being addressed via Development Agreement.**

Rezoning to RPD and Conceptual Plan

- Please review Article V, Planned Development Regulations (especially Section 78.01(D)) and Article X, Subdivision Regulations (especially Section 163.00) for a list of design standards. Some of the major areas to address at this stage include:
 - Accommodation of wetlands on site and potential options for incorporating wetlands into the drainage plan for the site. **Resolved.**
 - Preliminary drainage information including calculations and engineering, preliminary indication of wetlands alteration approval. **Resolved.**
 - Full tree survey and Wildlife survey; relationship of natural features to proposed open space. **Resolved.**
 - Address streets, access and circulation/connection to surrounding areas including George Street, and accommodation of bicycle and pedestrian connectivity. **Resolved.**Please respond to all of the design items in Section 78.01 through narrative, graphic or other mechanism to show how each item is being addressed. In addressing each item, please ensure that the Subdivision design standards in Section 163.00 can be complied with to avoid potential conflicts between the two sections at the time of site plan. **Resolved.**
- Please see Section 81.00 for a full list of items required for preliminary development plan review. **Resolved.**
- The proposed “accessory units” are not permitted in planned development zoning districts. **Resolved. This is being addressed via Development Agreement.**
- Waivers of the driveway width requirement, the sidewalks, and the 50-foot wetland buffer would be reviewed as waiver requests under the Planned Development Section. Please, in conjunction with the above, expand on the exact nature of the waiver requests and the rationale for the waiver (in narrative, graphic, or other form, as appropriate). **Resolved.**
- Further details are needed on the requested guardhouse including location and proposed maintenance including draft legal instruments. **Resolved.**

FIRE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: RK

- For annexation the following shall be provided in compliance with Tarpon Springs Comprehensive Zoning & Land Development Code;
 - Fire Hydrants with adequate flow shall be provided every 500 feet starting with the 1st hydrant being located at the entrance. 7 hydrants calculated. Subsection 135.01. **Resolved.**
 - Fire line shall be looped 6 inch diameter line subsection 135.01. **Resolved.**
 - Fire hydrants if privately maintained shall have the Body painted RED with the caps and bonnet painted the color of fire flow capacity of that hydrant. NFPA 291 chapter 5. **Resolved.**
 - Street width shall be minimum width of 24’ with no obstructions with no parking allowed on the street. Tarpon Springs Development Code Subsection 131. **Resolved.**
 - Fire hydrant shall be identified with a blue delineator in the drive lane on the side of the street which the hydrant is installed. Subsection 135.01. **Resolved.**

- Located in East Lake Fire Rescue’s response area, contact with them is required. Deputy Chief Gennaro, Fire Marshal, email: jgennaro@elfr.org, 3375 Tarpon Springs Blvd., Palm Harbor, Florida 34689, 727-784-8668 (ext. 205) – office. **Resolved.**
- Chief Gennaro’s comments are below: **Resolved.**
 - A secondary access to the project from George Street North will be required. This access may be gated with a Knox box override or similar access box system, if desired.
 - Water supply must be in place prior to construction. Please provide a letter from Pinellas County Utilities that provides information on water service, including fire flow information, for this project. The water supply must be looped.
 - Fire hydrants are required every 500 feet. Please indicate proposed hydrant locations on the site plan.
 - Roadway travel lanes must be a minimum of 24 feet wide. Please revise the site plan to show right-of-way are sufficient for two-way travel with combined lanes of at least 24 feet in width, plus sufficient area for the remaining required and proposed right-of-way improvements such as utilities, sidewalks, etc.
 - A minimum cul-de-sac diameter of 120 feet is required for any street end in order to provide a sufficient fire truck turning radius.
 - Parking on the street will be prohibited.
 - Please ensure a maximum 10% grade on proposed roadways.
 - Please provide gross floor area of proposed typical residences proposed roadways

BUILDING DEVELOPMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: VR

- Part of this land lies in Flood Zone X and AE. **Resolved.**
 - Finished Floor Elevation required for Flood Zone X is 18” above the highest crown of the road
 - Finished Floor Elevation required for Flood Zone AE___ is 1’ above the base flood elevation. The FEMA Flood Map Center does not ID the actual Flood Zone height. This must be determined for permit issuance.

POLICE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: JU

PUBLIC SERVICES REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: FF/RP

- Project located in Pinellas County service area for utilities. **Resolved.**

PUBLIC WORKS REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: TF

VI. 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*. As of November 8, 2019, staff received requests for review of the file and one comment correspondence sent by electronic mail. The comment has been included with this packet.

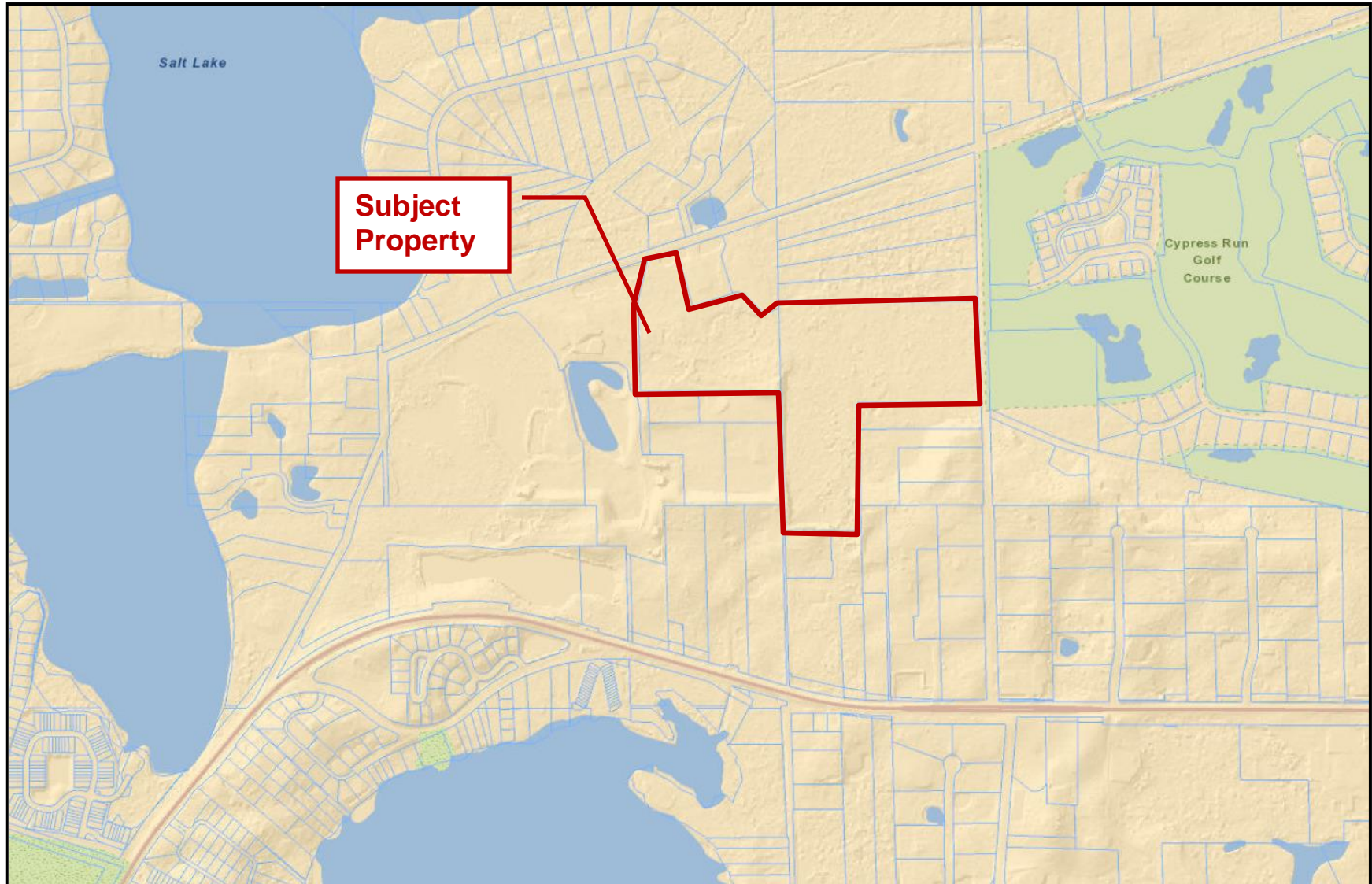
VII. STAFF RECOMMENDATION

Staff recommendation is to **approve** the request for annexation with accompanying approvals of the Future Land Use Map amendment and the Preliminary Planned Development/ rezoning (Application Numbers 18-51 and 18-52).

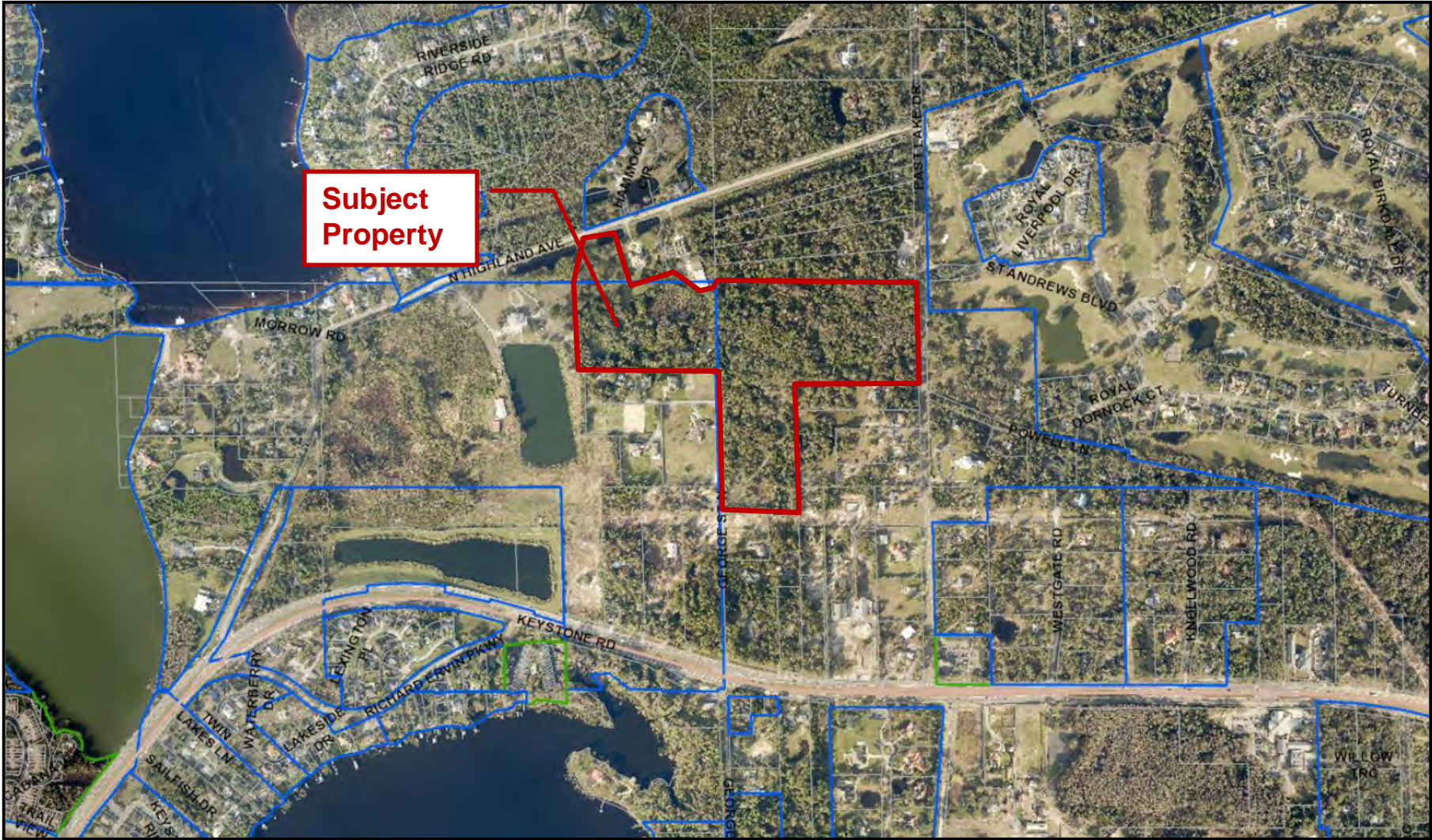
List of Exhibits:

1. Maps
 - a. Location Map
 - b. Aerial Map
 - c. Countywide Land Use Map
 - d. City Land Use Map
 - e. Pinellas County Land Use and Zoning Map
 - f. City Zoning Map
2. City RVL Future Land Use Category Description
3. City RPD zoning information – Adopted under Ordinance 2019-18, not yet codified by Municode
4. Application
5. Property Record Card
6. Pinellas County Utilities letter of Availability – Potable Water, dated September 18, 2019
7. East Lake Fire District service email of August 23, 2019
8. Citizen comment email and attachment
9. Ordinance 2018-23

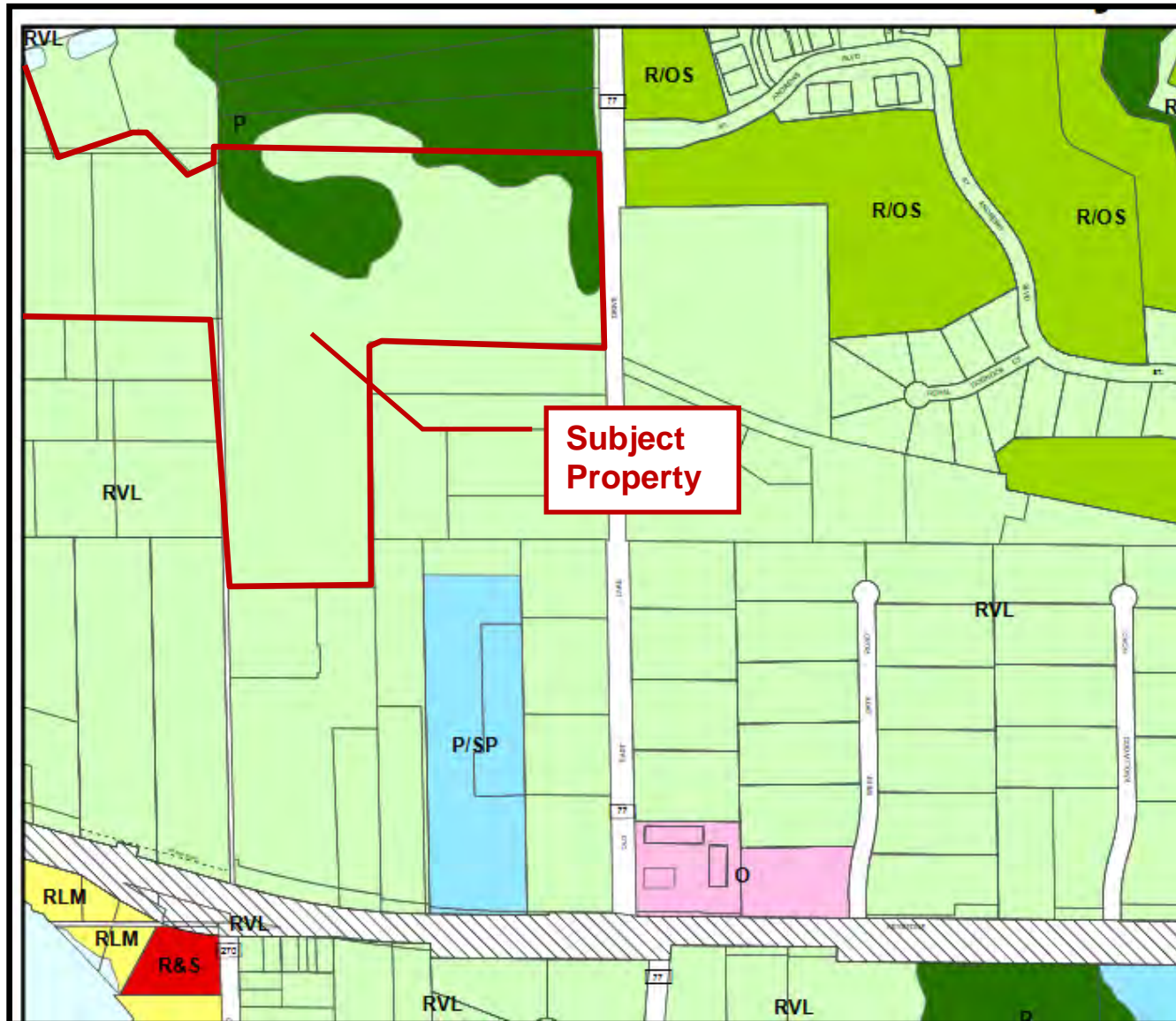
Application 18-50 Location Map



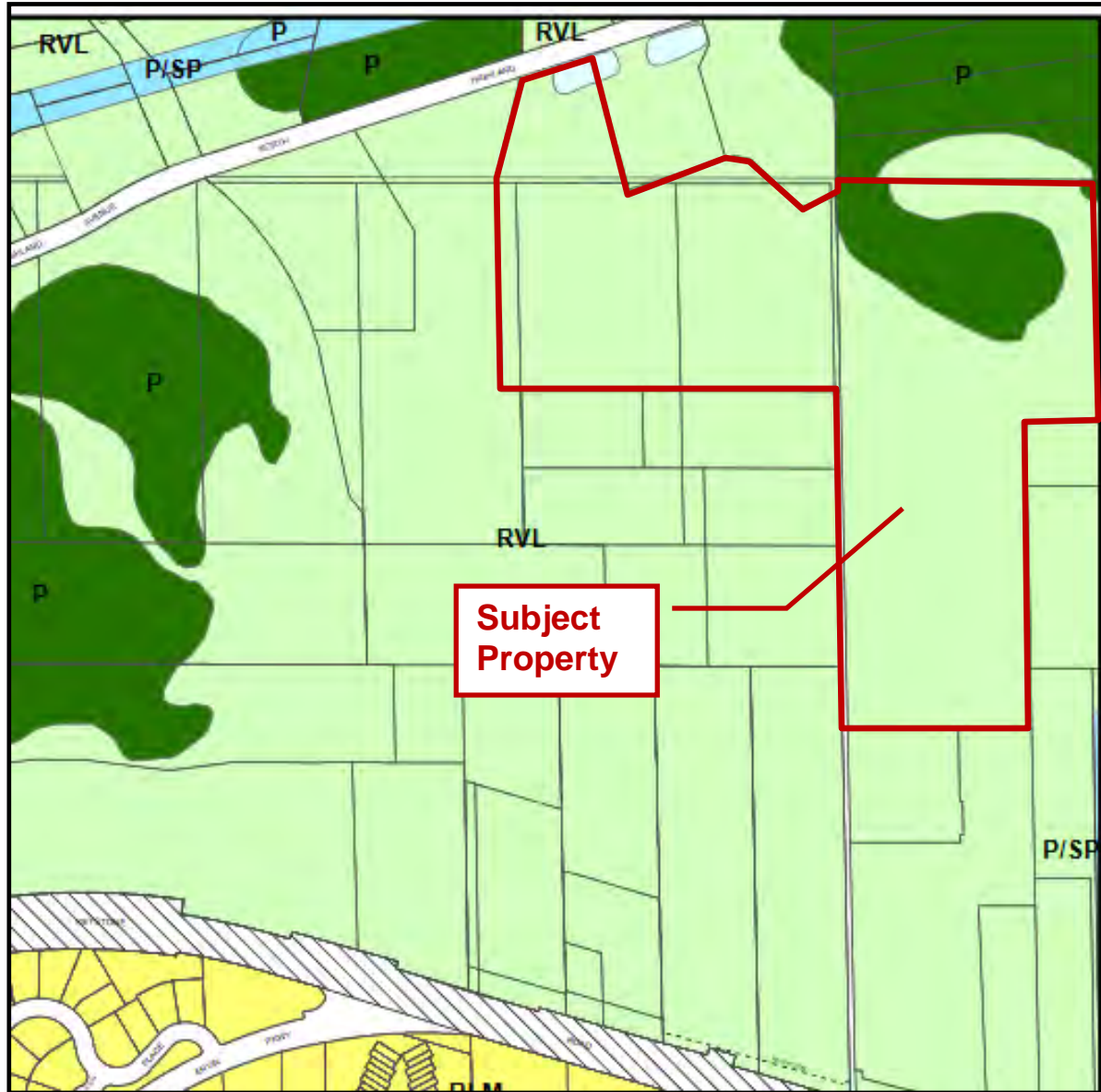
Application 18-50 Aerial Map



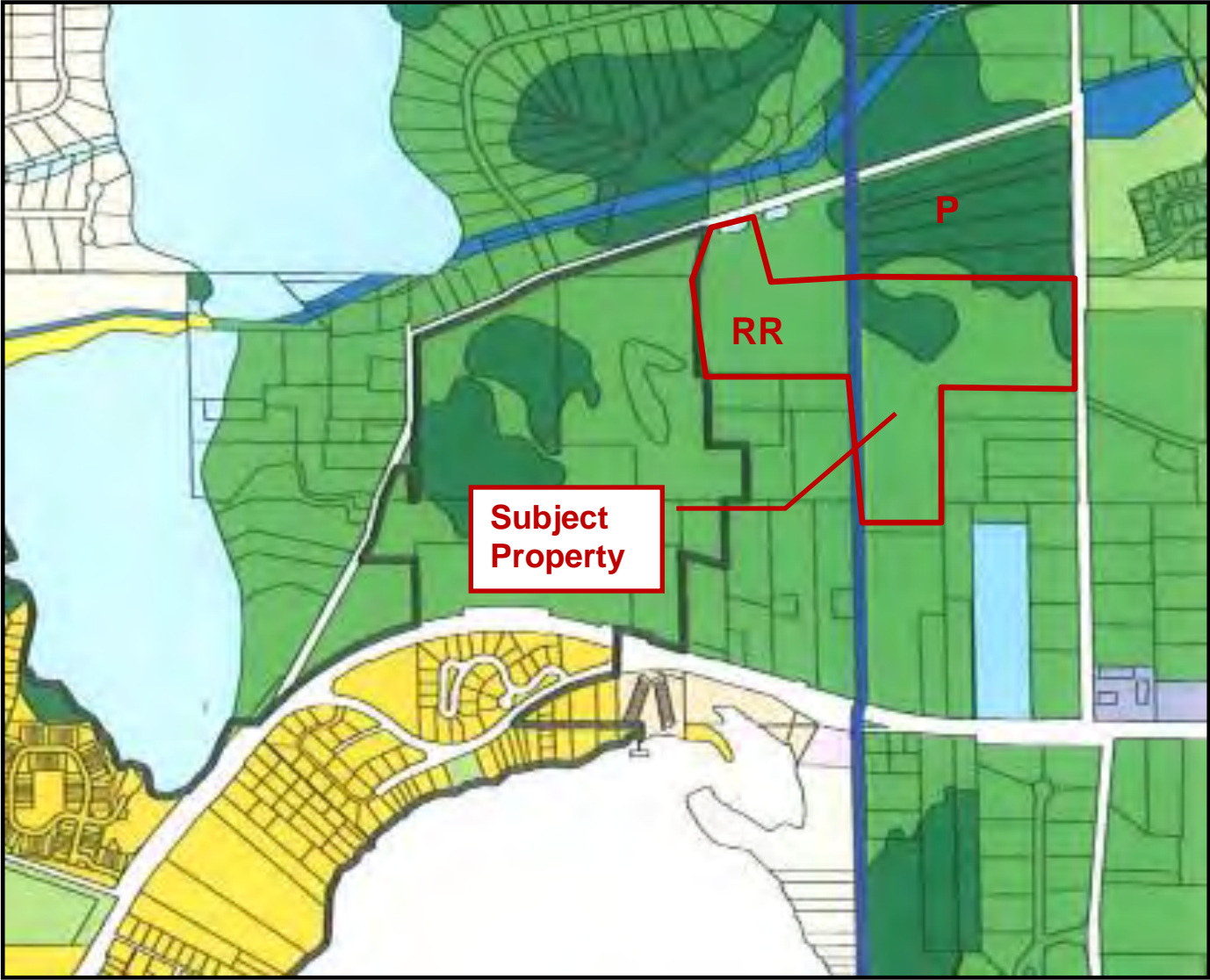
Application 18-50 Countywide Land Use Map (East Section 9)



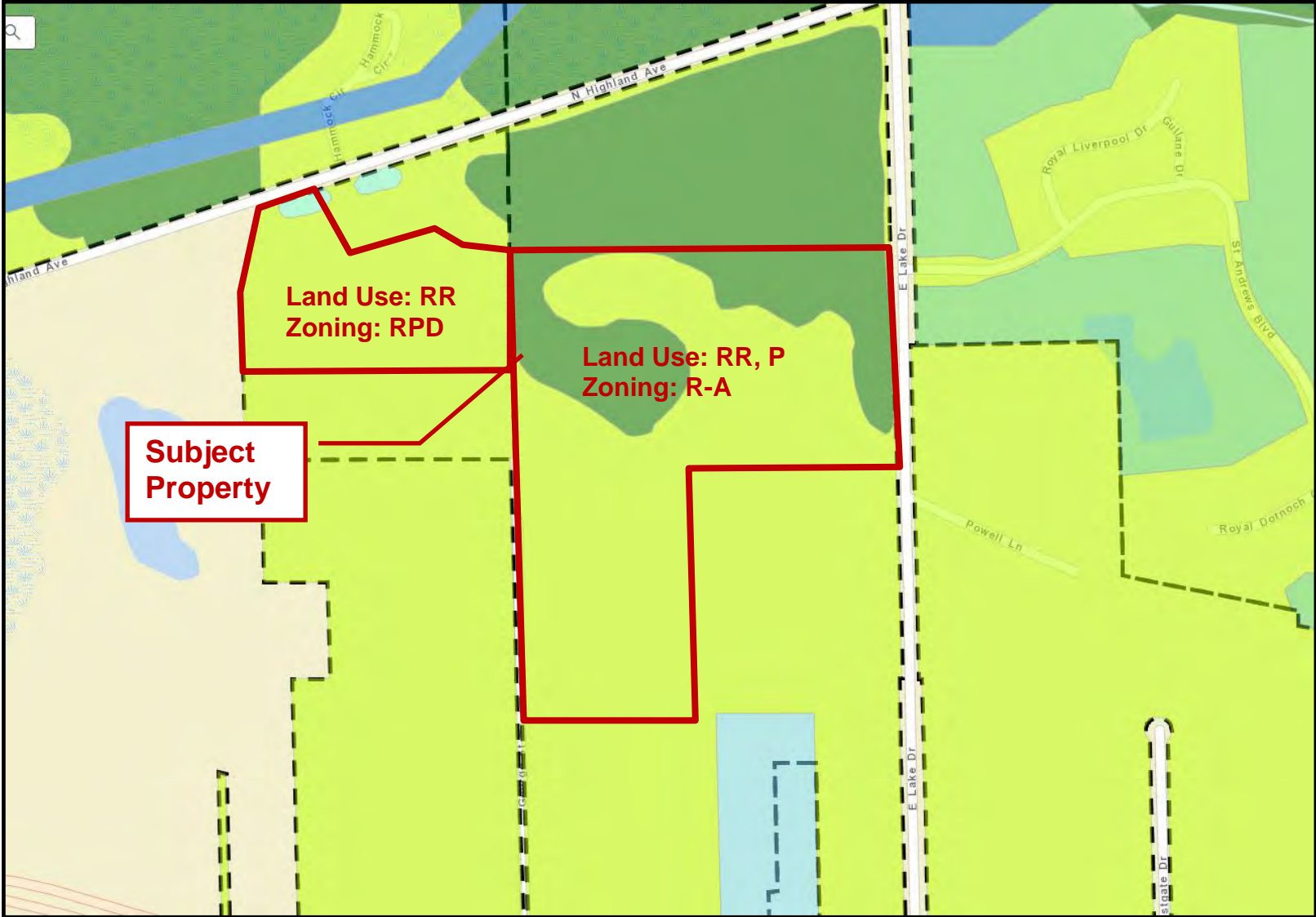
Application 18-50 Countywide Land Use Map (West Section 8)



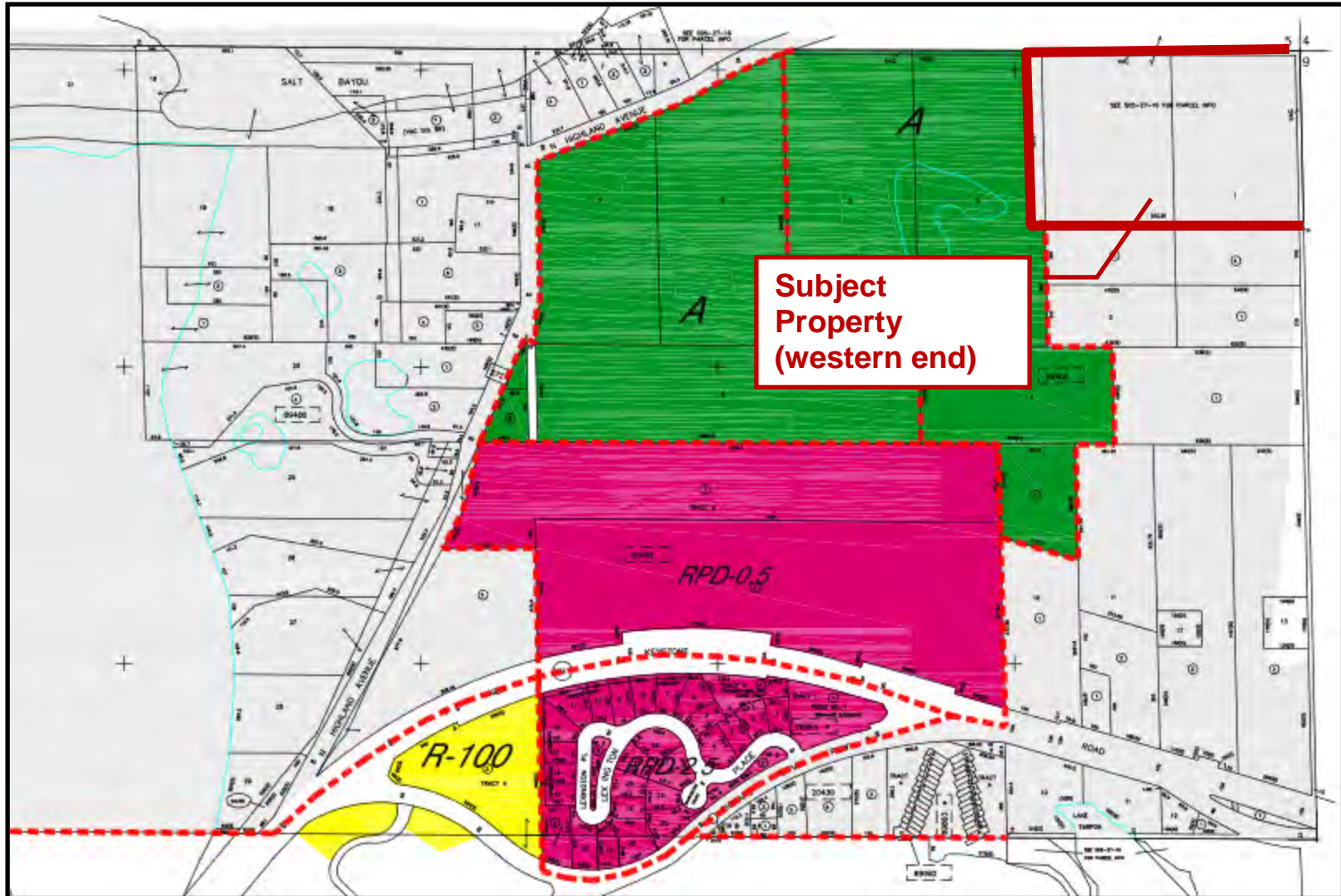
Application 18-50 City Land Use Map



Application 18-50 Pinellas County Land Use and Zoning Map



Application 18-50 City Zoning Map



City of Tarpon Springs Comprehensive Plan
Description of Residential Very Low Future Land Use Map Category

Policy 2.2.1 **Residential Very Low (RVL)** (0-1 unit/acre): The Residential Very Low Land Use category is intended for areas that are to be developed in a very low density residential manner. This category is generally intended to serve as a transition between open space/largely undeveloped areas and suburban residential areas.

- (a) Primary Uses - Residential
- (b) Secondary Uses - Residential Equivalent; Transportation/Utility; Institutional; Recreation/Open Space; Ancillary Non-Residential; Public Educational Facilities; Community Gardens.
- (c) Density / Intensity Standards
 - Residential Use shall not exceed one (1) dwelling unit per acre.
 - Residential Equivalent use shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at one dwelling unit per acre.
 - Non-Residential use shall not exceed a floor area ratio of .30 nor an impervious surface ratio of .60.
 - All Secondary uses will be evaluated to determine the potential for increased trip generation and the impact of the use on the mobility management system.
- (d) Acreage Limitations: The following uses shall not exceed the respective acreage threshold designated for such uses. Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum, shall require a map amendment to another land use category that permits the use(s):
 - Ancillary Non-Residential; Transportation Utility use: Shall not exceed a maximum area of three acres.
 - Institutional Use (except Public Educational Facilities, which are not subject to this threshold): Shall not exceed a maximum area of five acres.

ORDINANCE NO. 2019-18

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING ARTICLE V OF APPENDIX A, THE COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, SECTION 78.01(D)(1)(a) BY REMOVING THE TABLE AND ADDING A REFERENCE TO THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN, AND, SECTION 83.00(A) BY EXPANDING THE ABILITY TO WAIVE DESIGN REQUIREMENTS TO INCLUDE THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 78.01(D)(1)(a) of the Comprehensive Zoning and Land Development Code of the City of Tarpon Springs provides for maximum allowable residential densities, impervious surface ratios and floor area ratios as set forth in the table provided; and,

WHEREAS, the standards listed in the table provided are set forth in the City of Tarpon Springs Comprehensive Plan; and,

WHEREAS, the Board of Commissioners wishes to omit redundancy and improve clarity by removing the table and adding a reference to the City's Comprehensive Plan; and,

WHEREAS, Section 83.00(A) of the Comprehensive Zoning and Land Development Code of the City of Tarpon Springs provides for the ability of the Board of Commissioners to waive certain design requirements of a Planned Development subject to the criteria listed in Section 83.00(B); and,

WHEREAS, the Board of Commissioners wishes to expand on the available design requirements that may be considered under the waiver section while retaining the criteria under Section 83.00(B) by which waivers may be granted; and,

WHEREAS, the Board of Commissioners recognizes that such expansion would allow for orderly and efficient development patterns in the City; and,

WHEREAS, the Board of Commissioners of the City of Tarpon Springs has determined that amendments to Section 78.01(D)(1)(a) and Section 83.00(A) of Article V, Appendix A, the Comprehensive Zoning and Land Development Code, are necessary to make such changes.

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

SECTION 1. That Section 78.01(D)(1)(a) and Section 83.00(A) of Article V of Appendix A, the Comprehensive Zoning and Land Development Code, is hereby amended to read as follows:

§ 78.01 - Residential Planned Development (RPD) District.

(A) Permitted Uses

- (1) Family Care Homes (under conditions of Article IV, Special Regulation)
- (2) Multifamily
- (3) Public Parks and Recreation Facilities
- (4) Single Family Attached

- (5) Single Family Detached
- (6) Single Family Detached Cluster
- (7) Single Family Detached Zero Lot Line
- (8) Single Family Semi-Detached
- (B) Accessory Uses
 - (1) Recreation Facilities
- (C) Conditional Uses
 - (1) Churches
 - (2) Community Residential Homes
 - (3) Community Services Uses
 - (4) Congregate Care Facilities
 - (5) Day Care Centers
 - (6) Emergency Shelters, and Residential Treatment Facilities
 - (7) Home Occupations
 - (8) Nursing Homes
 - (9) Schools of General Education
- (D) Design Standards
 - (1) Minimum project size: No minimum.
 - (a) The maximum allowable residential densities, and impervious surface ratios and floor area ratios for non-residential uses are provided for the RPD district in relationship to the future land use designation as follows: shall be as provided for each Future Land Use category as listed in the Future Land Use Element of the City of Tarpon Springs Comprehensive Plan.

Future Land Use Category	Maximum FAR	Minimum ISR	Maximum Density in dwelling units per acre
Residential Suburban	.30	.60	2.5
Residential Low	.40	.65	5.0
Residential Urban	.40	.65	7.5
Residential Low Medium	.50	.75	10.0
Residential Medium	.50	.75	15.0
Residential/Office General	.50	.75	15.0

Residential/Office/Retail	.40	.85	18.0
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- (2) The maximum density is determined by the underlying land use designation of the City or countywide comprehensive plans whichever is more restrictive.
- (3) Transfers of density are allowed from one portion of the site to another in order to conserve open space provided that no real increase in density over that permitted by the applicable Comprehensive Plan occurs for the site as a whole.
- (4) Transfers of density among and between contiguous sites may be permitted by the development approval provided:
 - (a) The sites are zoned RPD;
 - (b) The sites are under unified control;
 - (c) The sites are considered as part of a single master plan;
 - (d) Later additions to an approved master plan shall cause an amendment to the previously approved plan; and
 - (e) No real increase in density over that permitted by the applicable Comprehensive Plan occurs.
- (5) An addition to an existing RPD District may be permitted provided:
 - (a) The addition is complementary and compatible with the project;
 - (b) The sites are under unified control;
 - (c) No increase in density over that permitted by the applicable Comprehensive Plan will result;
 - (d) No loss of open space occurs; and
 - (e) An amendment to the overall master plan is made and approved.
- (6) A minimum buffer area of 50 feet from wetlands, the mean high water mark of all waterbodies, and jurisdictional lines is required. In cases where jurisdictional lines do not coincide with waterbodies the most restrictive setback shall apply. This requirement does not apply to the construction of docks, gazebos, recreation areas or facilities, boardwalks, and water dependent uses. Waivers from the minimum buffer area may be considered by the Board of Commissioners provided the location, size, and intensity of the uses are clearly delineated on the site plan. The buffer shall not apply to new waterbodies designed as a part of the project for amenities or retention purposes, and man made waterbodies not tidally influenced or jurisdictional.
- (7) Open space shall be provided at the rate of 25% of the gross site acreage. However, no more than ½ of the open space requirement can consist of waterbodies, wetlands, and jurisdictional areas.
- (8) Internal and external walkways, sidewalks, and/or bicycle paths shall be provided in appropriate locations in accordance with the approved site plan. The emphasis shall be on a circulation system which provides movement between major destinations internal or external to the project, and one which is carefully coordinated with the provision of open space.
- (9) Projects which utilize a design incorporating zero lot line, cluster, multifamily, or attached dwellings shall provide a screened and secure recreational vehicle storage area, or restrict

the ownership and storage of recreational vehicles by protective covenant to those units with enclosed garages.

- (10) Private roads shall be designed in accordance with City specifications in terms of pavement width, easement width, and construction standards.
- (11) Conservation and preservation areas shall be maintained as required by local, state, and federal regulations.
- (12) Residential units shall be oriented toward internal streets and pedestrian systems, away from adjoining roads and land uses.
- (13) Prior to final plan approval, documents and other assurances satisfactory to the City shall be provided which establish the continued operation and maintenance of private common improvements and open space. These areas and facilities shall not be provided, operated, or maintained at general public expense, and will not incur future expense to the taxpayers of the City.

(E) Dimensional Regulations

- (1) The designation of all minimum yards shall be noted on the site plan.

- (2) Single Family Detached Dwellings

- (a) Minimum Lot Area = 10,000 square feet
- (b) Minimum Lot Width = 75 feet
- (c) Maximum Height = 35 feet
- (d) Minimum gross floor area = 1,200 square feet
- (e) Minimum yards:
 - 1. Front = 25 feet
 - 2. Side = 10 feet
 - 3. Corner Lot Side = 15 feet
 - 4. Rear = 20 feet

- (3) Single Family Detached Cluster Dwellings

- (a) Average Lot Area = 6,500 square feet
- (b) Minimum Lot Width = 60 feet corner lots only, no minimum for interior lots
- (c) Maximum Height = 35 feet
- (d) Minimum Gross Floor Area = 1,000 square feet
- (e) Minimum Yards:
 - 1. Front = 20 feet
 - 2. Side = 12 feet between buildings, 5 foot minimum to lot line
 - 3. Corner lot side = 10 feet
 - 4. Rear = 10 feet

- (f) Flag lots may be approved in conjunction with cluster development provided the following conditions are met:

- 1. No flag lot shall adjoin another flag lot nor share a common driveway.
- 2. They constitute no more than 20% of the cluster lot total.

3. The area occupied by the flag driveway shall not be counted toward minimum lot area.
4. The flag driveway shall be no longer than 150 feet and no less than 20 feet in width.
5. The use of flag lots is necessary to preserve significant environmental, topographical, natural, historical, or archeological features.

(4) Single Family Detached Zero Lot Line Dwellings

- (a) Minimum Lot Area = 4,000 square feet
- (b) Minimum Lot Width = 40 feet
- (c) Minimum Height = 35 feet
- (d) Minimum Floor Area = 1,000 square feet
- (e) Minimum Yards:
 1. Front = 20 feet
 2. Side = zero (0) one side, 10 feet other side
 3. Corner lots = 10 feet minimum
 4. Rear = no minimum
- (f) Maximum lot coverage = 60% excluding driveway.
- (g) A perpetual 4 foot maintenance easement shall be provided on the adjoining lot abutting the zero lot line boundary, and shall be designated on the final plat.
- (h) Roof overhangs and awnings may penetrate the maintenance easement by a maximum of 2 feet, and rain gutters shall be required.
- (i) The zero lot line wall shall be constructed without doors or windows, except clerestory windows at least 12 feet above ground level.
- (j) All zero lot lines and the corresponding building envelope shall be shown on the site plan, and so designated on the final plat.

(5) Single Family Semi-Detached Dwellings

- (a) Minimum Lot Area = 2,000 square feet
- (b) Minimum Lot Width = 20 feet
- (c) Maximum Height = 35 feet
- (d) Minimum Floor Area = 1,000 square feet
- (e) Minimum Yards:
 1. Front = 15 feet
 2. Side = 10 feet, one wall attached
 3. Corner lot side = 15 feet
 4. Rear = 10 feet

(6) Single Family Attached Dwellings

- (a) Minimum Lot Area = 2,000 square feet
- (b) Minimum Lot Width = 20 feet
- (c) Maximum Height = 35 feet

(d) Minimum Floor Area = 900 square feet

(e) Minimum Yards:

1. Front = 15 feet
2. Side = 10 feet (end lots only)
3. Corner lot side = 15 feet
4. Rear = 10 feet

(f) No more than 8 units shall be attached in a single row.

(g) To create a staggered effect, no more than 2 contiguous units shall be built with a common front building line, and the minimum difference in building setback line shall be 2 feet. To create diversity, varied facades are also encouraged.

(7) Multifamily Dwellings

(a) Minimum Floor Area = 600 square feet

(b) Minimum Lot Width = 100 feet

(c) Minimum Lot Area = 10,000 square feet

(d) Maximum Height = 45 feet

(e) Minimum Yards:

1. Front = 25 feet
2. Side and Rear = 15 feet

(f) Minimum Distance Between buildings:

1. Side facing side = 15 feet
2. Front/rear facing side = 20 feet
3. Front/rear facing front/rear = 30 feet
4. Except that an additional 5 feet for each story over 2 in the tallest building shall be required.

(8) Nonresidential Uses

(a) Minimum Lot Area = 10,000 square feet

(b) Minimum Lot Width = 100 feet

(c) Maximum Height = 35 feet

(d) Minimum Yards:

1. Front = 20 feet
2. Sides = 10 feet
3. Rear = 10 feet
4. From external perimeter streets = 35 feet

(e) Public/Semi-Public; Ancillary nonresidential uses shall not exceed a maximum area of 3 acres. Such use or contiguous like uses in excess of this threshold shall require a plan amendment.

§ 83.00 - WAIVERS.

- (A) In connection with the approval of a Preliminary or Final Development Plan, the Board of Commissioners may waive or modify any design requirement of the ~~Planned Development District with the exception of the District Dimensional Regulations~~ Land Development Code; however, in the event that a residential project, land or development is to be rezoned to a Planned Development District and such residential project, land or development was previously subject to a Development Order issued pursuant to Chapter 380.06 as a Development of Regional Impact, the Board of Commissioners may grant such waivers or modifications (including the district dimensional regulations) as are necessary to accommodate or recognize existing physical development and improvements of the project, land or development.
- (B) No waiver or modification may be granted unless one or more of the following circumstances exist:
- (1) Superior Alternatives
Where the development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.
 - (2) Protection of Significant Features
Where the waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
 - (3) Deprivation of Reasonable Use
Where the strict application of the requirement would effectively deprive the owner of all reasonable use of the land, due to its unusual size, shape, topography, natural conditions, or location; provided:
 - (a) Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
 - (b) The unusual conditions involved are not personal to, nor the result of actions of the developer or property owner or their predecessors;
 - (4) Technical Impracticality
Where strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions, or location, of the land or due to improved efficiency, performance, safety, or construction practices which will be realized; provided:
 - (a) The development will provide an alternative adequate to achieve the purposes of the requirement;
 - (b) Any unusual conditions creating the impracticality are not personal to, nor the result of, the actions of the developer or property owner or their predecessors;
 - (5) No Relationship to the Development or Its Impacts
Where all or any part of the requirement has no relationship to the development, or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved.

SECTION 2.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 3.

This Ordinance shall become effective upon final passage and adoption.

**CITY OF TARPON SPRINGS, FLORIDA
Annexation 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)

18-50

Name GGR Holdings LLP		Email	
Address 46 West Lemon Street			
City Tarpon Springs		State FL	Zip 34689
Phone	Fax		Cellular

Applicant

Name Pioneer Developers of America, Inc.		Email gpstamas@pioneerhomes.us	
Address 46 West Lemon Street			
City Tarpon Springs		State FL	Zip 34689
Phone (727) 641-2472	Fax		Cellular

Agent (if applicable)

Name Katherine E. Cole, Esq., Hill Ward Henderson		Email katie.cole@hwlaw.com	
Address 600 Cleveland Street, Suite 800			
City Clearwater		State FL	Zip 33755
Phone (727) 259-6791	Fax (727) 724-2900		Cellular (727) 644-4921

General Information

Project Name North Lake Estates		
Property Location or Address East Lake Drive at Highland Avenue		
Legal Description (attach additional sheets as necessary) See attached.		
Tax Parcel Number(s) See attached.	Site Acreage 43.54 ac	Percentage of City .40%

Land Use & Zoning Information

Present Designations of Property (County)		Proposed Designations for Property (City)	
Land Use Category RR	Zoning District A-E	Land Use Category RVL	Zoning District RPD
Land Use Plan Amendment Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

- Completed application form
- \$500.00 advertising fee
- Property survey including legal description, signed and sealed by a professional land surveyor
- Proof of ownership (warranty deed, title certification, etc.)
- 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
Annexation Application

The following is an excerpt from the City's Comprehensive Zoning and Land Development Code regarding annexation applications.

§ 208.00 ANNEXATIONS.

- (A) This section is intended to supplement the requirements of F.S. Ch. 171.
- (B) Voluntary applications to annex shall be filed by the property owner of record and shall be filed with the Planning and Zoning Department on forms provided by the Director and shall include the required fee established by this Code.
- (C) The Director shall forward all applications to the City's Technical Review Committee (TRC) for an administrative and completeness review.
- (D) Upon receiving a determination from the Technical Review Committee (TRC) that the application is complete and ready for processing the Director shall notice the application for public hearing before the Planning and Zoning Board and Board of Commissioners.
- (E) Notice for public hearing shall constitute written legal notice in accordance with the requirements of this Article.
- (F) The Planning and Zoning Board shall hold a public hearing on the application for the purpose of submitting a written recommendation to the Board of Commissioners.
- (G) The Board of Commissioners shall review the application and recommendation of the Planning and Zoning Board and render a decision based upon the following factors and approval shall be in the form of an ordinance:
 - (1) Whether the property in question would create a municipal or County enclave upon annexation.
 - (2) The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.
 - (3) Whether the property in question is consistent with the City's Future Land Use Map Series and the terms of the City's Interlocal Planning Agreement with Pinellas County.
- (H) Upon annexation the area annexed shall be subject to all laws, ordinances, and regulations in force in the City and shall be entitled to the same privileges and benefits of other parts of the City.
- (I) The area annexed shall be subject to the regulations of the Pinellas County land use plan and zoning code until the area is zoned and designated with a land use district by the City to comply with its Comprehensive Plan.

**CITY OF TARPON SPRINGS, FLORIDA
Annexation 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 GGR Holdings LLP 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.

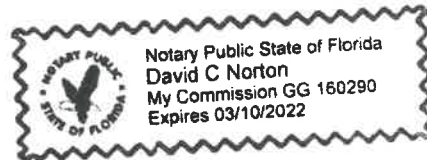
Date: <u>4/26/18</u>	Title Holder: <u>[Signature]</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 26 day of APRIL, A.D., 20 18 by GEORGE P. STAMAS, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: DAVID C. NORTON
Signature: [Signature]
Stamp: _____



PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 5 AND A PORTION OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST ¼ OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE

ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004' J.M.M.)

Annexation of East Lake Drive Property

Pioneer Homes (“Applicant”) proposes the redevelopment of property located generally off of East Lake Drive between Highland Avenue and Keystone Road. The owner of the Property, GGR Holdings Ltd., has purchased a portion of a single family home property and will close on April 30, 2018 on the balance of the property necessary to facilitate development. To facilitate this redevelopment, the Applicant requests that the City of Tarpon Springs annex the Property and place a future land use category of Residential Very Low (RVL) and a zoning category of Residential Planned Development on the Property. This application includes, (i) an application for Annexation, (ii) an application for land use and zoning, and (iii) a preliminary development plan application.

Annexation

The annexation of the Property will not create a municipal or County enclave. The subject property is within the City of Tarpon Springs planning area. The City engineering departments have reviewed the proposed annexation and have indicated that there are sufficient public facilities available to serve the subject property. Concurrent with the annexation, the City will place its own land use and zoning categories on the Property which are consistent with the existing County land use.

(2)

Land Use and Zoning

The proposed zoning is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan. The RVL land use category allows for one unit per acre, which is the lowest density available in Tarpon Springs and consistent with the other development in this area. It also limits the use to residential homes. There are wetlands and other water bodies in preservation areas located on the property so the residential plan development (“RPD”) category allows for the orderly development of the property and still providing for the single-family homes. The amendment will not adversely impact nor exceed the capacity or fiscal ability to provide services and is located within the city service area.

Residential Planned Development

The applicant requests approval of a concept plan associated with the RPD pursuant to the Code. Upon approval of the annexation, land use and zoning, the Applicant will finalize the development plan and submit a final development plan to the City for approval.

There are some waivers from standard code requirements that the Applicant anticipates will be necessary and the RPD language allows for the Board of Commissioners to grant such waivers. As part of the RPD approval, the applicant asks for the following waivers from specific code requirements:

1. Allowance for accessory dwelling/structures. The applicant proposes to include accessory dwellings for mother-in-law apartments on the property to allow for multi-

generational living in the neighborhood. This is a trend that is important in today's society dealing with the aging population.

2. Driveway width of 1/3 of lot frontage. The applicant proposes to modify the requirements of the driveway width as provided for in this spec plan.
3. The applicant requests to have sidewalks on only one side of the road. Based on the design of the property as shown on the site plan, it is unnecessary to have sidewalks on both sides on such a low-density developed area.
4. The applicant requests approval to have an accessory structure (guardhouse) monument on the private track, which would be located across a public road. This would require a right of way use permit and the permission to allow this.
5. The applicant requests a waiver to the 50' wetland buffer requirement. The applicant shows a 25' buffer around the existing jurisdiction area but on two sides of the existing wetland, there is not enough room to provide a 50' buffer based on the proposed roadway and lot size design.

West Coast Title Agency of Pinellas, LLC

9735 US HWY 19, Suite B
Port Richey, Florida 34668
File Number: 48257WC
Parcel I.D. Number: 05-27-16-00000-440-0300
incidental to the issuance of a Title Insurance Policy

General Warranty Deed

Made this 6th of April, 2018 A.D. By Albert D. Wiseman and Emily A. Wiseman, husband and wife, whose address is: 2270 N Highland Ave., Tarpon Springs, Florida 34688 hereinafter called the grantor, to GGR Holdings I, LLP, a Florida limited liability partnership, whose post office address is: 46 W. Lemon Street, Tarpon Springs, Florida 34689, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **Seven Hundred Fifty Thousand dollars & no cents, (\$750,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

A Portion of the Southeast 1/4 of Section 5 and a portion of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at a found 4"x4" concrete monument marked P.C.E.D at the Northeast corner of said Section 8, said Point also being on the East boundary line of the parcel described in Official Records Book 9254, Page 1531, of the Public Records of said County; thence along said East boundary line S 01°27'42" E, a distance of 46.22 feet to the Point of Beginning; thence continue along said East boundary line S 01°27'41" East, a distance of 533.97 feet to the Southeast corner of said Parcel; thence along the South boundary of said parcel N 89°57'37" West, a distance of 922.26 feet to the Southwest corner of said Parcel; thence along the West boundary line of said parcel, the following two (2) courses and distances: (1) North 01°29'04" West, a distance of 581.67 feet; (2) North 12°54'37" East, a distance of 280.45 feet to the Northwest corner of said parcel, said point also being on the South Right of way line of Highlands Boulevard; thence along the North boundary line of said Parcel, the same being said South Right of Way line North 72°14'11" East, a distance of 197.00 feet; thence South 16°30'33" East, a distance of 383.09 feet; thence North 72°14'11" East, a distance of 302.66 feet; thence South 76°49'47" East, a distance of 44.27 feet; thence South 45°43'50" East, a distance of 186.88 feet; thence North 71°16'00" East, a distance of 105 feet to the Point of Beginning.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

UNOFFICIAL

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

Signed, sealed and delivered in our presence:

REQUIRES TWO DIFFERENT WITNESSES

[Signature]
Witness #1 signature

R. CARBAUGH Jr
Witness #1 print name

[Signature]
Witness #2 signature

Lucy Dwyer
Witness #2 print name

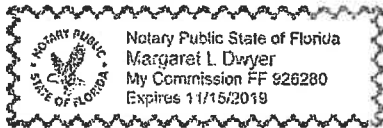
[Signature] (Seal)
Albert D. Wiseman

[Signature] (Seal)
Emily A. Wiseman

State of: Florida
County of: Pasco

The foregoing instrument was acknowledged before me on this 6th day of April, 2018, by Albert D. Wiseman and Emily A. Wiseman, husband and wife, who has/have produced a driver's license, State ID or passport.

Notary Seal



[Signature]
Notary Public
my commission expires: _____

08-27-16-89406-000-0010

Compact Property Record Card


Tax Estimator

Updated November 5, 2019

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address G G R HOLDINGS I LLP 46 W LEMON ST TARPON SPRINGS FL 34689-3622	Site Address 2270 N HIGHLAND AVE (Unincorporated)	
--	--	---

Property Use: 0110 (Single Family Home) Total Living: SF: 993 Total Gross SF: 1,320 Total Living Units: 1

[click here to hide] Legal Description

TAMPA & TARPON SPRINGS LAND CO NE 1/4, SEC 08-27-16 PART OF LOTS 1, 2 & 3 & VAC RD N OF SD LOTS 1, 2 & 3 & VAC RD E OF SD LOT 1 TOGETHER WITH PART OF SE 1/4 OF SE 1/4 OF SEC 05-27-16 ALL DESC COM NE COR OF SD SEC 08-27-16 TH S01D2742"E 46.22FT FOR POB TH S01D2741"E 533.97 FT TH N89D5737"W 922.26FT TH N01D2904"W 581.67FT TH N12D5437"E 280.45FT TH N72D1411"E 197FT TH S16D3033"E 383.09FT TH N72D1411"E 302.66FT TH S76D4947"E 44.27FT TH S45D4350"E 186.88FT TH N71D16"E 105FT TO POB

Tax Estimator File for Homestead Exemption	2019 Parcel Use	
Exemption	2019	2020
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
Homestead Use Percentage: 0.00%		Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording 20004/0966	Sales Comparison \$762,400 Sales Query	Census Tract 121030273091	Evacuation Zone (NOT the same as a FEMA Flood Zone) B	Flood Zone (NOT the same as your evacuation zone) Compare Preliminary to Current FEMA Maps	Plat Book/Page H1/116
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2019 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$667,183	\$667,183	\$667,183	\$667,183	\$667,183

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$574,195	\$574,195	\$574,195	\$574,195	\$574,195
2007	No	\$0	\$0	\$0	N/A	\$0
2006	No	\$0	\$0	\$0	N/A	\$0
2005	No	\$0	\$0	\$0	N/A	\$0
2004	No	\$0	\$0	\$0	N/A	\$0
2003	No	\$0	\$0	\$0	N/A	\$0
2002	No	\$0	\$0	\$0	N/A	\$0
2000	No	\$187,700	\$187,700	\$187,700	N/A	\$187,700
1999	No	\$187,700	\$187,700	\$187,700	N/A	\$187,700
1998	No	\$188,600	\$188,600	\$188,600	N/A	\$188,600
1997	No	\$190,000	\$190,000	\$190,000	N/A	\$190,000
1996	No	\$190,000	\$190,000	\$190,000	N/A	\$190,000

2019 Tax Information

2019 Tax Bill	Tax District: ETF
2019 Final Millage Rate	19.3677
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

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

Sale Date	Book/Page	Price	Q/U	V/I
06 Apr 2018	20004 / 0966	\$750,000	Q	I
21 Feb 1996	09254 / 1531	\$480,000	U	V
16 Feb 1996	09251 / 0042	\$55,000	U	V
Sep 1985	06082 / 0833	\$360,000	U	

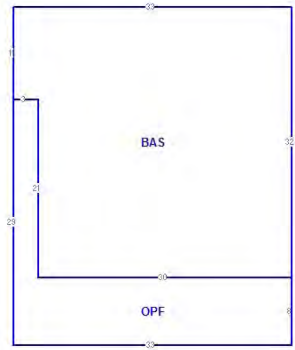
2019 Land Information

Seawall: No	Frontage:				View: None
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Single Family (01)	0x0	70000.00	9.7500	1.0000	\$682,500 AC
Wastland/Marsh (96)	0x0	1000.00	2.2300	1.0000	\$2,230 AC
Utilities (91)	0x0	1000.00	2.1600	1.0000	\$2,160 AC

[click here to hide] 2020 Building 1 Structural Elements [Back to Top](#)

Site Address: 2270 N HIGHLAND AVE

Building Type: Single Family
 Quality: Average
 Foundation: Piers
 Floor System: Wood
 Exterior Wall: Frame/Reclad Alum/Viny
 Roof Frame: Gable Or Hip
 Roof Cover: Concrete Tile/Metal
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 4
 Year Built: 2001
 Effective Age: 17
 Heating: Central Duct
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	993	993
Open Porch (OPF)	0	327
Total Living SF: 993		Total Gross SF: 1,320

[click here to hide] 2020 Extra Features

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

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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09-27-16-00000-220-0100

Compact Property Record Card

Tax Estimator

Updated November 5, 2019

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address G G R HOLDINGS I LLP 46 LEMON ST TARPON SPRINGS FL 34689-3622	Site Address OLD EAST LAKE RD (Unincorporated)
--	---



Property Use: 9900 (Raw Acreage Tract Not Zoned for Agriculture or Commercial Purpose) **Total Heated SF:** **Total Gross SF:**

[click here to hide] **Legal Description**
PART OF NW 1/4 OF SEC 9-27-16 DESC BEG NW SEC COR TH S89D36'17"E 1309.4 FT TH S01D05'12"E 659.07 FT TH N89D36'17"W 805.94 FT TH S01D11'22"E 670.86 FT TH N89D33'31"W 2.08 FT TH S01D11'22"E 164.61 FT TH N89D51'17"W 500.13 FT TH TH N01D11'22"W 1496.76 FT TO POB CONT 29.5 AC(C)

File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)				
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)
20302/1729		121030273091	B	Compare Preliminary to Current FEMA Maps
2019 Interim Value Information				
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value
2019	\$1,433,372	\$1,433,372	\$1,433,372	\$1,433,372

[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value

2018	No	\$628,150	\$628,150	\$628,150	\$628,150	\$628,150
2017	No	\$603,024	\$603,024	\$603,024	\$603,024	\$603,024
2016	No	\$577,898	\$577,898	\$577,898	\$577,898	\$577,898
2015	No	\$552,772	\$552,772	\$552,772	\$552,772	\$552,772
2014	No	\$552,772	\$552,772	\$552,772	\$552,772	\$552,772
2013	No	\$527,646	\$527,646	\$527,646	\$527,646	\$527,646
2012	No	\$527,646	\$527,646	\$527,646	\$527,646	\$527,646
2011	No	\$527,646	\$527,646	\$527,646	\$527,646	\$527,646
2010	No	\$603,024	\$603,024	\$603,024	\$603,024	\$603,024
2009	No	\$716,091	\$716,091	\$716,091	\$716,091	\$716,091
2008	No	\$759,000	\$759,000	\$759,000	\$759,000	\$759,000
2007	No	\$787,800	\$787,800	\$787,800	N/A	\$787,800
2006	No	\$753,800	\$753,800	\$753,800	N/A	\$753,800
2005	No	\$687,500	\$687,500	\$687,500	N/A	\$687,500
2004	No	\$625,000	\$625,000	\$625,000	N/A	\$625,000
2003	No	\$587,500	\$587,500	\$587,500	N/A	\$587,500
2002	No	\$562,500	\$562,500	\$562,500	N/A	\$562,500
2001	No	\$562,500	\$562,500	\$562,500	N/A	\$562,500
2000	No	\$500,000	\$500,000	\$500,000	N/A	\$500,000
1999	No	\$375,000	\$375,000	\$375,000	N/A	\$375,000
1998	No	\$375,000	\$375,000	\$375,000	N/A	\$375,000
1997	No	\$375,000	\$375,000	\$375,000	N/A	\$375,000
1996	No	\$375,000	\$375,000	\$375,000	N/A	\$375,000

2019 Tax Information		Ranked Sales What are Ranked Sales? See all transactions			
2019 Tax Bill	Tax District: ETF	Date	Book/Page	Price	Q/U V/I
2019 Final Millage Rate	19.3677	18 Apr 2018	20038 / 0106	\$1,700,000	Q I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		Nov 1983	05645 / 1077	\$164,800	Q

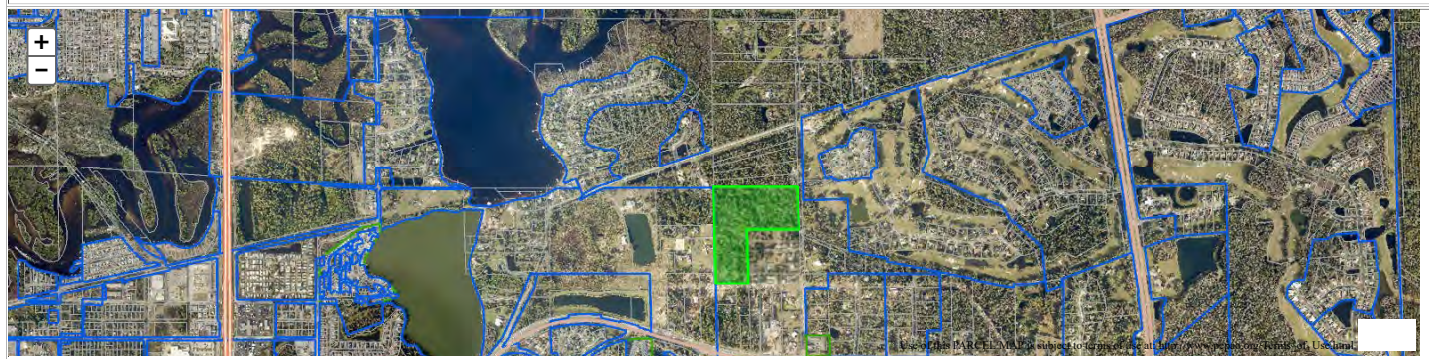
2019 Land Information						
Seawall: No	Land Size		Frontage:		View: None	
Land Use			Unit Value	Units	Total Adjustments	Adjusted Value Method
Wasteland/Marsh (96)	0x0		1000.00	4.6800	1.0000	\$4,680 AC
Non-Ag Acreage (99)	0x0		68000.00	24.7300	1.0000	\$1,681,640 AC

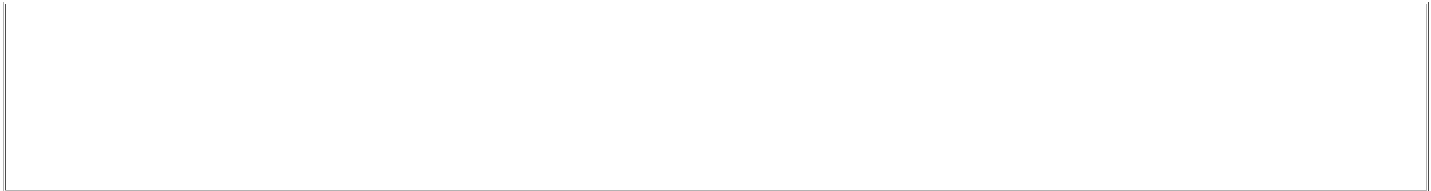
[click here to hide] 2020 Extra Features						
Description	Value/Unit	Units	Total Value as New		Depreciated Value	Year
No Extra Features on Record						

[click here to hide] **Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			





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**BOARD OF COUNTY
COMMISSIONERS**

Jay J. Beyrouti
Dave Eggers
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Charlie Justice
Janet C. Long
Karen Williams Seel
Kenneth T. Welch



September 18, 2019

John O'Meara
WRA Engineering
4260 West Linebaugh Ave
Tampa FL 33624
jomeara@wraengineering.com

Re: Letter of Availability – Potable Water
Parcel ID: 09-27-16-00000-220-0100

Dear Mr. O'Meara:

Pinellas County has potable water in the vicinity of the referenced parcel that are available to serve future development. There is a 12" potable water main along East Lake Drive and an 6" along George Street N.

The sanitary sewer in this area is serviced by septic.

If you have any questions, feel free to email me at jostrowski@pinellascounty.org or call me at (727) 464-4068.

Sincerely,

Jenelle Ostrowski

Jenelle Ostrowski, P.E.
Senior Engineer
Pinellas County Utilities, Development Review Services
14 S. Ft. Harrison Ave, 2nd Floor; Clearwater, FL 33756

Pinellas County Utilities Engineering
14 S. Fort Harrison Ave.
Clearwater, FL 33756
Phone: (727) 464-5899
FAX: 727-464-3595
www.pinellascounty.org

George Stamas

Subject: FW: Proposed East Lake Drive Development
Attachments: Plan Review Checklist East Lake.docx

From: Jason Gennaro <jgennaro@elfr.org>
Sent: Friday, August 23, 2019 9:57 AM
To: John O'Meara <jomeara@wraengineering.com>
Subject: RE: Proposed East Lake Drive Development

John:

It would be inappropriate for me to provide fire prevention approval of a site plan without formal submission.

I can tell you that what I reviewed and what we discussed on the phone seemed to be on the right track for Fire Code requirements.

The City of Tarpon Springs can call me if we need to do something else to move this project forward.

Have a great weekend sir.



Jason Gennaro, Deputy Chief
East Lake Tarpon Special Fire Control District
3375 Tarpon Lake Boulevard
Palm Harbor, FL 34685

727.784.8668, Extension 205
jgennaro@elfr.org

PUBLIC RECORDS ACT NOTIFICATION:

You are hereby notified that in accordance with Florida's very broad public records law, most written communications to or from public employees or officials regarding public business are public records and are available to third parties upon request. Accordingly, this e-mail communication may be subject to public disclosure in accordance with Chapter 119, Florida Statutes. If you do not want your e-mail address released in response to a public records request, do not send me electronic mail. Instead, contact this office by phone or in writing, FS 668.6076

From: John O'Meara <jomeara@wraengineering.com>
Sent: Friday, August 23, 2019 9:18 AM
To: Jason Gennaro <jgennaro@elfr.org>
Subject: RE: Proposed East Lake Drive Development

Jason,

Thanks for speaking to me a few weeks back regarding this development. Tarpon Springs is asking for written confirmation that your department is ok with the conceptual development.
We understand the project will be reviewed in detail once we have an official site plan submittal.

Let me know if this is something you can provide or if you have any additional questions.
Thank you,

John O'Meara | WRA
Senior Project Designer

WRA
4260 W Linebaugh Ave., Tampa, FL 33624
O: 813.265.3130 | C: 813.758.4654
Email: jomeara@wraconsultants.com
Web: www.wraengineering.com

From: John O'Meara
Sent: Thursday, August 8, 2019 2:53 PM
To: jgennaro@elfr.org
Subject: Proposed East Lake Drive Development

Jason,

We are the engineers helping with a development off East Lake Drive in Keystone.
I'd like to discuss the attached site plan with you as a general review.

The site is located off E. Lake Drive, south of highland Ave, and across from St. Andrews Blvd.

When you have the opportunity, please contact me so we can discuss.

Thank you,

John O'Meara | WRA
Senior Project Designer

WRA
4260 W Linebaugh Ave., Tampa, FL 33624
O: 813.265.3130 | C: 813.758.4654
Email: jomeara@wraconsultants.com
Web: www.wraengineering.com

Kim Yothers

From: Pat <pfduxbury2@aim.com>
Sent: Tuesday, November 05, 2019 10:49 AM
To: Kim Yothers
Cc: laramona@bellsouth.net; laurajeansals@aol.com; ejohanlon@yahoo.com; jackspirk@aol.com; judithknothe@yahoo.com
Subject: November 18th Planning And Zoning Board Meeting

External Email - Use caution with links and attachments

Hi, Kim.

It's been a while and I hope all is well with you!

I have an article that is relevant to an issue that will come before the P and Z Board members on November 18. That issue is the annexation into Tarpon Springs and rezoning for the purpose of the development of 45 treed acres on East Lake near N. Highland.

Could you please distribute this article to each of the Board members in time for them to have the opportunity to read and digest its importance as it relates to decisions they will make regarding that now crucial property?

<https://www.theguardian.com/environment/2019/jul/04/planting-billions-trees-best-tackle-climate-crisis-scientists-canopy-emissions>

Thank you so much!

Cheers,
Pat Borowiec

The Guardian



This article is more than **3 months old**

Tree planting 'has mind-blowing potential' to tackle climate crisis

Research shows a trillion trees could be planted to capture huge amount of carbon dioxide

Damian Carrington *Environment editor*

Thu 4 Jul 2019 14.00 EDT

Planting billions of trees across the world is one of the biggest and cheapest ways of taking CO₂ out of the atmosphere to tackle the climate crisis, according to scientists, who have made the first calculation of how many more trees could be planted without encroaching on crop land or urban areas.

As trees grow, they absorb and store the carbon dioxide emissions that are driving global heating. New research estimates that a worldwide planting programme could remove two-thirds of all the emissions from human activities that remain in the atmosphere today, a figure the scientists describe as “mind-blowing”.

The analysis found there are 1.7bn hectares of treeless land on which 1.2tn native tree saplings would naturally grow. That area is about 11% of all land and equivalent to the size of the US and China combined. Tropical areas could have 100% tree cover, while others would be more sparsely covered, meaning that on average about half the area would be under tree canopy.

The scientists specifically excluded all fields used to grow crops and urban areas from their analysis. But they did include grazing land, on which the researchers say a few trees can also benefit sheep and cattle.

“This new quantitative evaluation shows [forest] restoration isn’t just one of our climate change solutions, it is overwhelmingly the top one,” said Prof Tom Crowther at the Swiss university ETH Zürich, who led the research. “What blows my mind is the scale. I thought restoration would be in the top 10, but it is overwhelmingly more powerful than all of the other climate change solutions proposed.”

Crowther emphasised that it remains vital to reverse the current trends of rising greenhouse gas emissions from fossil fuel burning and forest destruction, and bring them down to zero. He said this is needed to stop the climate crisis becoming even worse and because the forest restoration envisaged would take 50-100 years to have its full effect of removing 200bn tonnes of carbon.

But tree planting is “a climate change solution that doesn’t require President Trump to immediately start believing in climate change, or scientists to come up with technological solutions to draw carbon dioxide out of the atmosphere”, Crowther said. “It is available now, it is the cheapest one possible and every one of us can get involved.” Individuals could make a tangible impact by growing trees themselves, donating to forest restoration organisations and avoiding irresponsible companies, he added.

Other scientists agree that carbon will need to be removed from the atmosphere to avoid catastrophic climate impacts and have warned that technological solutions will not work on the vast scale needed.

Jean-François Bastin, also at ETH Zürich, said action was urgently required: “Governments must now factor [tree restoration] into their national strategies.”

Christiana Figueres, former UN climate chief and founder of the Global Optimism group, said: “Finally we have an authoritative assessment of how much land we can and should cover with trees without impinging on food production or living areas. This is hugely important blueprint for governments and private sector.”

René Castro, assistant-director general at the UN Food and Agriculture Organisation, said: “We now have definitive evidence of the potential land area for re-growing forests, where they could exist and how much carbon they could store.”

The study, published in the journal *Science*, determines the potential for tree planting but does not address how a global tree planting programme would be paid for and delivered.

Crowther said: "The most effective projects are doing restoration for 30 US cents a tree. That means we could restore the 1tn trees for \$300bn [£240bn], though obviously that means immense efficiency and effectiveness. But it is by far the cheapest solution that has ever been proposed." He said financial incentives to land owners for tree planting are the only way he sees it happening, but he thinks \$300bn would be within reach of a coalition of billionaire philanthropists and the public.

Effective tree-planting could take place across the world, Crowther said: "The potential is literally everywhere - the entire globe. In terms of carbon capture, you get by far your biggest bang for your buck in the tropics [where canopy cover is 100%] but every one of us can get involved." The world's six biggest nations, Russia, Canada, China, the US, Brazil and Australia, contain half the potential restoration sites.

Tree planting initiatives already exist, including the Bonn Challenge, backed by 48 nations, aimed at restoring 350m hectares of forest by 2030. But the study shows that many of these countries have committed to restore less than half the area that could support new forests. "This is a new opportunity for those countries to get it right," said Crowther. "Personally, Brazil would be my dream hotspot to get it right - that would be spectacular."

The research is based on the measurement of the tree cover by hundreds of people in 80,000 high-resolution satellite images from Google Earth. Artificial intelligence computing then combined this data with 10 key soil, topography and climate factors to create a global map of where trees could grow.

This showed that about two-thirds of all land - 8.7bn ha - could support forest, and that 5.5bn ha already has trees. Of the 3.2bn ha of treeless land, 1.5bn ha is used for growing food, leaving 1.7bn of potential forest land in areas that were previously degraded or sparsely vegetated.

"This research is excellent," said Joseph Poore, an environmental researcher at the Queen's College, University of Oxford. "It presents an ambitious but essential vision for climate and biodiversity." But he said many of the reforestation areas identified are currently grazed by livestock including, for example, large parts of Ireland.

"Without freeing up the billions of hectares we use to produce meat and milk, this ambition is not realisable," he said. Crowther said his work predicted just two to three trees per field for most pasture: "Restoring trees at [low] density is not mutually exclusive with grazing. In fact many studies suggest sheep and cattle do better if there are a few trees in the field."

Crowther also said the potential to grow trees alongside crops such as coffee, cocoa and berries - called agro-forestry - had not been included in the calculation of tree

restoration potential, and neither had hedgerows: “Our estimate of 0.9bn hectares [of canopy cover] is reasonably conservative.”

However, some scientists said the estimated amount of carbon that mass tree planting could suck from the air was too high. Prof Simon Lewis, at University College London, said the carbon already in the land before tree planting was not accounted for and that it takes hundreds of years to achieve maximum storage. He pointed to a scenario from the Intergovernmental Panel on Climate Change 1.5C report of 57bn tonnes of carbon sequestered by new forests this century.

Other scientists said avoiding monoculture plantation forests and respecting local and indigenous people were crucial to ensuring reforestation succeeds in cutting carbon and boosting wildlife.

Earlier research by Crowther’s team calculated that there are currently about 3tn trees in the world, which is about half the number that existed before the rise of human civilisation. “We still have a net loss of about 10bn trees a year,” Crowther said.

Visit the Crowther Lab website for a tool that enables users to look at particular places and identify the areas for restoration and which tree species are native there.

This article was amended on 18 October 2019 to reflect a revision made to the original research paper, and a clarification in a letter by the authors of the study in the journal *Science*, that responds to criticism of their work. They clarify that one comparison made did not take into account that 55% of the CO₂ produced by human activity is absorbed by land and oceans. The text of the first and second paragraph of this article have been edited to reflect this and the paper revision.

Since we published our pledge...

... focused on the escalating climate crisis, Guardian readers from more than 100 countries across the world have supported us - thank you. Many of you have told us how much you value our commitment: to be truthful, resolute and undeterred in pursuing this important journalism. We are galvanised by your generous support as it makes our work possible.

The Guardian made a choice: to keep our journalism open to all. We do not have a paywall because we believe everyone deserves access to factual information, regardless of where they live or what they can afford.

We will not stay quiet on the escalating climate crisis and we recognise it as the defining issue of our lifetimes. The Guardian will give global heating, wildlife extinction and pollution the urgent attention they demand. Our independence means we can interrogate inaction by those in power. It means Guardian reporting will always be driven by scientific facts, never by commercial or political interests.

We believe that the problems we face on the climate crisis are systemic and that fundamental societal change is needed. We will keep reporting on the efforts of

individuals and communities around the world who are fearlessly taking a stand for future generations and the preservation of human life on earth. We want their stories to inspire hope. We will also report back on our own progress as an organisation, as we take important steps to address our impact on the environment.

Thank you again to everyone who supported our pledge. Every contribution from our readers, however big or small, is so valuable. Learn more about **why support matters**. **Support The Guardian from as little as \$1 - and it only takes a minute. Thank you.**

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Topics

- Greenhouse gas emissions
- Trees and forests
- Climate change
- Carbon offsetting
- Plants
- Europe
- Deforestation
- news

ORDINANCE 2019-23

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 43.54 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record has requested to annex said property described in Exhibit A; and

WHEREAS, the parcel is contiguous to the City of Tarpon Springs municipal boundary and is located within the City's planning area; and

WHEREAS, annexation of the property will not create an enclave; and

WHEREAS, the City of Tarpon Springs can provide services to the property; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this annexation 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 this Ordinance will not create an enclave upon annexation.
2. That the annexation of the property will not have an adverse impact upon public facilities.
3. That the City in conjunction with Pinellas County Utilities and East Lake Tarpon Special Fire Control District, will be able to provide public services to the property upon annexation.
4. That the property is consistent with the City's Future Land Use Map.

Section 2. ANNEXATION

In accordance with Chapter 171.044, F.S. the property described in Exhibit A-1 through Exhibit A-2, is hereby annexed from unincorporated Pinellas County into the corporate limits of the City of Tarpon Springs and the boundaries of Tarpon Springs are hereby redefined to include the described property.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon adoption of Ordinance 2019-23, Ordinance 2019-24 and Ordinance 2019-25.

Resolution 2019-23. Exhibit A-1

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5 AND A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND $\frac{1}{2}$ " IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE

Resolution 2019-23. Exhibit A-2

ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004' J.M.M.)

CITY OF TARPON SPRINGS
Staff Report

November 8, 2019

TO: PLANNING AND ZONING BOARD
BOARD OF COMMISSIONERS

FROM: PLANNING & ZONING DIVISION

HEARING DATES: NOVEMBER 18, 2019 (PLANNING & ZONING BOARD)
DECEMBER 3, 2019 (BOARD OF COMMISSIONERS)

SUBJECT: App #19-32, DEVELOPMENT AGREEMENT
PIONEER DEVELOPERS OF AMERICA; APPROVAL FOR A
SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

I. APPLICATION

- A. Application: Development Agreement approval for a residential planned development consisting of single family detached dwellings.
- B. Applicant: Pioneer Developers of America, Inc.
- C. Agent: Katherine E. Cole, Esq., Hill Ward Henderson
- D. Owner: GGR Holdings I, LLP

II. PROPERTY INFORMATION

- A. Location: North side of Keystone Road approximately 0.75 miles from the intersection of Keystone Road and North Highland Avenue and west of East Lake Drive, lying in Sections 8 and 9, Township 27 South, Range 16 East
- B. Property Size: 43.54 acres
- C. Subject Parcel Zoning/ Land Use Plan Designation:
Pinellas County Zoning RPD (Residential Planned Development) and R-A (Residential Agriculture)
Pinellas County Land Use Designation RR (Rural Residential) and P (Preservation)
- D. Tax Parcel Numbers: 08-27-16-89406-000-0010, and,

E. Surrounding Zoning and Existing Uses:

Direction	Zoning/Land Use Plan	Existing Use
North:	Residential Planned Development/Rural Residential and Preservation (County)	Single Family Residential
	Residential Agriculture/Rural Residential and Preservation (County)	Single Family Residential
East:	Residential Planned Development/Rural Residential and Recreation-Open Space (County)	Single Family Residential, Golf Course
	Residential Agriculture/Rural Residential (County)	Single Family Residential
South:	Residential Agriculture/Rural Residential (County)	Single Family Residential
West:	Agriculture/Residential Very Low (City)	Single Family Residential
	Residential Agriculture/Rural Residential (County)	Single Family Residential and Improved Agriculture

III. REVIEW CRITERIA

Section 99.00 of the Comprehensive Zoning and Land Development Code mandates that any Development Agreement approved under the provisions of this Code shall include the following minimum requirements:

1. *A legal description of the land subject to the agreement and the names of its legal and equitable owners;*

Analysis: The legal description and names of owners have been provided to City staff. The legal description is attached as an exhibit to the Development Agreement.

2. *The duration of the agreement;*

Analysis: The proposed duration of the Development Agreement is the earlier of the following dates: 1. The date on which construction of the Project is complete and the issuance of a Certificate of Occupancy for the last single family residence anticipated herein, or, 2. ten (10) years from the effective date.

3. *The development uses permitted on the land, including population densities, and building intensities and height;*

Analysis: The development use permitted on the site is a single family residential planned development that includes:

- 44 single family detached dwelling units configured as presented in the conceptual plan attached to the Development Agreement,
- Building heights of no greater than 35 feet,
- Provision for accessory “mother-in-law” suites,
- Provision for sidewalk plan, driveway widths as shown on the conceptual plan attached to the Development Agreement, and,
- Wetland preservation and mitigation as shown on the conceptual plan attached to the Development Agreement.

4. *A description of public facilities that will service the development, including who shall provide such facilities, the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;*

Analysis: The public facilities listed below will serve the development. The project will be required to complete a Final Planned Development process and a Subdivision process, which will lay out the schedule and methods for construction of the required infrastructure. Public facilities capacity is available to serve the proposed development.

- Potable water service is available from Pinellas County Utilities. A letter confirming service to the property is included with this packet.
- Wastewater will be handled via on-site sewage disposal (septic tank) systems.
- Fire service will be supplied by East Lake Tarpon Special Fire Control District as the property is within their service area. Correspondence confirming service to the property is included with this packet.
- All roads currently serving the property are under the jurisdiction of Pinellas County. City acceptance of proposed roadways within the project will be determined at the time of Final Planned Development and Subdivision processing.
- The project is within the City’s solid waste service area. The City has the ability to provide solid waste service.

Coordination with City departments including Public Services and Public Works will be required when improvements to the property are proposed.

5. *A description of any reservation or dedication of land for public purposes;*

Analysis: There is no reservation or dedication of land for public purposes proposed or required with this project.

6. *A description of development permits approved or needed to be approved for the development of land;*

Analysis: Development permits/approvals that must be obtained for this project include, but may not be limited to:

- Annexation into the Tarpon Springs municipal boundaries,
- Future Land Use Map amendment,
- Preliminary Planned Development approval including rezoning,
- Final Planned Development approval,
- Subdivision process,
- Tarpon Springs Site Work/Building Construction Permits,
- Southwest Florida Water Management District Surface Water Management Permit,
- Florida Fish and Wildlife Conservation Commission permits for gopher tortoise impacts, and,
- All other permits/approvals as required by existing or future governmental regulations.

7. *A finding that the development permitted or proposed is consistent with the Comprehensive and land development regulations, and that if amendments are necessary to the zoning or land use designations, that such development agreement is contingent upon those amendments being made and approved by the appropriate governmental agencies;*

Analysis: This proposed development requires amendments to the City's Future Land Use Map and to the City's Official Zoning Atlas. The Development Agreement is conditioned upon receipt of the appropriate agencies' approvals of the amendments.

8. *A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens;*

Analysis: The proposed Development Agreement requires completion of all permitting reviews and processes of both the City and all other applicable agencies. It also ensures avoidance of any impacts to public health, safety and welfare of the City and area citizens especially in the following sections,

- Conditions listed in Section 10, page 2
- Further requirements listed in Sections 19 and 20, pages 6 and 7
- Further requirements listed in Sections 22, 23 and 24, page 9

9. *A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction;*

Analysis: This condition is included in the proposed Development Agreement. It is found under Section 16, page 5.

10. *Phasing and phase timing;*

Analysis: There is no phasing proposed for this project.

IV. REVIEW CRITERIA

The Development Agreement was properly publicly noticed. Requests for review of the file have been received but as of the date of this report, no comments have been received.

V. STAFF RECOMMENDATION

The proposed Development Agreement meets the requirements of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff recommends **APPROVAL** of the Development Agreement between the City of Tarpon Springs and Pioneer Developers of America, Inc.

List of Attachments:

- 1) Application
- 2) Resolution 2019-38
- 3) Development Agreement with Exhibits

cc: File #19-32

**CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement 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)

19-32

Name GGR Holdings I LLP		Email	
Address 46 W. Lemon Street			
City Tarpon Springs		State Florida	Zip 34689
Phone	Fax		Cellular

Applicant

Name Pioneer Developers of America, Inc.		Email gpstamas@pioneerhomes.us	
Address 46 W. Lemon Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-641-2472	Fax		Cellular

Agent (if applicable)

Name Katherine E. Cole, Esq., Hill Ward Henderson		Email katie.cole@hwlaw.com	
Address 600 Cleveland Street, Suite 800			
City Clearwater		State Florida	Zip 33755
Phone 727-259-6791	Fax 727-724-2900		Cellular 727 644-4921

General Information

Property Location or Address North Lakes Estates	
Legal Description (attach additional sheets as necessary) See Attached	
Tax Parcel Number(s) 08-27-16-89406-000-0010 & 09-27-16-00000-220-0100	
Proposed Agreement Duration (not to exceed 5 years)	Present Designations of Property
<input type="checkbox"/> 1 yr. <input type="checkbox"/> 2 yrs. <input type="checkbox"/> 3 yrs. <input type="checkbox"/> 4 yrs. <input type="checkbox"/> 5 yrs.	Land Use Category RR
	Zoning District A-E

Additional Information Required:

Applicant must submit a development proposal containing, at a minimum, the following information:

1. Application fees:
 - a. Request to Negotiate \$ 250.00 (no mailing labels or advertisement fees required)
 - b. Development Proposal \$2,500.00
 - c. Agreement Modification \$1,000.00
 - d. Agreement Extension \$ 250.00
2. 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.)
3. \$1,000.00 advertising fee (requires 2 advertisements at \$500 each)
4. Proof of ownership or legal interest (warranty deed, title certification, contract, power of attorney, etc.).

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement Application

5. Description of the proposed development use(s) including residential density, building intensity, FAR, if applicable, and proposed building height.
6. A level of service analysis of the impact upon existing and proposed public facilities and services, including who shall provide such facilities, the date any new facilities will be constructed, if needed, and a schedule to assure public facilities and services are available concurrent with the impacts of the development.
7. A description of any reservation or dedication of land for public purposes.
8. A description of all City development approvals necessary, including any zoning or land use modifications required.
9. Accurate survey of boundary and existing conditions including but not limited to easements, streets, buildings, land uses, historic sites, zoning, wetlands, watercourses, utilities, general topographic contours, and existing zoning and land uses for all contiguous properties.
10. A preliminary master drainage and grading plan.
11. The location of proposed buffers or screening.
12. An existing tree survey.
13. A conceptual master plan showing the locations and acreage of general land uses including dwelling unit types, general types of non-residential uses, open spaces, recreational facilities, and other proposed uses.
14. Circulation plan showing locations and types of all access points and internal streets.
15. Proposed development phasing.
16. A list of all federal, state, and local permit requirements.
17. Any further information deemed necessary to conduct a complete review of the proposal, including, but not limited to:
 - a. Hurricane Shelter Space Impact Study, if required by Section 112.13, LDC.
 - b. Endangered/Threatened Species Study, if required by Section 144.00, LDC.
 - c. Traffic Impact Study, if required by Section 112.12, LDC.

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 5 AND A PORTION OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004' J.M.M.)

CITY OF TARPON SPRINGS, FLORIDA
Development Proposal & Agreement 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 GGR Holdings I LLP 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.

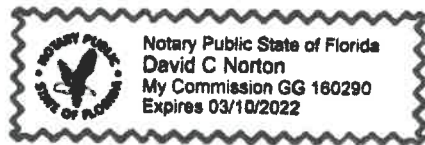
Date: 4/3/19 Title Holder: [Signature]
Date: Title Holder:
Date: Title Holder:
Date: Title Holder:

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 3 day of APRIL, A.D., 2019
by GEORGE P. STAMAS, who is personally known to me or who has produced
as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: DAVID C. NORTON
Signature: [Signature]
Stamp:





April 3, 2019

Mr. Mark LeCouris
City Manager
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, FL 34689

RE: Request to Negotiate Development Agreement for Property located generally off of East Lake Drive between Highland Avenue and Keystone Road ("Property")

Dear Mr. LeCouris:

This firm represents GGR Holdings I LLP, a Florida limited liability partnership with respect to the Property. Please allow this letter to serve as a request to negotiate for a Development Agreement ("Agreement") for the property referenced above. Specifically, the Applicant desires to an Agreement which provides for:

1. The annexation of the property into the City of Tarpon Springs contingent upon the approval of the Development Agreement; and,
2. The duration of the Development Agreement to not exceed ten (10) years; and,
3. The approval of a land use plan amendment to Residential Very Low (RVL) and a zoning map amendment to Residential Planned Development (RPD); and,
4. Approval of a Conceptual Development Plan for forty-four homesites ("Plan") which includes the following deviations from the City of Tarpon Springs Land Development Code:
 - (a) Allowance for accessory dwelling/structures. The Applicant proposes to include accessory dwellings for mother-in-law apartments on this property to allow for multi-generational living in the neighborhood. This is a trend that is important in today's society dealing with the aging population; and
 - (b) Driveway width of 1/3 of lot frontage. The Applicant proposes to modify the requirements of the driveway width as provided for in this spec plan; and,

- (c) The Applicant requests to have sidewalks on only one side of the road. Based on the design of the property as shown on the site plan, it is unnecessary to have sidewalks on both sides on such a low-density developed area; and,
 - (d) The Applicant requests approve to have an accessory structure (guardhouse) monument on the private tract which would be located across a public road. This would require a right-of-way use permit and the permission to allow this.
5. Confirmation of an appropriate wetland mitigation plan and wetland buffer requirement; and,
6. Any other conditions or relief required to facilitate the proposed plan.

We would request that the City Commission authorize these negotiations as soon as possible to allow for the Applicant and staff to negotiate the appropriate annexation and development agreements. Please call me with any questions at 727-259-6791.

Sincerely,

Hill Ward Henderson



Katherine E. Cole, Esq.

Cc: George Stamas, via email
George Zutes, via email
Heather Urwiller, via email
Tom Trask, Esq., via email

RESOLUTION NO. 2019-38

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR A 43.54-ACRE, MORE OR LESS, PARCEL OF LAND LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, FOR A PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT OF 44 DWELLING UNITS OF A MAXIMUM HEIGHT OF 35 FEET; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AUTHORIZING EXECUTION OF THE DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs received a Request to Negotiate a Development Agreement on April 3, 2019; and,

WHEREAS, the applicant, Pioneer Developers of America, Inc, as developer, has agreed to enter into a Development Agreement with the City of Tarpon Springs for development of a single family residential project on property located on the north side of Keystone Road approximately 0.75 miles from the intersection of Keystone Road and North Highland Avenue and west of East Lake Drive, pursuant to the attached Development Agreement (Resolution 2019-38 Exhibit A); and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of November 18, 2019 and recommended approval of the Development Agreement with its incorporated provisions and conditions; and,

WHEREAS, the Board of Commissioners must determine final action to approve or deny entering into the proposed Development Agreement; and,

WHEREAS, written notice and advertised notice were provided as required by City and State regulations regarding Development Agreements;

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

SECTION 1: FINDINGS

1. The Development Agreement proposed under Application #19-32 is consistent with the requirements of the City of Tarpon Springs Comprehensive Zoning and Land Development Code.

2. The Development Agreement is consistent with the Comprehensive Plan of the City of Tarpon Springs.
3. The Development Agreement has been submitted and reviewed in accordance with the requirements of the City of Tarpon Springs Comprehensive Zoning and Land Development Code.
4. Procedural requirements of Article VI, Section 96.00 through 99.00, inclusive, of the Land Development Code have been complied with in their entirety.

SECTION 2: CONDITIONS

That all requirements of the Development Agreement shall be complied with in their entirety unless otherwise modified by subsequent resolution of the Board of Commissioners.

SECTION 3: RECORDING

That the appropriate City Officials are authorized and directed to execute the Development Agreement and to record the same in accordance with law.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption.

DEVELOPMENT AGREEMENT

THIS AGREEMENT (the “**Agreement**”) made and entered into this _____ day of _____, 2019, by and between the **CITY OF TARPON SPRINGS**, a municipal corporation of the State of Florida hereinafter referred to as “**City**” and **PIONEER DEVELOPERS OF AMERICA, INC.**, a Florida corporation authorized to transact business in the State of Florida, hereinafter referred to as “**Developer**.”

FOR AND IN CONSIDERATION of the mutual promises made and agreed to be kept hereunder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the approval of certain uses by the City and conditioned on the performance in all respects of this Agreement by each of the parties, it is hereby agreed between the parties as follows:

RECITALS

1. Developer is the Owner of 43.54 acres of property more particularly described in Exhibit “A,” attached hereto and made part hereof, located in unincorporated Pinellas County (hereinafter, the “Property”).

2. The Developer wishes to have the Property annexed into the jurisdictional limits of the City of Tarpon Springs contingent upon approval of this Agreement.

3. The existing Land Use designations are RR Rural Residential and P Preservation and the existing zoning designations are RA – Residential Agricultural and RPD – Residential Planned Development.

4. The Countywide Plan map classification is RVL Residential Very Low and P Preservation and is not proposed to change, except as may be required to reflect the nature of the Preservation area pursuant to the Countywide Rules and Exhibit “C”, attached hereto and made part hereof.

5. Upon annexation the proposed Land Use designation is proposed to be RVL Residential Very Low and P Preservation and the zoning designation is proposed to be RPD Residential Planned Development.

6. Developer desires to develop the Property as a single-family residential development not to exceed one (1) unit per acre [forty-four (44) homesites], said development to be in substantial compliance with the proposed Conceptual Development Plan attached hereto as Exhibit “B” and made part hereof (hereinafter, “the Project”).

7. Developer desires to develop detached dwellings with accessory dwellings for mother-in-law apartments.

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8. The development rights of the Project are subject to the conditions of Conceptual Development Plan approval set forth below.

9. The City has determined that the Conceptual Development Plan, as described herein, is consistent with the City's Comprehensive Plan and the City's Comprehensive Zoning and Development Land Code.

10. The development rights set forth in this Agreement and Conceptual Development Plan approval are subject to the following conditions:

a. Where necessary to accommodate proposed development, the applicant shall be responsible for the removal and/or relocation of any and all public utilities located on the subject parcels, including the granting of easements as may be required. This is regardless of whether the public utilities are known at the time of Conceptual Development Plan approval or discovered subsequent to such approval. Any required relocation will require approval from the City's Public Works Department.

b. All construction associated with this project shall be subject to the current requirements of the Florida Building Code, the City's land development regulations, the Florida Fire Prevention Code, all other technical codes adopted by the City of Tarpon Springs, and Federal Emergency Management Agency.

c. All on-site construction activities related to erosion control shall be applied as required by the Florida Building Code, the National Pollutant Discharge Elimination System's Best Management Practice (NPDES-BMP), and the City of Tarpon Springs' Code of Ordinances.

d. Final approval of the Fire Marshall prior to building permits being issued.

e. The City of Tarpon Springs has determined that the following development permits or approvals shall be required:

- Annexation into the City limits.
- A land use amendment to RVL Residential Very Low and P Preservation.
- A zoning map amendment to RPD Residential Planned Development shall be required for all forty-four (44) homesites.
- Preliminary Development Plan approval for the Project shall be required in accordance with Section 81.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code.
- Confirmation and approval by the City of the wetland mitigation plan and wetland buffer as provided for herein and as approved in Southwest Florida Water Management District Environmental Resource Conceptual Permit no. 49043397.000 and as reflected on the Wetland Mitigation Plan attached hereto and made part hereof as Exhibit "D".

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- Tree protection/preservation/mitigation for each lot shall be addressed at the time of application for single-family building permits if such lots are not otherwise impacted during the subdivision improvements.
- Tree protection/preservation/mitigation for all subdivision improvements shall be addressed during the Final Development Plan review process.
- Required development permits and approvals shall be obtained at the sole expense of the Developer or applicant, and in the event that any development permissions are not received, no further development of the Project shall be allowed until such time as the City has reviewed the matter and determined whether to modify or terminate this Agreement. No action in reliance on this Agreement shall vest any development rights in the property or Project.

THE AGREEMENT BETWEEN THE PARTIES

11. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as fully enforceable agreements and representations by the parties hereto.

12. Authority. This Agreement is authorized by Sections 163.3220—163.3243, Fla. Stat. (2018) (the “Florida Local Government Development Agreement Act”) and Sections 96 through 99 of the City of Tarpon Springs’ Comprehensive Zoning and Land Development Code.

13. Effective Date. This Agreement shall be effective upon: (a) Final approval of the Annexation of the Property to the City; (b) Final, non-appealable Approval of the Land Use Map Amendment; (c) Final, non-appealable approval of the zoning map amendment to Residential Planned Development (RPD) based on the Conceptual Development Plan attached hereto; and, (d) its recordation in the Public Records of Pinellas County, Florida (“Effective Date”).

In the event that there is an appeal or legal proceeding challenging this Agreement or challenging the other matters affecting the purpose, intent, or the rights of the Developer or the City to develop the Property as contemplated hereby (including but not limited to the Land Use Map Amendment, Rezoning, or Annexation), the Effective Date of this Agreement shall be extended and shall commence upon the conclusion of such litigation, including appeals and upon all rights of appeal having expired. In the event that a Court decision materially changes any aspect of this Agreement or has made the performance of a portion of this Agreement impossible or unacceptable to one of the parties, either party may choose to terminate this Agreement upon thirty (30) days written notice to the other party and, if requested by a party, a public hearing regarding the same. In the event of termination, the parties shall assist each other in returning each party to the positions and legal status that it enjoyed immediately prior to the date of the entry

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into this Agreement; or, alternatively, the parties shall work together to restore the material benefit if such is reasonably possible.

In the event that this Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Pinellas County, Florida reflecting that such termination has occurred and that this Agreement is thereby terminated and by such affidavit, notice that the termination provisions of this Agreement pursuant to this paragraph have occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that the Developer's fee simple title is encumbered by any mortgages, liens or other rights of third persons which are not subordinated to the terms, conditions, covenants and restrictions set forth in this Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Agreement. This Agreement shall be superior to any mortgages, liens or other rights of third persons. Any mortgages or liens or encumbrances on the Property created contemporaneously or after the effective date of this Agreement shall be subject to and subordinate to the terms of this Agreement.

In the event that this Agreement is not executed by the Developer on or before 5:00 p.m. on the _____ day of _____, 20__ this Agreement shall be null and void and of no further force and effect and any development permissions granted pursuant hereto shall no longer be valid.

14. Duration of Agreement. This Agreement shall terminate upon the earlier of the following dates: (i) the date on which construction of the Project is complete and the issuance of a Certificate of Occupancy for the last single-family residence anticipated herein; or (ii) ten (10) years from the Effective Date. This time period may be extended by mutual agreement of the parties. The recordation of a valid Certificate of Occupancy for the last single-family residence anticipated herein by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

15. Third Party Rights. The parties represent, to their respective best knowledge, that nothing herein is barred or prohibited by any other contractual agreement to which it is a party, or by any Statute or rule of any governmental agency, or any third party's rights 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.

It shall be an absolute condition precedent to any obligation of the City under the terms of this Agreement that any current mortgage holder consent to and subordinate its mortgage interest to the terms of this Agreement.

If the Developer has title to the Property prior to the execution of this Agreement, the Developer shall submit a title opinion by a title company or attorney at law certifying in writing as of the date of approval of this Agreement by the Board of Commissioners

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of the City of Tarpon Springs as to the status of title of such lands including all lien holders, mortgagees or any other encumbrances. The City will rely on such certification. If any lienholder or mortgagee is shown by the title opinion, a satisfaction or subordination shall be received by the City of Tarpon Springs prior to the time the City executes this Agreement although the approval of the execution of this Agreement may be made by the Board of Commissioners contingent upon the receipt of such consent and subordination.

Following Closing on the Exhibit "A" properties, any lienholder or mortgagee shall have the right to perform any term, covenant or condition and to remedy any default hereunder, and City shall accept such performance with the same force and effect as if furnished by Developer.

16. Law and Ordinance Compliance. The ordinances, policies and procedures of the City concerning development of the Property that are in existence as of the approval of this Agreement shall govern the development of the Project, and the same shall be in compliance with the applicable regulations of County, State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to the Project except in accordance with the provisions of Section 163.3233 (2), Fla. Stat. (2018). Notwithstanding the foregoing, the City shall have the absolute discretion to amend and/or adopt life safety codes such as but not limited to fire codes, that may conflict with the provisions herein or may impose additional burdens on the Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the City. The parties agree that such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes. Failure of this Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions in any matter or thing required under existing Ordinances of the City or regulations of any other governmental agency, or any other entity having legal authority over the Property. Except as provided in this Agreement, all applicable impact fees, development review fees, building permit fees and all other fees of any type or kind shall be paid by Developer in accordance with their terms and in such amount applicable as they become due and payable.

17. No Estoppel. The parties agree that prior to the approval of this Agreement by the Board of Commissioners, the City's interest in entering into this Agreement, the studies, surveys, environmental studies, consultant plans or investigations, the expenditure of substantial funds, the staff approval or recommendation relative to the proposed development and any other act in furtherance of this Agreement, shall not be used by the Developer or its successors in title in any way whatsoever as committing the City legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Agreement is not approved by the Board of Commissioners or for any other reason does not take effect in all material respects.

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The parties further agree that any and all action by the Developer or its representatives in negotiation of this Agreement, including all acts or expenditures in the implementation of this Agreement or submittals to other governmental bodies shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

18. No Partnership or Joint Venture. The City and Developer agree that the matters contained in this Agreement shall under no circumstances constitute a joint venture, partnership or agency between them. No third party shall be deemed to have any beneficial interest in this Agreement or any expectation of benefit or property rights or any other rights of any kind arising from this Agreement.

19. Conceptual Development Plan. In order to avoid any adverse impacts from the development of the Property on the abutting property owners and on the residents of the City of Tarpon Springs, the parties agree that the Project will be developed in substantial conformance with the Conceptual Development Plan attached hereto as such Conceptual Development Plan may be modified by the requirements of other state and county governmental agencies having jurisdiction over the development of the Property. The appearance and use of the Project after development are the reasons that the Board of Commissioners exercised its legislative authority and entered into this Agreement. Except as may be authorized by the parties hereto, any material deviation from the commitments made by the parties herein shall be considered material defaults in this Agreement. The City of Tarpon Springs shall not consent to any modification unless it deems that such is in the best interest of the public and in its discretion in reaching such decision it shall be deemed to be acting in a legislative capacity and within its sole and absolute discretion taking into account the public health, safety and welfare. The following specific requirements shall also be met:

a. The Developer shall submit for review a Preliminary Development Plan pursuant to section 81.00 of the Code which shall be substantially consistent with the Conceptual Development Plan. There shall not be any substantial deviation from the provisions of the Conceptual Development Plan unless such is approved by the Board of Commissioners of the City of Tarpon Springs at a public hearing conducted for such purpose and this Agreement is modified in writing by the parties thereto for the purpose of agreeing to such deviation.

b. Building heights, architectural style and location shall be consistent with the requirements in the Comprehensive Zoning and Land Development Code Article V.

c. The Preliminary or Final Development Plan may include accessory dwelling units on each lot proposed as “mother in law” apartments. These units shall be restricted to use by the owner/occupant of the primary dwelling on the same lot and shall not be separately addressed. A recorded restrictive covenant will be required that prohibits rental of the accessory dwelling unit.

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d. The Preliminary Development Plan may include driveway widths of one-third (1/3) the width of the lot for each lot with a maximum width of 36 feet.

e. The Preliminary Development Plan may include a sidewalk plan that includes sidewalks on one side of the street for all streets.

f. This Agreement and the Conceptual Development Plan attached hereto specify certain minimum setbacks, building heights, and similar dimensional requirements and agreements. No changes may be made in these agreed upon dimensional requirements or in any matter that is reflected on the Conceptual Development Plan or addressed specifically in this Agreement through any appeal process to the Board of Adjustment for a variance, special exception or other process which would serve to vary or change the terms of this Development Agreement and the Conceptual Development Plan attached hereto. The only change which may be requested by the parties is for an amendment to this Agreement which revised amendment is legislatively considered by the Board of Commissioners and agreed to by the Board of Commissioners, set forth in writing as an amendment to this Agreement and executed by the parties hereto or their successors or assigns. The Developer, and its successors and assigns specifically waive and relinquish any right to change the terms of this Agreement through any administrative or legal process, including a decision by a court of competent jurisdiction, unless agreed to by the parties.

g. The City and Developer agree that the wetland mitigation plan and the proposed wetland buffer of 25 feet provided hereto as Exhibit "D_" meets the requirements for wetland impacts as provided for in the Comprehensive Zoning and Land Development Code and that the approval hereto of this Agreement shall serve as approval of the wetland impacts and associated mitigation, subject to procurement of all required state and federal permits for the same.

20. Public Infrastructure. The Developer or its successor in title, as appropriate, at its sole cost, shall design, construct and maintain, until acceptance by the City or County as may be appropriate, and conveyance by recordable instrument or bill of sale, as appropriate, to the City, or County as may be appropriate, all public infrastructure facilities and lands necessary to serve the Project which are shown on the Conceptual Development Plan, provided that said public infrastructure facilities have received construction plan approval and that all applicable review procedures have been complied with fully, inspected and accepted by the City, or County, as applicable. Public infrastructure facilities shall include those facilities to be located in rights-of-way or easement areas conveyed to the City, or County, as the case may be, as shown on the approved engineering construction drawings and shall include, but not be limited to the following:

a. Pedestrian ways, sidewalks, and crosswalks located on the Property, as shown on the Conceptual Development Plan;

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b. Sidewalks within the Project shall be provided on only one side of the road.

c. Water and sewer service to the Project shall be provided by the County. Developer shall be responsible for construction of all infrastructure required to service the Project. Additionally, the following infrastructure improvements shall be provided and constructed by the Developer and will be eligible for reimbursement for “upsizing” of infrastructure as provided for in the City’s Code of Ordinances, if applicable. Reclaimed water distribution shall be installed by the Developer concurrently with the Development if available within 1,000 feet of the Project and as permitted by the County.

d. Other water distribution systems, including fire protection facilities and reclaimed water facilities, as may be necessary to serve the Project.

e. Stormwater drainage systems serving to conduct, transmit, channel, or otherwise provide for stormwater flow from, through and to adjoining lands according to the natural site topography including retention/detention ponds or any other stormwater facilities required by the City of Tarpon Springs or any other governmental agency with jurisdiction concerning such facilities. Any required easements or other rights of access to insure the continued maintenance and working condition of retention/detention ponds shall be granted to City by the Developer or to Developer by City, as may be applicable. Additionally, Developer shall have the following obligations relative to stormwater management facilities (hereinafter, “SMFs”):

1. All SMFs are to be built in accordance with City standards. Developer shall provide side slopes at 1 (vertical) to 4 (horizontal) or flatter and 15 foot minimum maintenance berms at 1 (vertical) to 8 (horizontal) or flatter. The inside edge of maintenance berms shall employ a minimum radius of twenty (20) feet.

2. Developer shall provide a minimum six (6) inch buffer between the 100-year/24-hour flood stage and the top-of-berm elevation for all SMFs.

3. Developer shall provide at least one (1) foot of freeboard above the maximum design stage elevation of the SMF and the inside edge of the berm.

4. For all proposed dry retention facilities, a minimum safety factor of two (2) shall be applied to the field-measured unsaturated vertical infiltration rate.

f. All proposed roads shall be constructed to meet the minimum standards of Section 131.00 (C) of the City of Tarpon Springs’ Comprehensive Zoning and Land Development Code. Developer shall be responsible for street signage and pavement striping as required.

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g. Utility easements or rights-of-way.

h. Other facilities deemed necessary for public use, including but not limited to off-site road and drainage facilities as identified in the Conceptual Preliminary Development Plan review process, building permit issuance process, engineering review, fire department review, or any other review process of the City or other governmental agency with jurisdiction over such development.

21. Public Facilities. The City shall require to be provided to the boundary of the Project the following, to wit: infrastructure and services for fire protection, potable water, and sanitary sewer to meet domestic and fire flow levels of service as required for the Project by City and other applicable regulations.

22. Permits. Development permits, which may need to be approved and issued, include, but are not limited to the following:

a. City of Tarpon Springs Final Development Plan approval, substantially consistent with the Conceptual Development Plan

b. City of Tarpon Springs building permits.

c. Southwest Florida Water Management District surface water management permit and Environmental Resource Permit.

d. Florida Department of Environmental Protection NPDES permit.

e. Florida Department of Health drinking water permit and septic system permits, as applicable.

f. Florida Department of Environmental Protection wastewater collection permit.

g. All other approvals or permits as required by existing governmental regulations as they now exist.

Except as set forth in this Agreement, all development permits required to be obtained by the Developer for the Project will be obtained at the sole cost of the Developer and in the event that any required development permissions issued by entities other than the City are not received, no further development of the Property shall be allowed until such time as the City and the Developer have reviewed the matter and determined whether to modify or terminate this Agreement.

23. Archeological Resource Survey. Prior to any on-site construction, Developer shall conduct or cause to be conducted an archeological resource survey. Mitigation for identified resources shall be in accordance with Section 116.00 (B) (2) of the City of Tarpon Springs' Comprehensive Zoning and Land Development Code.

24. Environmental. Developer shall be responsible for the removal of any invasive species of plants, such as Brazilian peppers, as same are defined by the Florida Department of Environmental Protection Bureau of Invasive Plant Management in the Project area and shall take measures to ensure there is no resurgence of such invasive species.

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Developer shall take any required action to relocate gopher tortoises and any other managed species living in the Project area as required by the Florida Fish and Wildlife Conservation Commission.

25. Annual Review. The City of Tarpon Springs shall review the Project once every twelve (12) calendar months from the Effective Date during the duration of the Agreement.

26. Recordation. Not later than fourteen (14) days after the execution of this Agreement, the City shall record this Agreement with the Clerk of the Circuit Court in Pinellas County, Florida, and a copy of the recorded Agreement shall be submitted to the Florida Department of Economic Opportunity within fourteen (14) days after the Agreement is recorded. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors and assigns in interest to the parties to this Agreement.

27. Agreement as Covenant. This Agreement shall constitute a covenant running with the Property for the duration hereof and shall be binding upon the Developer and upon all persons deriving title by, through or under said Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Project, and the City for the term hereof.

28. Legislative Act. This Agreement is agreed to be an legislative act of the City in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the Property and this Agreement and the obligations and responsibilities arising hereunder as to the Developer shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Agreement. The execution of this Agreement or the consent to this Agreement by any existing mortgage holder, lien holder or other persons having an encumbrance on the Property shall be deemed to be in agreement with the matters set forth in this paragraph.

29. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Agreement. The parties agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Agreement the Property shall be subject to the laws, ordinances, and regulations of the City of Tarpon Springs as they exist as of the date of this Agreement. Any reference in this Agreement to "Developer" contemplates and includes the fee simple title owners of record of the Property their heirs, assigns or successors in title and interest. Any oral agreements, agreements created by written correspondence or any other matter previously discussed or agreed upon between the parties are merged herein.

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30. Enforcement. The parties agree that either party may seek legal and equitable remedies for the enforcement of this Agreement, provided however that neither the City nor the Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Agreement. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs and attorney's fees at mediation, trial and through any appellate proceedings. Nothing herein shall limit Developers ability to enforce the terms of the Agreement and compel the City to issue the various permits required herein.

Except as provided above, the parties agree that any legislative and quasi-judicial decisions, if any are required, by the City regarding the appropriate land use or other development regulations impacting the Property shall, in no event or under any conditions, give rise to a claim for monetary damages or attorney fees against the City and any claim for such damages or fees by the Developer or its successors or assigns are specifically waived.

31. Execution. The Developer represents and warrants that this Agreement has been executed by those persons having equitable title in the subject Property.

The City represents that the officials executing this Agreement on behalf of the City have the legal authority to do so, that this Agreement has been approved in accordance with the ordinances and Charter of the City and applicable State law, that appropriate approval of this Agreement has been received in a public hearing and that the Board of Commissioners of the City of Tarpon Springs has authorized the execution of this Agreement by the appropriate City officials.

32. Severability. In the event that any of the covenants, agreements, terms, or provisions contained in this Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

33. Estoppel Certificates. Within twenty (20) days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that (a) this Development Agreement is in full force and effect, (b) there are no uncured defaults hereunder by City or Developer, if that be the case, and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such twenty (20) day period, the requesting party shall forward such request directly to the City Manager and the City Attorney or to the Developer with copies to the Developer's general counsel by certified mail, return receipt requested or by Federal Express or other delivery service in which delivery must be signed for. In the case where the Developer is the requesting party, the Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the City Manager and staff are aware of the request and the Developer may rely on the statement of the City Manager at such

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public meeting or may request that the City Manager be directed by the Board of Commissioners to respond to the estoppel certificate request in a timely manner.

34. Venue. Venue for the enforcement of this Agreement shall be exclusively in Pinellas County, Florida.

35. Default. Upon default or breach of any substantive portion of this Agreement by any party, the non-defaulting party shall provide written notice via overnight, traceable delivery service of the default and opportunity to cure within sixty (60) days to the defaulting party. Upon the failure of the Developer to cure such defaults, the City shall provide notice via overnight traceable delivery service to Developer of its intent to terminate this Agreement on a date not less than sixty (60) days from the date of such notice and upon the expiration of such period, the City, unless ordered otherwise by a court of competent jurisdiction, may revoke the then existing development permits issued by it and the Developer shall have no claim for damages against the City arising from such revocation. Alternatively, the City may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Agreement. In the event of any default or breach of any substantive portion of this Agreement by the City, the Developer may: (i) give written notice via overnight traceable delivery service to the City of said default with an opportunity to cure within sixty (60) days of receipt of such notice. In the event City fails to cure within said time period, the Developer may thereafter proceed in a court of competent jurisdiction to institute proceedings for specific performance or to obtain any other legal or equitable remedy to cure the default of this Agreement by the City. In any litigation arising hereunder, the prevailing party shall be entitled to recover its costs and attorney's fees at mediation, trial and through any appellate proceedings.

36. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by Federal Express, Air Borne Express or similar overnight delivery services, addressed as follows:

To the Developer:

Pioneer Developers of America, Inc.
46 W. Lemon Street
Tarpon Springs, FL 34689
Att: George C. Zutes, President

To the City:

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs, FL 34689
Attention: Mark LeCouris,
City Manager

with copies to:

Katie E. Cole, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800

with copies to:

Thomas J. Trask, Esq.
City Attorney
Trask Daigneault, LLP

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Clearwater, FL 33755

1001 S. Fort Harrison Ave., Ste. 201
Clearwater, FL 33756

Notice shall be deemed to have given upon receipt or refusal.

37. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns in interest to the parties of this Agreement.

38. Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and their respective seals affixed as of this _____ day of _____, 2019.

CITY OF TARPON SPRINGS

Witness

By: _____
Chris Alahouzos, Mayor

Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Chris Alahouzos, Mayor of the CITY OF TARPON SPRINGS, who _____ is personally known to me or who produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

Mark LeCouris, City Manager

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Irene Jacobs, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

**PIONEER DEVELOPERS OF AMERICA,
INC.**

Witness

By: _____
George C. Zutes, President

Witness

STATE OF FLORIDA

COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared George C. Zutes, as President of PIONEER DEVELOPERS OF AMERICA, INC., who ___ is personally known to me or ___ who produced _____ as identification and, being first duly sworn, acknowledges that he has read the foregoing and that the same is true and correct, and that he is duly authorized to execute this Agreement on behalf of Pioneer Developers of America, Inc., this _____ day of _____, 2019.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

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EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Conceptual Development Plan
Exhibit "C"	Preservation Land Use Adjustment
Exhibit "D"	Wetland Impact Plan

**Pioneer Developers of America, Inc.
Development Agreement Exhibit A**

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5 AND A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND $\frac{1}{2}$ " IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE

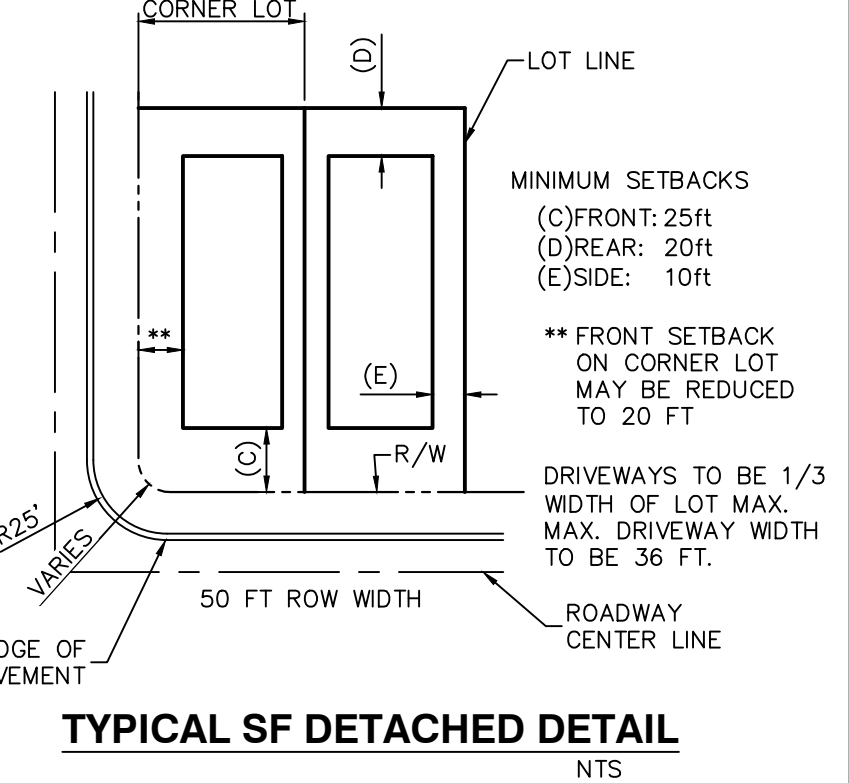
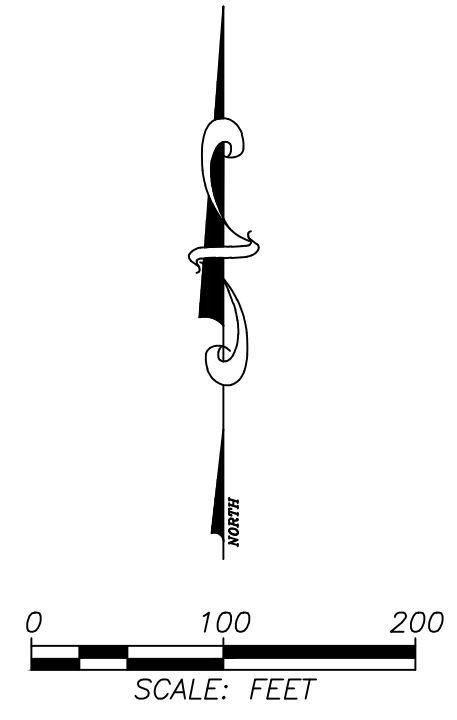
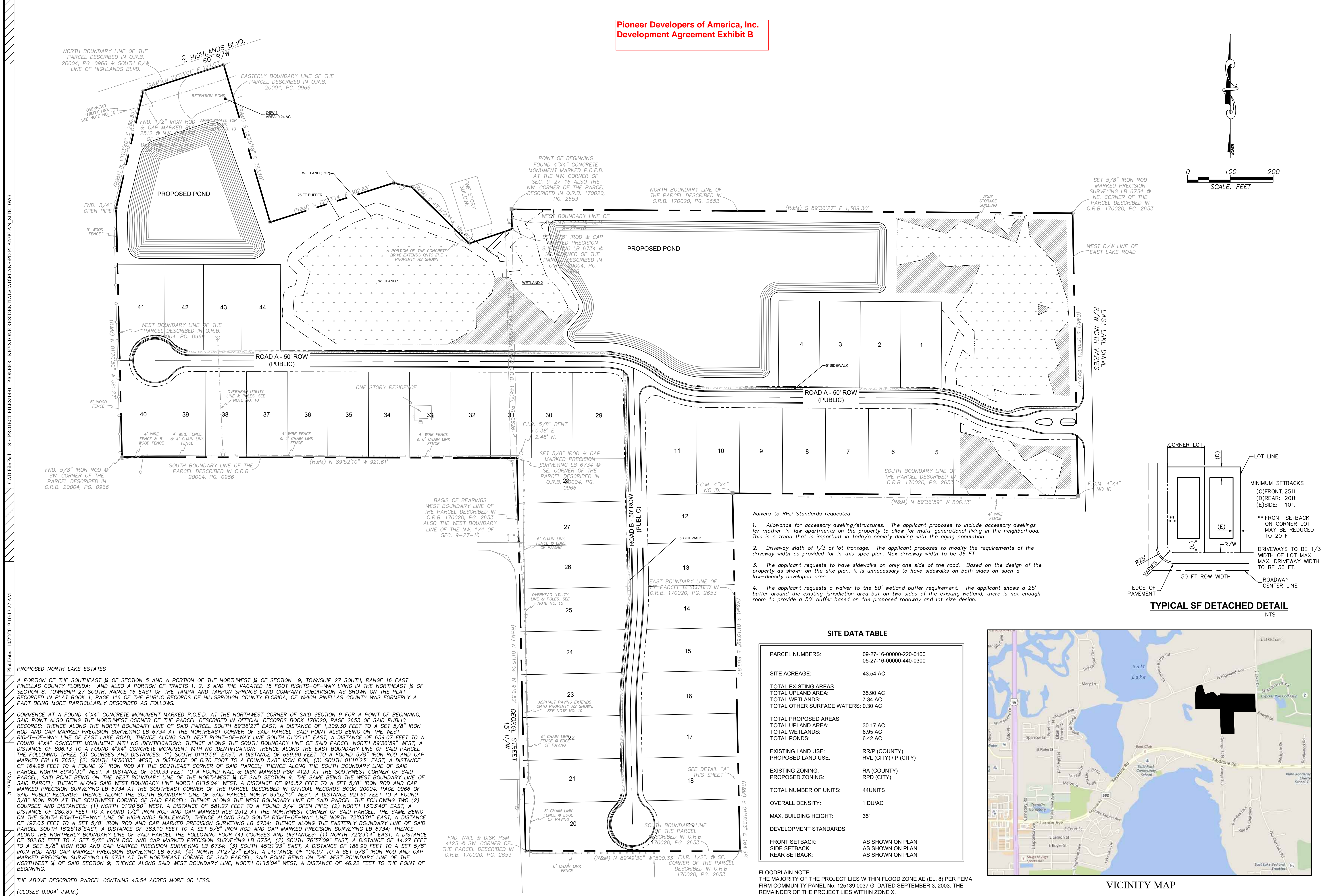
**Pioneer Developers of America, Inc.
Development Agreement Exhibit A**

ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004' J.M.M.)

Pioneer Developers of America, Inc.
Development Agreement Exhibit B

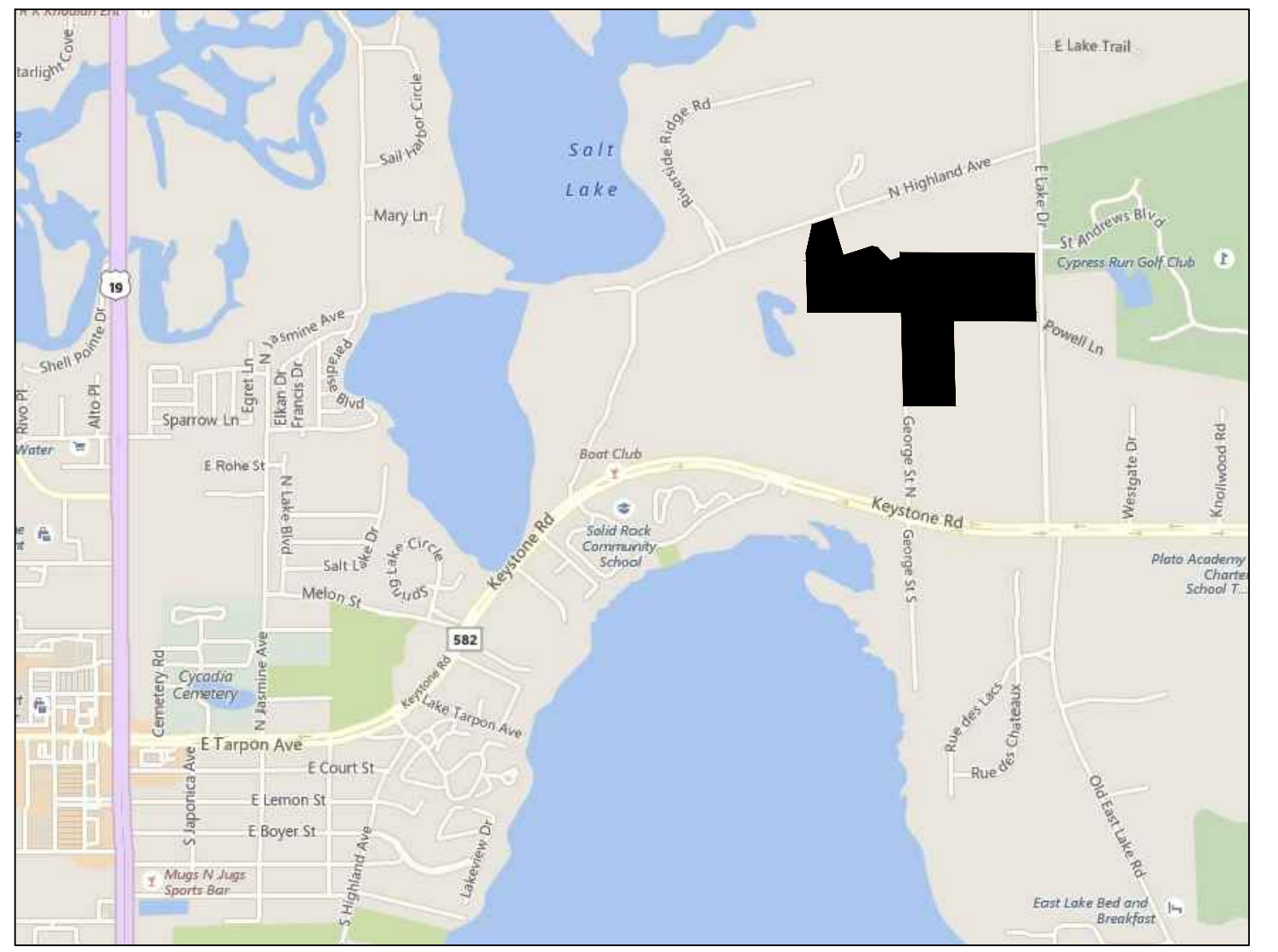


- Waivers to RPD Standards requested**
1. Allowance for accessory dwelling/structures. The applicant proposes to include accessory dwellings for mother-in-law apartments on the property to allow for multi-generational living in the neighborhood. This is a trend that is important in today's society dealing with the aging population.
 2. Driveway width of 1/3 of lot frontage. The applicant proposes to modify the requirements of the driveway width as provided for in this spec plan. Max driveway width to be 36 FT.
 3. The applicant requests to have sidewalks on only one side of the road. Based on the design of the property as shown on the site plan, it is unnecessary to have sidewalks on both sides on such a low-density developed area.
 4. The applicant requests a waiver to the 50' wetland buffer requirement. The applicant shows a 25' buffer around the existing jurisdiction area but on two sides of the existing wetland, there is not enough room to provide a 50' buffer based on the proposed roadway and lot size design.

SITE DATA TABLE

PARCEL NUMBERS:	09-27-16-00000-220-0100 05-27-16-00000-440-0300
SITE ACREAGE:	43.54 AC
TOTAL EXISTING AREAS	
TOTAL UPLAND AREA:	35.90 AC
TOTAL WETLANDS:	7.34 AC
TOTAL OTHER SURFACE WATERS:	0.30 AC
TOTAL PROPOSED AREAS	
TOTAL UPLAND AREA:	30.17 AC
TOTAL WETLANDS:	6.95 AC
TOTAL PONDS:	6.42 AC
EXISTING LAND USE:	RR/P (COUNTY)
PROPOSED LAND USE:	RVL (CITY) / P (CITY)
EXISTING ZONING:	RA (COUNTY)
PROPOSED ZONING:	RPD (CITY)
TOTAL NUMBER OF UNITS:	44 UNITS
OVERALL DENSITY:	1 DU/AC
MAX. BUILDING HEIGHT:	35'
DEVELOPMENT STANDARDS:	
FRONT SETBACK:	AS SHOWN ON PLAN
SIDE SETBACK:	AS SHOWN ON PLAN
REAR SETBACK:	AS SHOWN ON PLAN

FLOODPLAIN NOTE:
THE MAJORITY OF THE PROJECT LIES WITHIN FLOOD ZONE AE (EL. 8) PER FEMA FIRM COMMUNITY PANEL No. 125139 0037 G, DATED SEPTEMBER 3, 2003. THE REMAINDER OF THE PROJECT LIES WITHIN ZONE X.



PROPOSED NORTH LAKE ESTATES

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REVISIONS

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Engineering ~ Environmental Water Resource
4260 W. Linebaugh Ave.
Tampa, Florida 33624
7978 Cooper Creek Blvd.
University Park, Florida 34201
www.wraenv.com Phone 813.265.3130 Fax 813.265.9721

WRA

CONCEPTUAL DEVELOPMENT PLAN

EAST LAKE 44 KEYSTONE ROAD

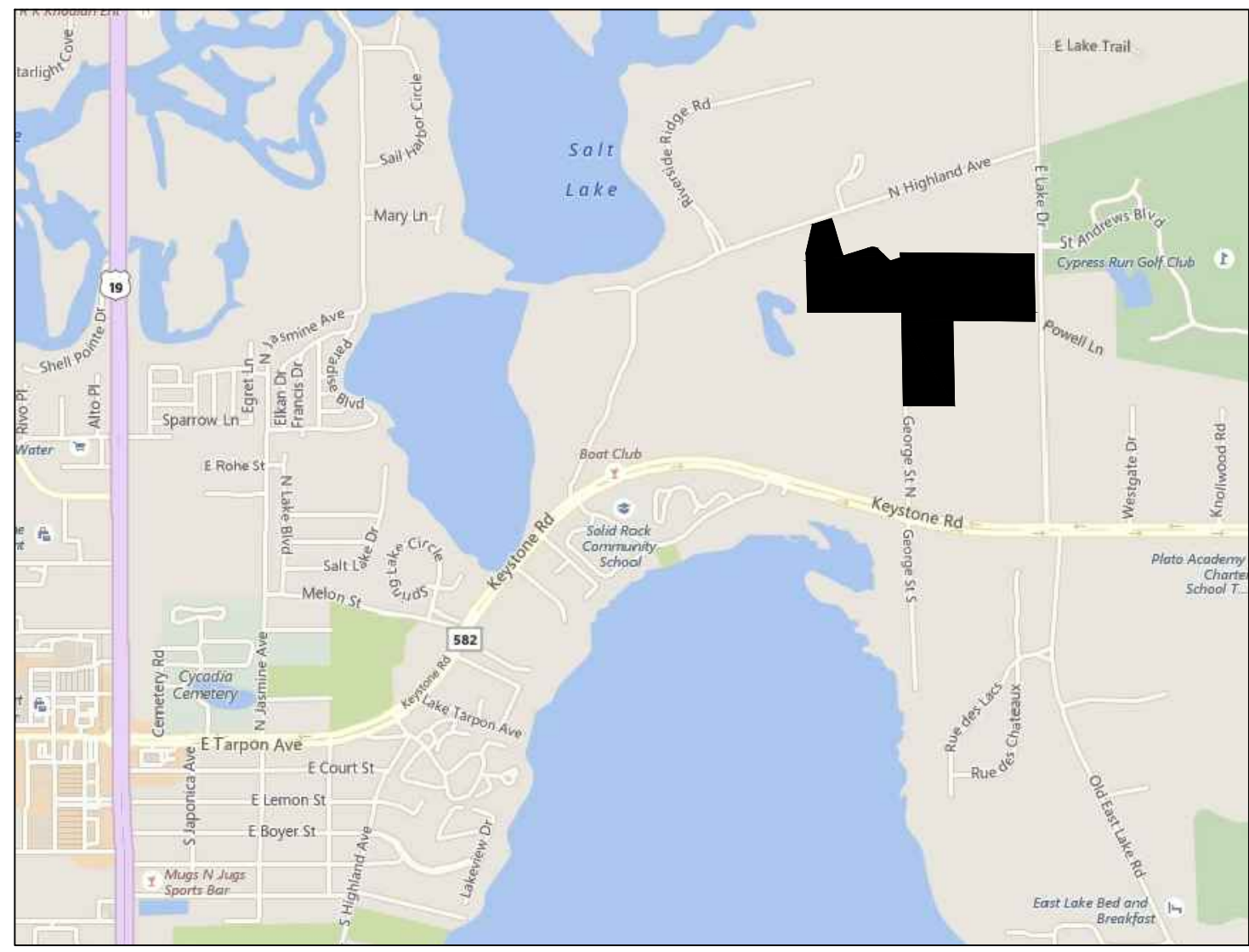
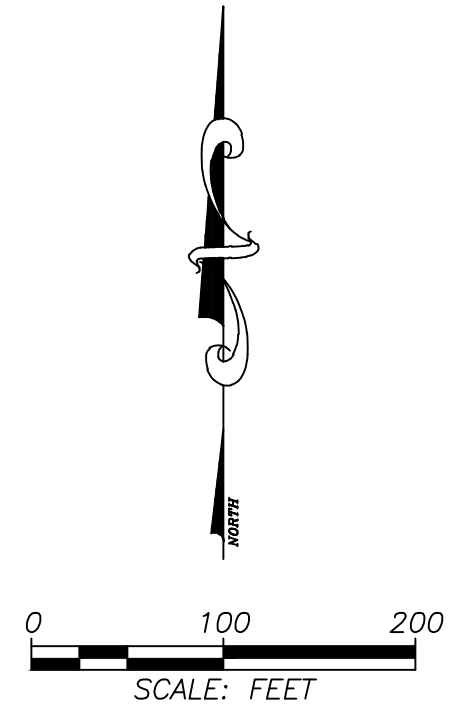
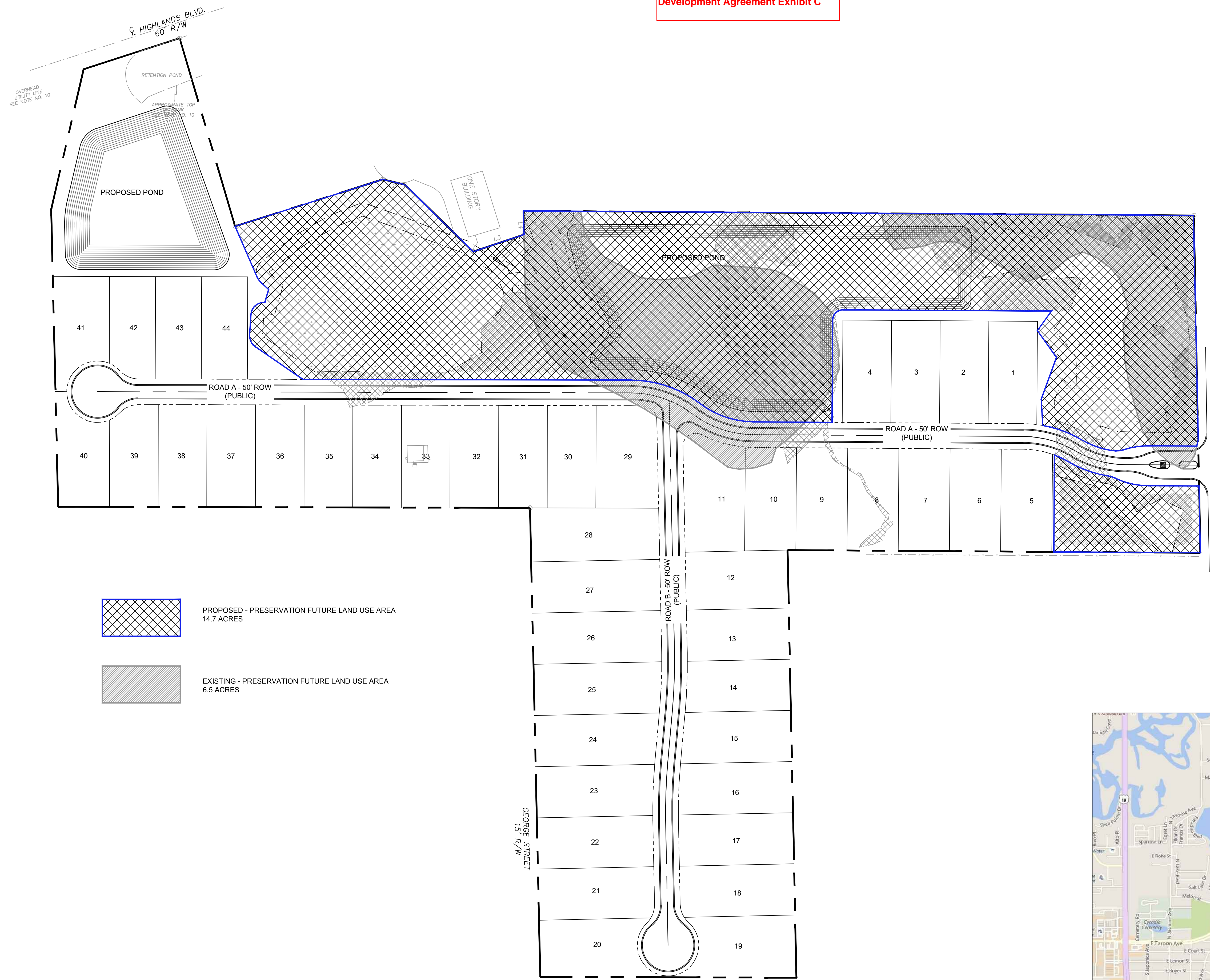
ISSUED FOR: PERMITTING JOB #E-1491
RNG-16 DESIGNED: JAC DRAWN: JRO APPROVED: JAC
TWN-27 SEC-9

Plot Date: 10/22/2019
Datum: NAVD 88

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2019 WRA CAD File Path: S:\PROJECT FILES\491 - PIONEER - KEYSTONE RESIDENTIAL CAD\PLANS\DD\PLAN\PLAN_PRESERVATION.DWG Plot Date: 9/18/2019 9:09:14 AM

Pioneer Developers of America, Inc.
Development Agreement Exhibit C



VICINITY MAP

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**Engineering ~ Environmental
Water Resource**
4260 W. Linebaugh Ave.
Tampa, Florida 33624
7978 Cooper Creek Blvd.
University Park, Florida 34201
www.wra-engineering.com Phone: 813.265.3130 Fax: 813.275.9721



**FUTURE LAND
USE - PRESERVATION
AREA PLAN**

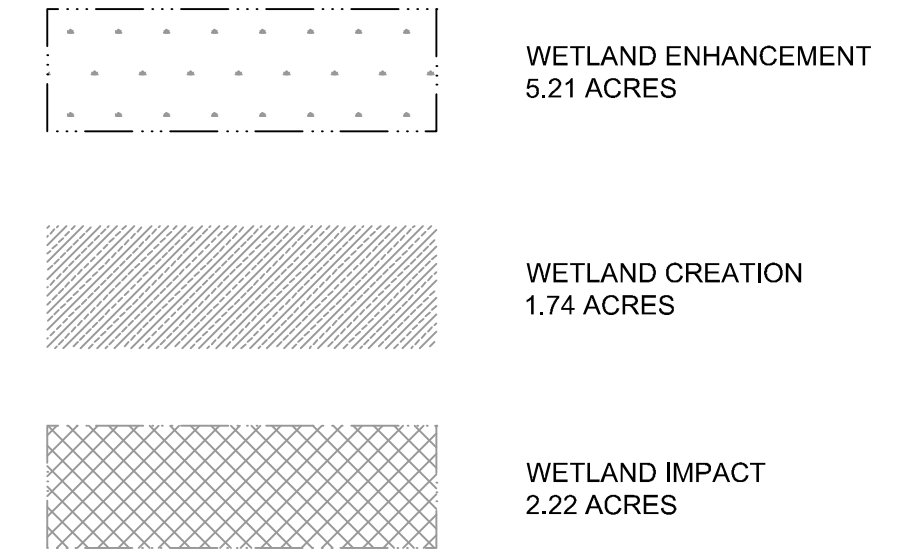
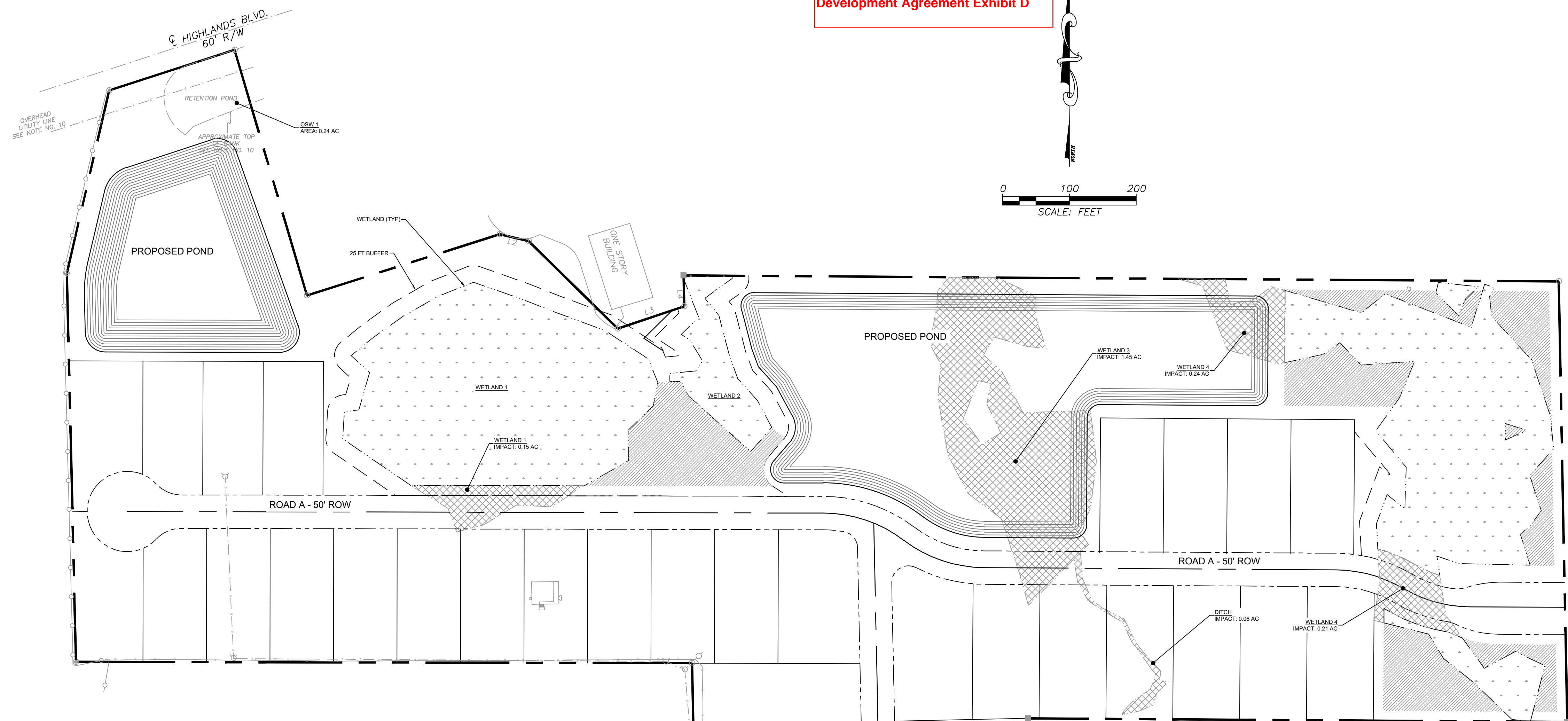
**EAST LAKE 44
KEYSTONE ROAD**

ISSUED FOR: PERMITTING
JOB # 1491

DESIGNED: JAC DRAWN: JRO APPROVED: JAC
RNG: 16 TWN: 27
SEC: 9

Plot Date: 9/18/2019
Datum: NAVD 88

2019 WRA
 PLOT DATE: 9/18/2019 9:08:19 AM
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 PRINT DATE: 9/18/2019 9:08:19 AM



- COMPENSATION SHALL BE ACHIEVED AS A COMBINATION OF WETLAND CREATION, WETLAND ENHANCEMENT AND MITIGATION CREDITS.
- WETLANDS PROPOSED FOR IMPACT FUNCTION BETWEEN 40-50% FULLY FUNCTIONAL WETLAND.

FLOODPLAIN NOTE:
THE MAJORITY OF THE PROJECT LIES WITHIN FLOOD ZONE AE (EL. 8) PER FEMA FIRM COMMUNITY PANEL No. 125139 0037 G. DATED SEPTEMBER 3, 2003. THE REMAINDER OF THE PROJECT LIES WITHIN ZONE X.

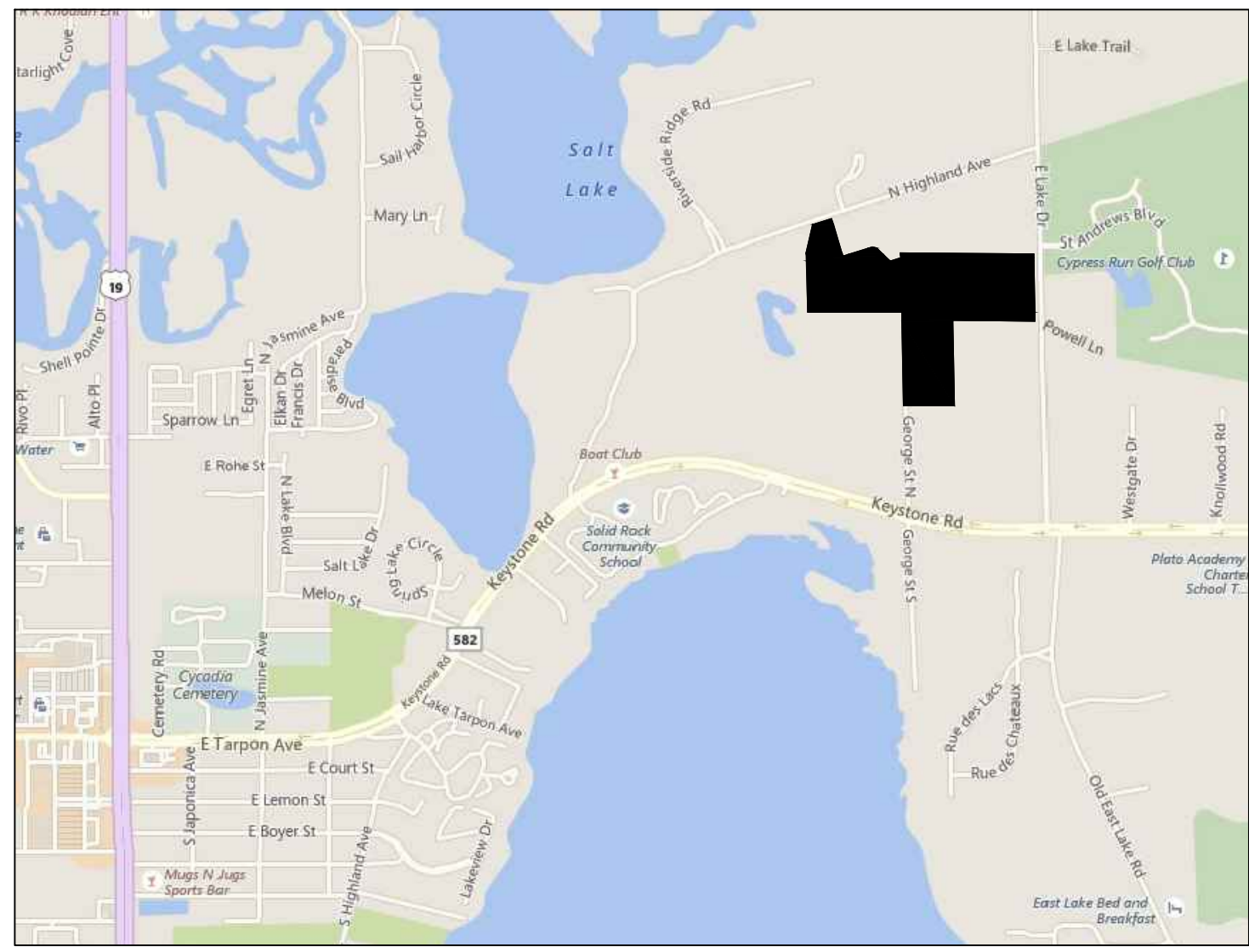
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Engineering ~ Environmental
Water Resource
4260 W. Linebaugh Ave.
Tampa, Florida 33624
7978 Cooper Creek Blvd.
University Park, Florida 34201
www.wraenv.com Phone: 813.265.3130 Fax: 813.265.9721



WETLAND MITIGATION PLAN

EAST LAKE 44
KEYSTONE ROAD

ISSUED FOR: PERMITTING
JOB # 1491
RNG. 16
TWN. 27
SEC. 9
Plot Date: 9/18/2019
Datum: NAVD 88

CITY OF TARPON SPRINGS

Staff Report

November 8, 2019

TO: PLANNING AND ZONING BOARD

FROM: PLANNING & ZONING DEPARTMENT

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

SUBJECT: APPLICATION NUMBERS 18-51 AND 18-52

a. **Ordinance 2019-25: AMENDING THE FUTURE LAND USE MAP FOR 43.54 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST (APP 18-51), FROM PINELLAS COUNTY LAND USE DESIGNATIONS RR (RURAL RESIDENTIAL) AND P (PRESERVATION), TO CITY OF TARPON SPRINGS LAND USE DESIGNATIONS RVL (RESIDENTIAL VERY LOW) AND P (PRESERVATION); and**

b. **Ordinance 2019-24: AMENDING THE OFFICIAL ZONING MAP FOR 43.54 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST (APP 18-51 AND APP 18-52), FROM PINELLAS COUNTY ZONING DESIGNATIONS R-A (RESIDENTIAL AGRICULTURE) AND RPD (RESIDENTIAL PLANNED DEVELOPMENT), TO CITY OF TARPON SPRINGS ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT).**

I. APPLICATION

- A. **Application:** Request for approval of a preliminary planned development including amendment of the Future Land Use Map from Pinellas County designations of RR (Rural Residential) and P (Preservation) to City of Tarpon Springs designations of RVL (Residential Very Low) and P (Preservation), and, amendment of the zoning map from Pinellas County designations of RPD (Residential Planned Development) and R-A (Residential Agriculture) to City of Tarpon Springs designation of RPD (Residential Planned Development).

- B. Applicant: Pioneer Developers of America, LLC
46 West Lemon Street
Tarpon Springs, FL 34689
- C. Owners: GGR Holdings, LLP
46 West Lemon Street
Tarpon Springs, FL 34689
- D. Agent: Katherine E. Cole, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

II. PROPERTY INFORMATION

- A. Location: North side of Keystone Road approximately 0.75 miles from the intersection of Keystone Road and North Highland Avenue and west of East Lake Drive, lying in Sections 8 and 9, Township 27 South, Range 16 East
- B. Property Size: 43.54 acres
- D. Subject Parcel Zoning/ Land Use Plan Designation:
Pinellas County Zoning RPD (Residential Planned Development) and R-A (Residential Agriculture)
Pinellas County Land Use Designations RR (Rural Residential) and P (Preservation)
- E. Tax Parcel Numbers: 08-27-16-89406-000-0010, and,
09-27-16-00000-220-0100
- F. Surrounding Land Use, Zoning and Existing Use:

Direction	Zoning/Land Use Plan	Existing Use
North:	Residential Planned Development/Rural Residential and Preservation (County)	Single Family Residential
	Residential Agriculture/Rural Residential and Preservation (County)	Single Family Residential
East:	Residential Planned Development/Rural Residential and Recreation-Open Space (County)	Single Family Residential, Golf Course
	Residential Agriculture/Rural Residential (County)	Single Family Residential
South:	Residential Agriculture/Rural Residential (County)	Single Family Residential
West:	Agriculture/Residential Very Low (City)	Single Family Residential
	Residential Agriculture/Rural Residential (County)	Single Family Residential and Improved Agriculture

III. BACKGROUND

The applicant is requesting voluntary annexation of the property into the City and is proposing a 44-unit single family residential development. The proposed Future Land Use Map amendment would change the property from the current Pinellas County designations of Residential Rural (RR) and Preservation (P) to City designations of RVL (Residential Very Low) and Preservation (P). The proposed zoning would expand the current Pinellas County RPD (Residential Planned Development) designation on the western parcel to cover the entire property with a City designation of RPD (Residential Planned Development) and replace the County R-A (Residential Agriculture) designation of the eastern parcel. The property is 43.54 acres in size and is suitable for a planned development project.

The applicant intends to develop the property with a 44-unit single family residential subdivision. The proposed project is consistent with the proposed zoning and future land use designations. The Countywide designation is currently Residential Very Low. A Countywide land use change will not be needed.

IV. REVIEW CRITERIA - COMPREHENSIVE PLAN MAP AMENDMENT:

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the County RR (Rural Residential) and the City RVL (Residential Very Low) categories are shown below:

	Existing FLU	Proposed FLU
	RR	RVL
Primary Uses	Residential and Agricultural	Residential
Max. Density	0.5 dwelling units per acre	1.0 dwelling units per acre
Max. FAR¹	0.30	0.30
Max. ISR²	0.60	0.60

- 1. Floor Area Ratio
- 2. Impervious Surface Ratio

With respect to the Preservation (P) category, the land uses, densities and intensities of the County and City P categories both essentially match that of the Countywide Map Preservation category. Both require the area to remain open and undeveloped consistent with natural resource features and consideration. Both allow the transfer of density at the rate of one unit per acre to the upland area of the property.

ANALYSIS:

Future Land Use Element

Policy 2.2.1 of the Future Land Use Element describes the intent of the Residential Very Low (RVL) Land Use category to designate “areas that are to be developed in a very low density residential manner...generally intended to serve as a

transition between open space/largely undeveloped areas and suburban residential areas.” The RVL category is the most limited with respect to residential density on the City’s Future Land Use Map and on the Countywide Plan Map. The Countywide Plan describes the purpose of the RVL category, “to depict those areas of the county that are now developed, or appropriate to be developed, in a rural or large lot, very low density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the rural, exurban, and suburban, nonintensive qualities and natural resources of such areas.”

The subject property is located in an area of relatively low density. The areas to the north, south and west consist generally of land tracts occupied by single family residences. The property to the west was annexed into the City in 2017 with a Future Land Use designation of RVL. The area to the east is mainly occupied by a residential planned development in the unincorporated county consisting of clustered single family residential dwellings and a golf course.

The applicant proposes a planned development of 1/3-acre to 1/2-acre lots clustered to create an area for preserve and mitigation wetlands and for stormwater handling. The residential development will be clustered onto the resulting upland area. The applicant has revised the proposed project since their original submittal to recognize and preserve as much of the higher quality wetlands as possible, and to mitigate for wetland impacts on site. The proposed planned development project is compatible and consistent with the surrounding neighborhood and development pattern. The only primary allowable use in RVL is residential. Floor area ratios and impervious surface ratios will not change with the map amendment to Residential Very Low. The Preservation area boundary will be revised to coincide with the wetland area and stormwater handling area.

Coastal Planning and Conservation Element

The following goals, objectives and policies are relevant to this application:

Coastal Management Goals, Objectives and Policies

OBJECTIVE 1.1

Protect and improve the natural resources of all wetlands and areas of significant upland habitat as defined in Future Land Use Policy 1.1.12.

POLICY 1.1.1

Evaluate all wetland areas for potential preservation designation with a goal of “no net loss of wetlands”. Development projects which may affect wetland areas must meet the following criteria and must also be consistent with Policies 1.6.6 and 1.6.7 of the Conservation Goals Objectives and Policies:

1. An overall public benefit is provided by the development and the mitigation plan provides an overall improvement to water quality within the applicable watershed.
2. Proposed mitigation shall be in the following order of priority.
 - a. Mitigation on the same site of the development.
 - b. Mitigation within the Planning Area Boundary
 - c. Mitigation within the applicable watershed as identified by Southwest Water Management District.

3. Mitigation plans which rely on 2.c. above shall also be required to perform some mitigation either on site, adjacent to the development, or within the Planning Area that improves water quality and/or wildlife habitat.

POLICY 1.1.4

Require all development or redevelopment adjacent to wetlands or areas of significant upland habitat as defined in Future Land Use Policy 1.1.12 to assess the impact upon wildlife in order to evaluate and eliminate or minimize adverse impacts.

Conservation Goals, Objectives and Policies

OBJECTIVE 1.6

Conserve and preserve the vegetative, wildlife and marine communities through the use of transfer of density rights in accordance with the Future Land Use Designation, flexible zoning techniques, tree protection, wetlands protection, and other regulations as established by the Land Development Code adopted in May 1990.

POLICY 1.6.1

Require use of the Planned Development performance zoning techniques to implement the clustering of uses as a mechanism to preserve open space and natural habitat areas.

POLICY 1.6.2

Utilize the transfer of development rights to protect areas identified as critical to providing critical habitat to protected wildlife species.

POLICY 1.6.3

Require the conservation and preservation of endangered and threatened species habitats as may be identified during environmental analysis of lands.

POLICY 1.6.4

To prohibit the destruction of threatened and endangered species through the protection of their habitat.

POLICY 1.6.5

Designate properties eligible for acquisition through Federal, State, and Regional programs, including but not limited to the Conservation and Recreational Land Act (CARL); Save our Rivers Program (SOR); the Surface Water Improvement and Management Act (SWIM); and the Pinellas County Endangered Recreational Lands program;

POLICY 1.6.6

Preserve/conserv wetlands and areas of significant upland habitat as defined in Future Land Use Policy 1.1.12 in accordance with specific regulations related to wetlands protection, preservation of open space,

planned development performance zoning, transfer of density/intensity rights, buffers and setbacks, tree protection, clustering of units within the least environmentally-sensitive areas, and other techniques adopted in the Land Development Code.

POLICY 1.6.7

Wetlands that are not designated as “Preservation” or “Recreation Open Space” on the Future Land Use Map shall require a future land use amendment to either of these two designations prior to issuance of any construction permits for adjacent upland development.

As mentioned above, the planned development project proposed by the applicant clusters the lots, while retaining the large-lot character of the area, to create an area for preserve and mitigation wetlands and for stormwater handling. This area includes on-site wetlands mitigation. The boundaries of the Preservation (P) designation will be revised to cover the new wetlands area (preserved plus mitigated) and stormwater area upon approval of the land use amendment. In addition, the applicant has submitted an Environmental Considerations Report dated February 13, 2018 that provides a thorough review of the habitats and of the identified and potential listed species on the site. The report recommends appropriate actions and measures to be taken to enhance the existing habitat and to protect listed species during construction of the project.

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 proposed RPD zoning designation is consistent with the proposed RVL Future Land Use category. Policy 2.2.1 of the Comprehensive Plan provides for very low density residential development in this category. This category is generally intended to serve as a transition between open space/largely undeveloped areas and suburban residential areas. In addition, Policy 1.1.8 calls for utilization of “the Planned Development performance zoning regulations to buffer or separate residential development from high traffic areas, areas prone to flooding or natural disasters, and incompatible uses which may cause problems with noxious odors and noise.” The RPD district provides flexibility for site layout of a development. This allows for placement of homes on the most suitable portions of the property while consolidating wetlands preservation and mitigation and stormwater handling to the areas of the property that are most suitable for those uses. The applicant’s plan accomplishes this goal and meets the intent of the Comprehensive Plan.

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 property is in an area that is generally characterized by relatively low density single family residential development. Residences are laid out on acreage tracts or large lots, or, in planned development arrangement (e.g., Riverbend and Cypress Run developments). Open areas are generally characterized by recreational amenities, agriculture and vegetated habitat. Keystone Road is on the County's protected Scenic Noncommercial Corridor Map. The north side of Keystone Road, directly south of the proposed project is in the "Rural/Open Space" corridor type, largely restricting future commercial uses. Therefore, the area north of Keystone Road is projected to remain and continue to develop as residential into the future.

The applicant proposes a clustered large-lot subdivision of 44 homesites with preserved and mitigation wetlands clustered on the northern area of the property. The property will be served via a single roadway access point and will not include recreational or agricultural uses. The project is compatible with the surrounding low density, single family detached neighborhood character and will not introduce noxious or incompatible uses to the area.

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 residential development. The applicant is proposing development at the lowest density available from the City and consistent with the density contemplated by the Countywide Plan. The development does not introduce high density or intensity impacts, or introduce incompatible uses to the area, as the only primary use allowed in the RVL land use category is residential. Further, the Preliminary Planned Development process restricts the applicant to the specific project being approved with the rezoning.

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: Public facilities including potable water, solid waste and transportation facilities are available to serve this site. Drainage and wastewater will be handled on site. Development of the home sites will require the payment of impact fees to cover the cost of facilities. Level of Service standards can be met for all facilities.

VI. OTHER EVIDENCE

A. Technical Review Committee (TRC)

The TRC reviewed this application at the May 10, 2018 meeting in conjunction with the application for annexation (Application #18-50) and had no objections to the request. The applicant revised the site layout to address many of the TRC's comments. The TRC comments and final dispositions are outlined below.

PLANNING & ZONING REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: MW/PM/HU

- This TRC item provided review under the following three land development code sections: Section 208.00 for the annexation, Section 207.00 for the land use change, and Sections 79.00 and 80.00 for the proposed planned development concept. **No action required.**
- Please provide proof of ownership for all properties and provide affidavit of agent representation if an agent will be acting on your behalf. The current affidavits appoint property owner as agent and fail to appoint agent named on applications. **Resolved.**

Annexation Review (Section 208.00)

- The proposed annexation does not create an enclave. **Resolved.**
- Please provide information on the ability of facilities service providers to serve the project including water, sewer, solid waste, recreation, fire/ems, and law enforcement. **Resolved.**

Land Use Change to Residential Very Low (RVL)

- Please provide facilities impacts: water, sewer, drainage, solid waste, transportation, fire/ems, law enforcement, recreation. **Resolved.**
- The request for accessory units cannot be accommodated by the proposed RVL land use due to insufficient acreage. The site acreage allows 44 units, as proposed. **Resolved. This is being addressed via Development Agreement.**

Rezoning to RPD and Conceptual Plan

- Please review Article V, Planned Development Regulations (especially Section 78.01(D)) and Article X, Subdivision Regulations (especially Section 163.00) for a list of design standards. Some of the major areas to address at this stage include:
 - Accommodation of wetlands on site and potential options for incorporating wetlands into the drainage plan for the site. **Resolved.**
 - Preliminary drainage information including calculations and engineering, preliminary indication of wetlands alteration approval. **Resolved.**
 - Full tree survey and Wildlife survey; relationship of natural features to proposed open space. **Resolved.**
 - Address streets, access and circulation/connection to surrounding areas including George Street, and accommodation of bicycle and pedestrian connectivity. **Resolved.**

Please respond to all of the design items in Section 78.01 through narrative, graphic or other mechanism to show how each item is being addressed. In addressing each item, please ensure that the Subdivision design standards in Section 163.00 can be complied with to avoid potential conflicts between the two sections at the time of site plan. **Resolved.**

- Please see Section 81.00 for a full list of items required for preliminary development plan review. **Resolved.**
- The proposed “accessory units” are not permitted in planned development zoning districts. **Resolved. This is being addressed via Development Agreement.**
- Waivers of the driveway width requirement, the sidewalks, and the 50-foot wetland buffer would be reviewed as waiver requests under the Planned Development

Section. Please, in conjunction with the above, expand on the exact nature of the waiver requests and the rationale for the waiver (in narrative, graphic, or other form, as appropriate). **Resolved.**

- Further details are needed on the requested guardhouse including location and proposed maintenance including draft legal instruments. **Resolved.**

FIRE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: RK

- For annexation the following shall be provided in compliance with Tarpon Springs Comprehensive Zoning & Land Development Code;
 - Fire Hydrants with adequate flow shall be provided every 500 feet starting with the 1st hydrant being located at the entrance. 7 hydrants calculated. Subsection 135.01. **Resolved.**
 - Fire line shall be looped 6 inch diameter line subsection 135.01. **Resolved.**
 - Fire hydrants if privately maintained shall have the Body painted RED with the caps and bonnet painted the color of fire flow capacity of that hydrant. NFPA 291 chapter 5. **Resolved.**
 - Street width shall be minimum width of 24' with no obstructions with no parking allowed on the street. Tarpon Springs Development Code Subsection 131. **Resolved.**
 - Fire hydrant shall be identified with a blue delineator in the drive lane on the side of the street which the hydrant is installed. Subsection 135.01. **Resolved.**
 - Located in East Lake Fire Rescue's response area, contact with them is required. Deputy Chief Gennaro, Fire Marshal, email: jgennaro@elfr.org, 3375 Tarpon Springs Blvd., Palm Harbor, Florida 34689, 727-784-8668 (ext. 205) – office. **Resolved.**
- Chief Gennaro's comments are below: **Resolved.**
 - A secondary access to the project from George Street North will be required. This access may be gated with a Knox box override or similar access box system, if desired.
 - Water supply must be in place prior to construction. Please provide a letter from Pinellas County Utilities that provides information on water service, including fire flow information, for this project. The water supply must be looped.
 - Fire hydrants are required every 500 feet. Please indicate proposed hydrant locations on the site plan.
 - Roadway travel lanes must be a minimum of 24 feet wide. Please revise the site plan to show right-of-way are sufficient for two-way travel with combined lanes of at least 24 feet in width, plus sufficient area for the remaining required and proposed right-of-way improvements such as utilities, sidewalks, etc.
 - A minimum cul-de-sac diameter of 120 feet is required for any street end in order to provide a sufficient fire truck turning radius.
 - Parking on the street will be prohibited.
 - Please ensure a maximum 10% grade on proposed roadways.
 - Please provide gross floor area of proposed typical residences proposed roadways

BUILDING DEVELOPMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: VR

- Part of this land lies in Flood Zone X and AE. **Resolved.**
 - Finished Floor Elevation required for Flood Zone X is 18" above the highest crown of the road
 - Finished Floor Elevation required for Flood Zone AE___ is 1' above the base flood elevation. The FEMA Flood Map Center does not ID the actual Flood Zone height. This must be determined for permit issuance.

POLICE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: JU

PUBLIC SERVICES REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: FF/RP

- Project located in Pinellas County service area for utilities. **Resolved.**

PUBLIC WORKS REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: TF

- 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. As of November 8, 2019, staff has received requests for review of the file.

VII. STAFF RECOMMENDATION

Staff recommendation is to approve the following:

Future Land Use from Pinellas County RR (Rural Residential) and P(Preservation) to City of Tarpon Springs RVL (Residential Very Low) and P (Preservation), and,

Zoning from Pinellas County RPD (Residential Planned Development) and R-A (Residential Agriculture) to City of Tarpon Springs RPD (Residential Planned Development).

Staff recommendation is to approve the Preliminary Development Plan subject to the following:

1. Approval of the RPD, including the Future Land Use Map amendment and the rezoning, is subject to approval of property annexation (Application 18-50) and Development Agreement (Application 19-32).
2. Acceptance of any infrastructure by the City is subject to further review at the Final Development Plan stage.
3. The Final Development Plan shall demonstrate a minimum open space area of 25% in accordance with the standards set forth in Section 78.01(D)(7) of the Land Development Code.
4. All permits and approvals including, but not limited to, those required for wetlands and gopher tortoise impacts shall be obtained and a construction management plan to avoid potential listed species impacts as outlined in Environmental Considerations Report dated February 13, 2018 will be required.
5. Management and future maintenance plans for the wetlands and for the control of invasive species shall be required for Final Planned Development approval.
6. The developer is responsible for obtaining applicable permits from all other agencies and meeting the minimum requirements of the Comprehensive Zoning and Land Development Code.
7. The applicant shall complete the process for a Final Development Plan pursuant to Section 82.00 of the Land Development Code and Subdivision process pursuant to Article X of the Land Development code, with all attendant easements and covenants.

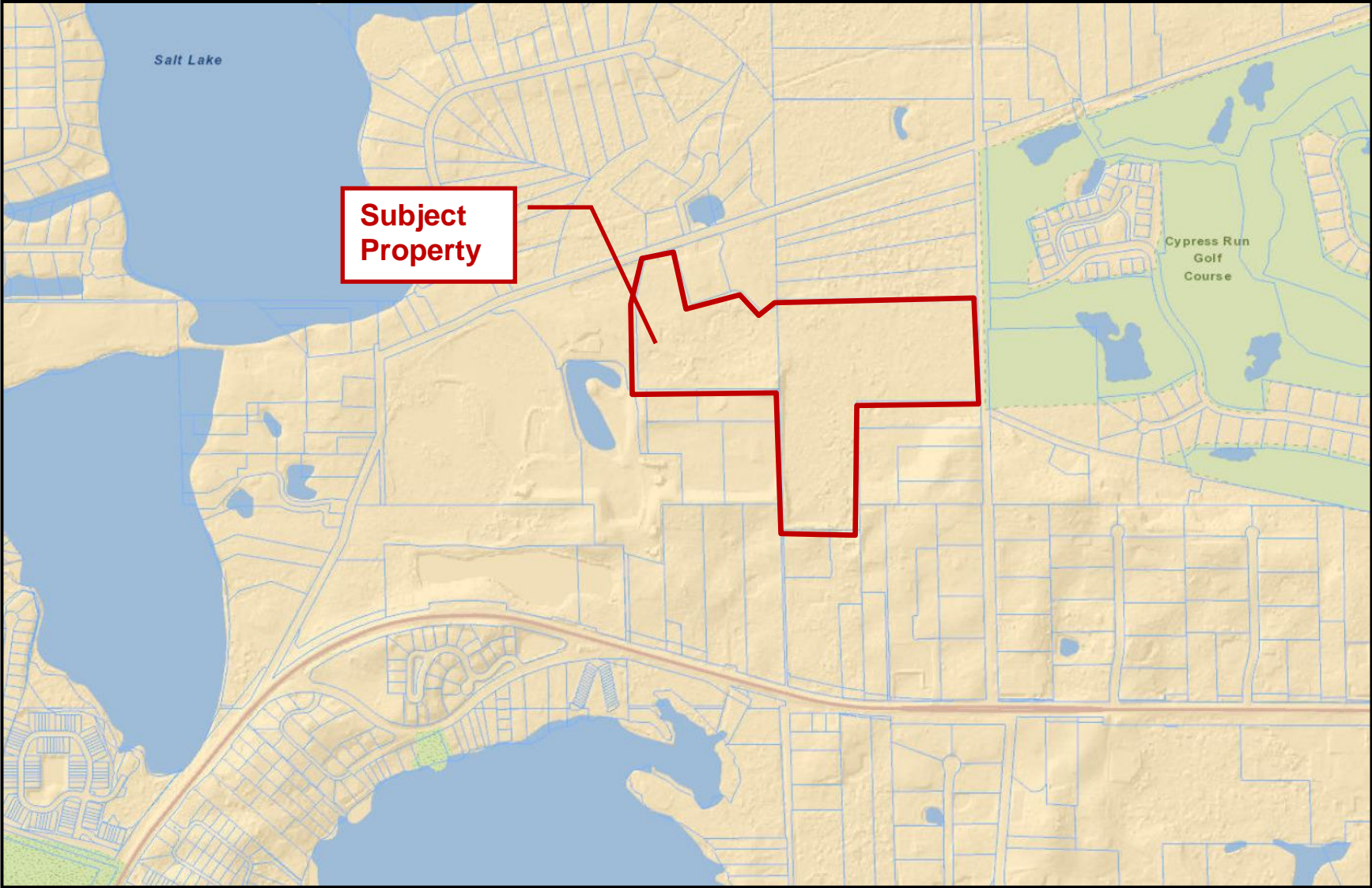
A Final Development Plan shall be submitted within one year of the date of Preliminary Planned Development approval.

List of Exhibits:

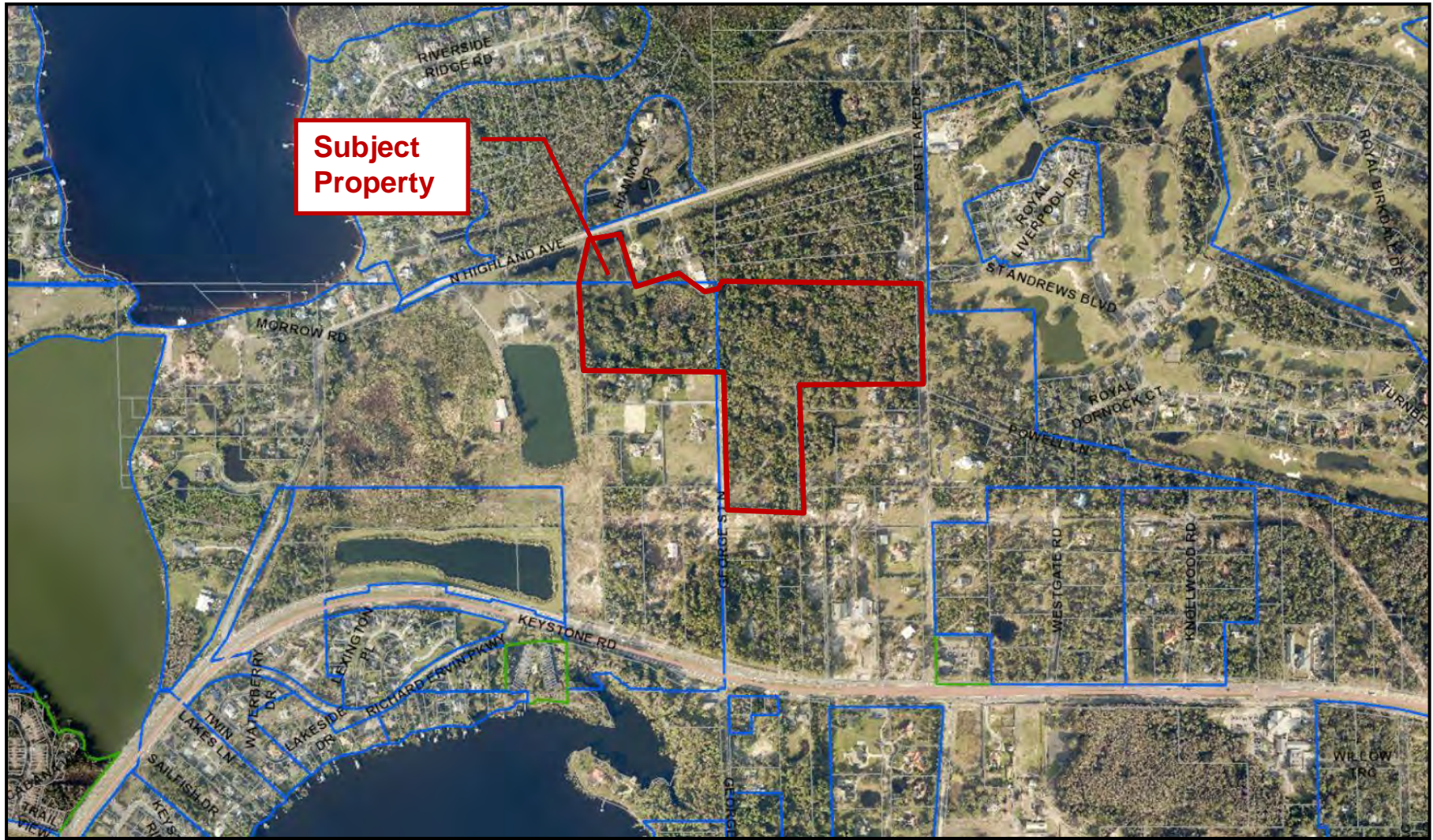
- 1) Location Map
- 2) Aerial Map
- 3) Countywide Land Use Map
- 4) Future Land Use Map
- 5) Zoning Map
- 6) City Future Land Use Designation description
- 7) Zoning district summary (Adopted Ordinance 2019-xx, not yet codified by Municode)
- 8) Application
- 9) Response to TRC Comments
- 10) Survey
- 11) Site Plan

- 12) Engineering Plan
- 13) Existing and Proposed Future Land Use Preservation Category
- 14) Wetland Preservation and Mitigation Plan
- 15) Existing and Proposed Zoning Map
- 16) Tree Survey with Overlay of Proposed Development
- 17) Conceptual Drainage Narrative
- 18) Environmental Considerations Report
- 19) Ordinance 2019-24
- 20) Ordinance 2019-25

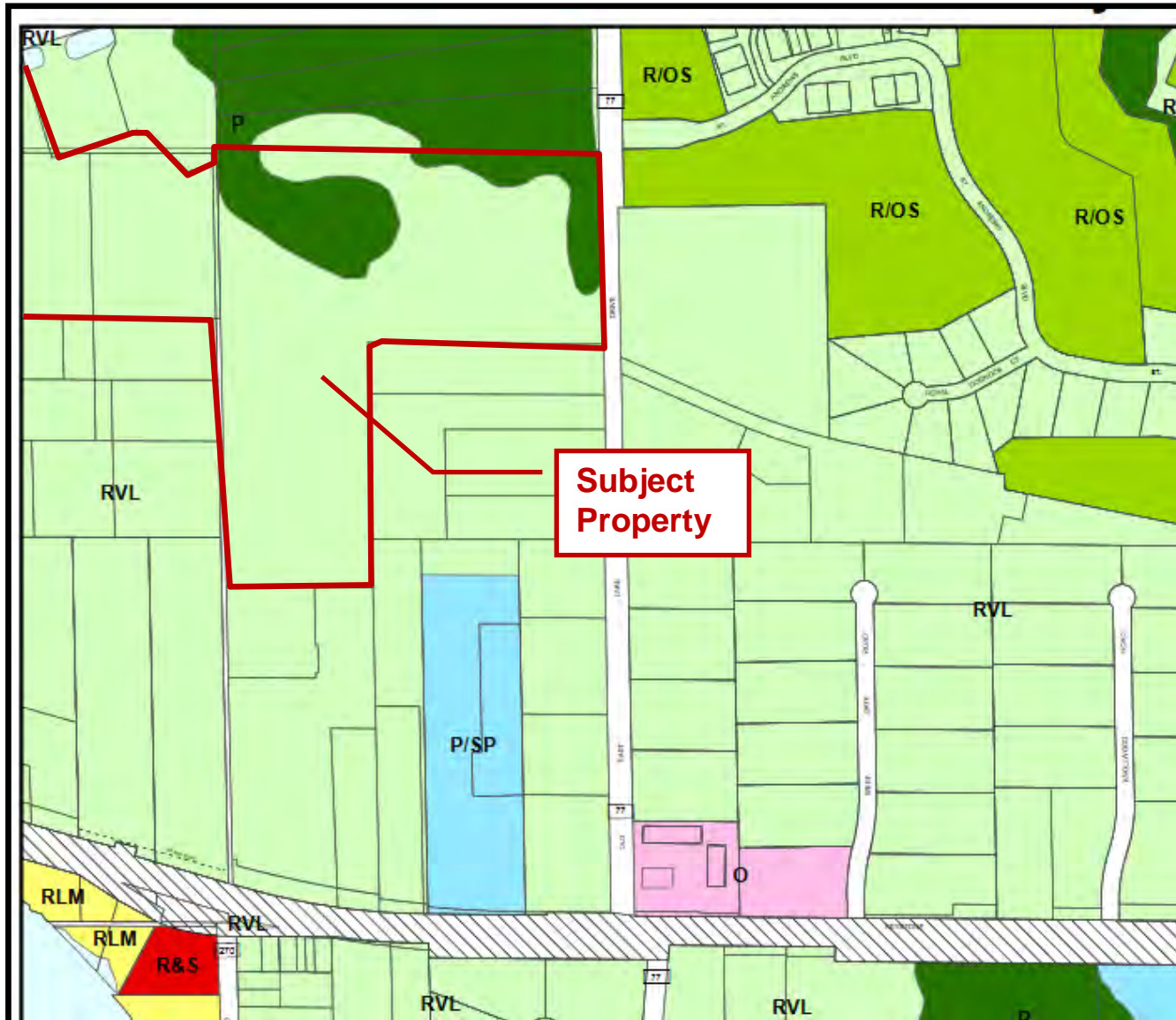
Application 18-51 and 18-52 Location Map



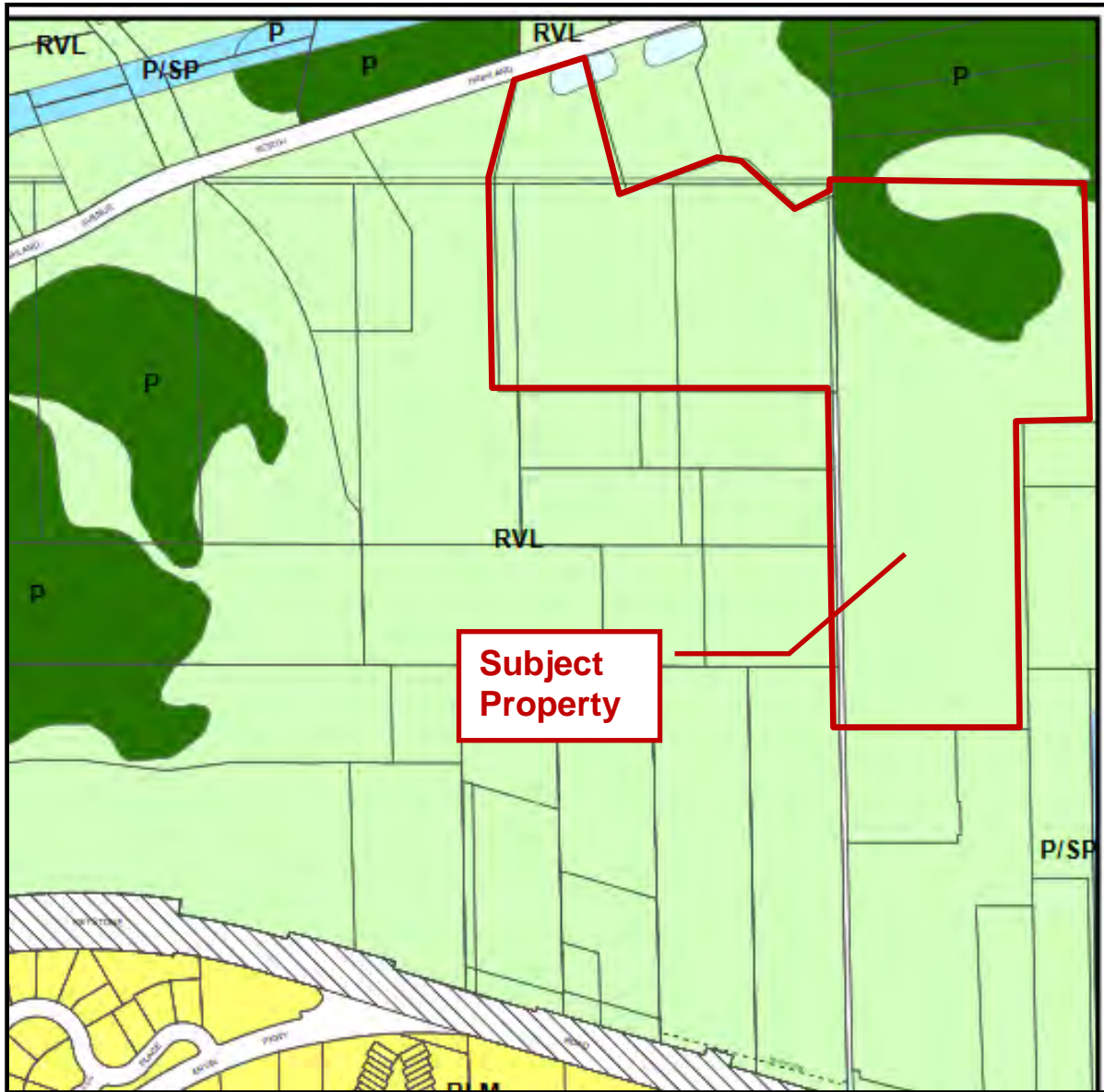
Application 18-51 and 18-52 Aerial Map



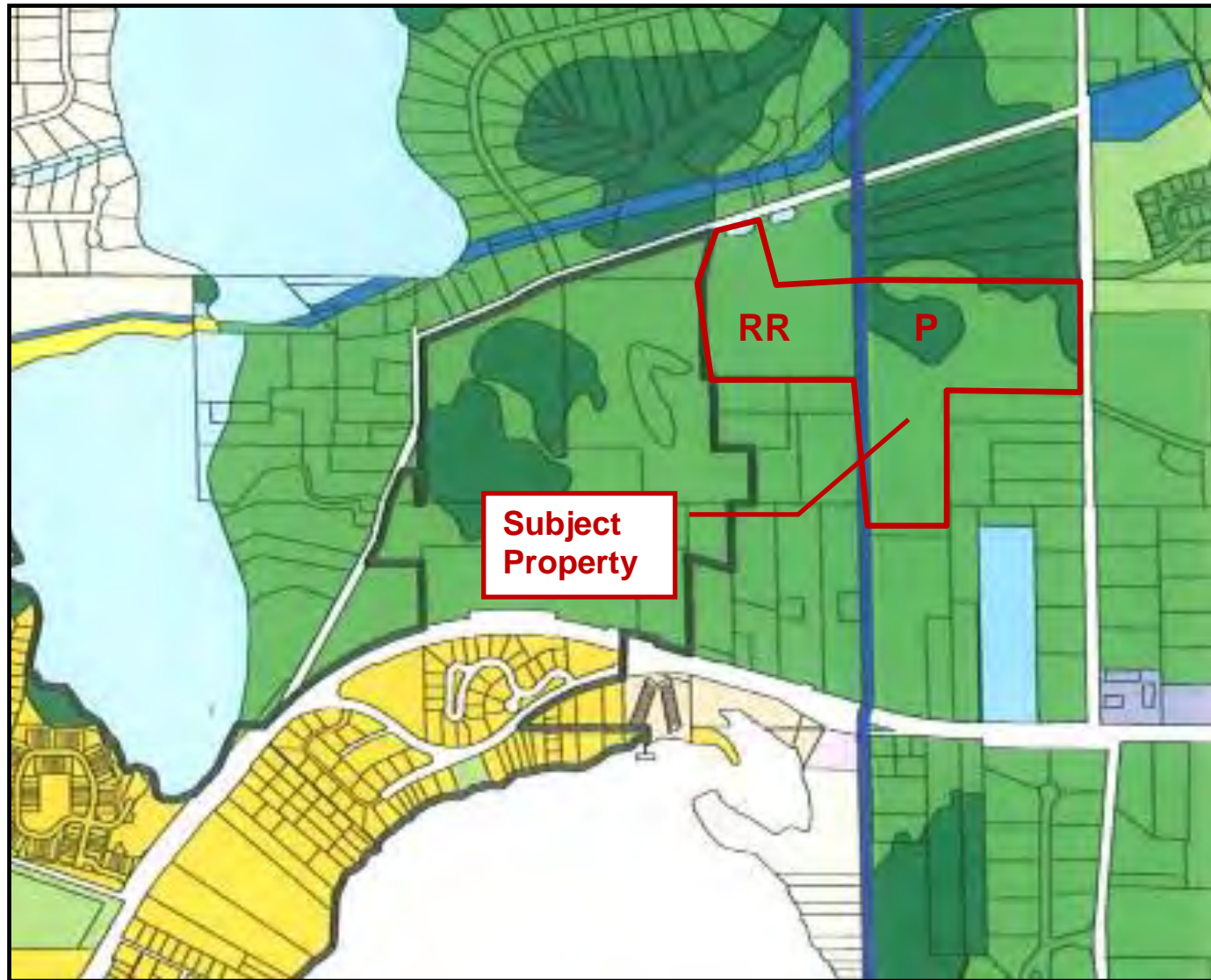
Application 18-51 and 18-52 Countywide Land Use Map (East Section 9)



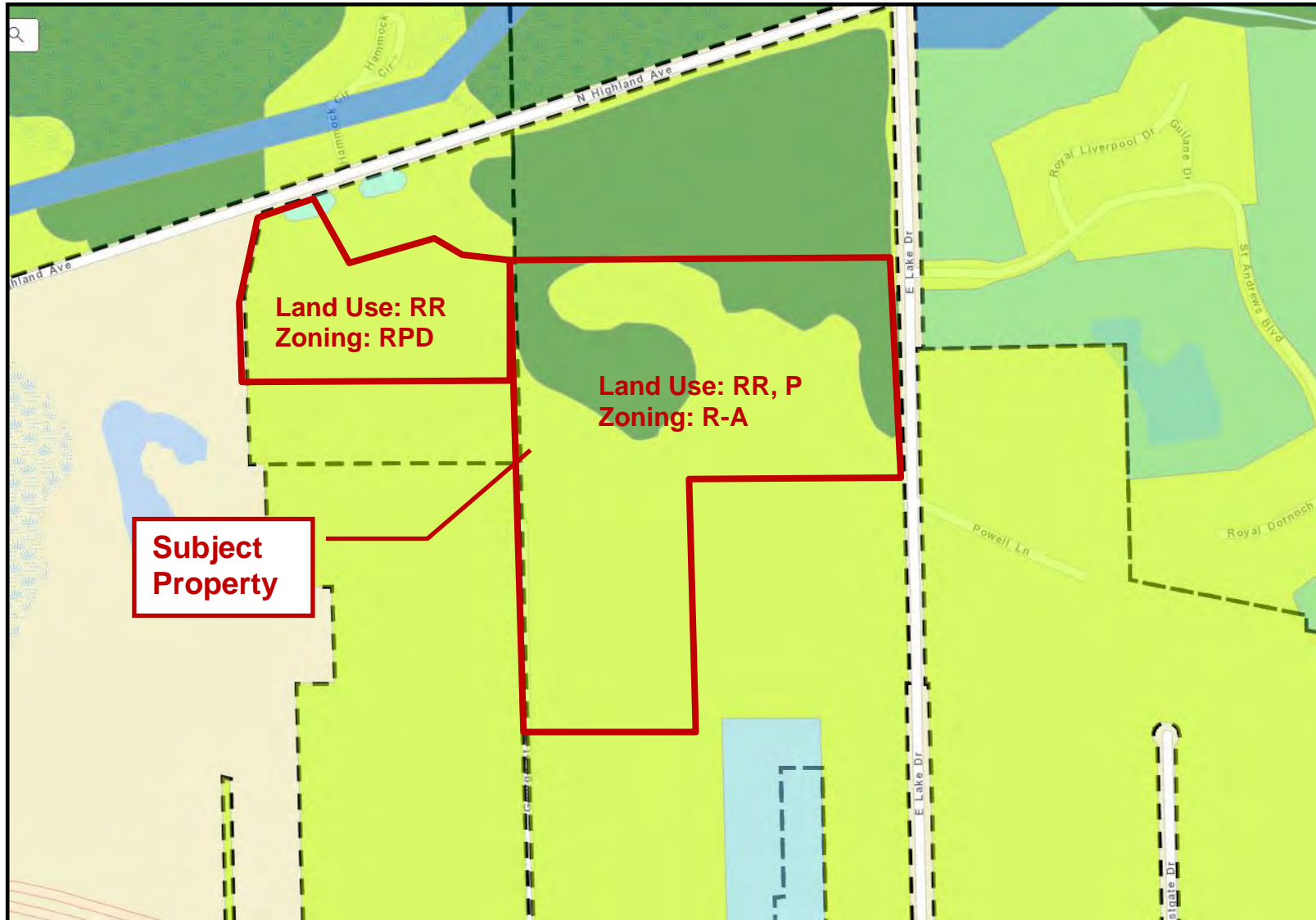
Application 18-51 and 18-52 Countywide Land Use Map (West Section 8)



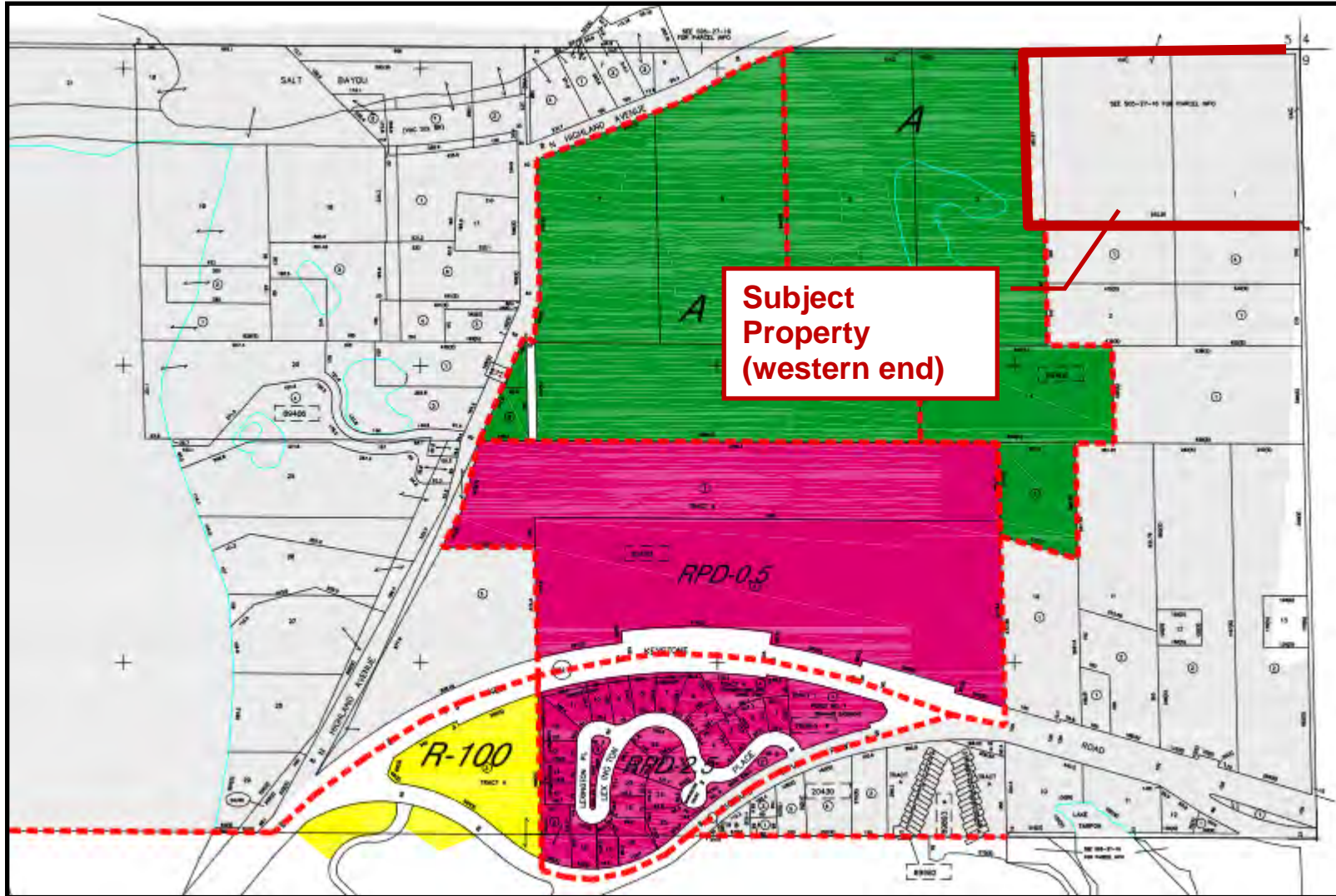
Application 18-51 and 18-52 City Land Use Map



Application 18-51 and 18-52 Pinellas County Land Use and Zoning Map



Application 18-51 and 18-52 City Zoning Map



City of Tarpon Springs Comprehensive Plan
Description of Residential Very Low Future Land Use Map Category

Policy 2.2.1 **Residential Very Low (RVL)** (0-1 unit/acre): The Residential Very Low Land Use category is intended for areas that are to be developed in a very low density residential manner. This category is generally intended to serve as a transition between open space/largely undeveloped areas and suburban residential areas.

- (a) Primary Uses - Residential
- (b) Secondary Uses - Residential Equivalent; Transportation/Utility; Institutional; Recreation/Open Space; Ancillary Non-Residential; Public Educational Facilities; Community Gardens.
- (c) Density / Intensity Standards
 - Residential Use shall not exceed one (1) dwelling unit per acre.
 - Residential Equivalent use shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at one dwelling unit per acre.
 - Non-Residential use shall not exceed a floor area ratio of .30 nor an impervious surface ratio of .60.
 - All Secondary uses will be evaluated to determine the potential for increased trip generation and the impact of the use on the mobility management system.
- (d) Acreage Limitations: The following uses shall not exceed the respective acreage threshold designated for such uses. Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum, shall require a map amendment to another land use category that permits the use(s):
 - Ancillary Non-Residential; Transportation Utility use: Shall not exceed a maximum area of three acres.
 - Institutional Use (except Public Educational Facilities, which are not subject to this threshold): Shall not exceed a maximum area of five acres.

ORDINANCE NO. 2019-18

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING ARTICLE V OF APPENDIX A, THE COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, SECTION 78.01(D)(1)(a) BY REMOVING THE TABLE AND ADDING A REFERENCE TO THE CITY OF TARPON SPRINGS COMPREHENSIVE PLAN, AND, SECTION 83.00(A) BY EXPANDING THE ABILITY TO WAIVE DESIGN REQUIREMENTS TO INCLUDE THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 78.01(D)(1)(a) of the Comprehensive Zoning and Land Development Code of the City of Tarpon Springs provides for maximum allowable residential densities, impervious surface ratios and floor area ratios as set forth in the table provided; and,

WHEREAS, the standards listed in the table provided are set forth in the City of Tarpon Springs Comprehensive Plan; and,

WHEREAS, the Board of Commissioners wishes to omit redundancy and improve clarity by removing the table and adding a reference to the City's Comprehensive Plan; and,

WHEREAS, Section 83.00(A) of the Comprehensive Zoning and Land Development Code of the City of Tarpon Springs provides for the ability of the Board of Commissioners to waive certain design requirements of a Planned Development subject to the criteria listed in Section 83.00(B); and,

WHEREAS, the Board of Commissioners wishes to expand on the available design requirements that may be considered under the waiver section while retaining the criteria under Section 83.00(B) by which waivers may be granted; and,

WHEREAS, the Board of Commissioners recognizes that such expansion would allow for orderly and efficient development patterns in the City; and,

WHEREAS, the Board of Commissioners of the City of Tarpon Springs has determined that amendments to Section 78.01(D)(1)(a) and Section 83.00(A) of Article V, Appendix A, the Comprehensive Zoning and Land Development Code, are necessary to make such changes.

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

SECTION 1. That Section 78.01(D)(1)(a) and Section 83.00(A) of Article V of Appendix A, the Comprehensive Zoning and Land Development Code, is hereby amended to read as follows:

§ 78.01 - Residential Planned Development (RPD) District.

(A) Permitted Uses

- (1) Family Care Homes (under conditions of Article IV, Special Regulation)
- (2) Multifamily
- (3) Public Parks and Recreation Facilities
- (4) Single Family Attached

- (5) Single Family Detached
- (6) Single Family Detached Cluster
- (7) Single Family Detached Zero Lot Line
- (8) Single Family Semi-Detached
- (B) Accessory Uses
 - (1) Recreation Facilities
- (C) Conditional Uses
 - (1) Churches
 - (2) Community Residential Homes
 - (3) Community Services Uses
 - (4) Congregate Care Facilities
 - (5) Day Care Centers
 - (6) Emergency Shelters, and Residential Treatment Facilities
 - (7) Home Occupations
 - (8) Nursing Homes
 - (9) Schools of General Education
- (D) Design Standards
 - (1) Minimum project size: No minimum.
 - (a) The maximum allowable residential densities, and impervious surface ratios and floor area ratios for non-residential uses are provided for the RPD district in relationship to the future land use designation as follows: shall be as provided for each Future Land Use category as listed in the Future Land Use Element of the City of Tarpon Springs Comprehensive Plan.

Future Land Use Category	Maximum FAR	Minimum ISR	Maximum Density in dwelling units per acre
Residential Suburban	.30	.60	2.5
Residential Low	.40	.65	5.0
Residential Urban	.40	.65	7.5
Residential Low Medium	.50	.75	10.0
Residential Medium	.50	.75	15.0
Residential/Office General	.50	.75	15.0

Residential/Office/Retail	.40	.85	18.0
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- (2) The maximum density is determined by the underlying land use designation of the City or countywide comprehensive plans whichever is more restrictive.
- (3) Transfers of density are allowed from one portion of the site to another in order to conserve open space provided that no real increase in density over that permitted by the applicable Comprehensive Plan occurs for the site as a whole.
- (4) Transfers of density among and between contiguous sites may be permitted by the development approval provided:
 - (a) The sites are zoned RPD;
 - (b) The sites are under unified control;
 - (c) The sites are considered as part of a single master plan;
 - (d) Later additions to an approved master plan shall cause an amendment to the previously approved plan; and
 - (e) No real increase in density over that permitted by the applicable Comprehensive Plan occurs.
- (5) An addition to an existing RPD District may be permitted provided:
 - (a) The addition is complementary and compatible with the project;
 - (b) The sites are under unified control;
 - (c) No increase in density over that permitted by the applicable Comprehensive Plan will result;
 - (d) No loss of open space occurs; and
 - (e) An amendment to the overall master plan is made and approved.
- (6) A minimum buffer area of 50 feet from wetlands, the mean high water mark of all waterbodies, and jurisdictional lines is required. In cases where jurisdictional lines do not coincide with waterbodies the most restrictive setback shall apply. This requirement does not apply to the construction of docks, gazebos, recreation areas or facilities, boardwalks, and water dependent uses. Waivers from the minimum buffer area may be considered by the Board of Commissioners provided the location, size, and intensity of the uses are clearly delineated on the site plan. The buffer shall not apply to new waterbodies designed as a part of the project for amenities or retention purposes, and man made waterbodies not tidally influenced or jurisdictional.
- (7) Open space shall be provided at the rate of 25% of the gross site acreage. However, no more than ½ of the open space requirement can consist of waterbodies, wetlands, and jurisdictional areas.
- (8) Internal and external walkways, sidewalks, and/or bicycle paths shall be provided in appropriate locations in accordance with the approved site plan. The emphasis shall be on a circulation system which provides movement between major destinations internal or external to the project, and one which is carefully coordinated with the provision of open space.
- (9) Projects which utilize a design incorporating zero lot line, cluster, multifamily, or attached dwellings shall provide a screened and secure recreational vehicle storage area, or restrict

the ownership and storage of recreational vehicles by protective covenant to those units with enclosed garages.

- (10) Private roads shall be designed in accordance with City specifications in terms of pavement width, easement width, and construction standards.
- (11) Conservation and preservation areas shall be maintained as required by local, state, and federal regulations.
- (12) Residential units shall be oriented toward internal streets and pedestrian systems, away from adjoining roads and land uses.
- (13) Prior to final plan approval, documents and other assurances satisfactory to the City shall be provided which establish the continued operation and maintenance of private common improvements and open space. These areas and facilities shall not be provided, operated, or maintained at general public expense, and will not incur future expense to the taxpayers of the City.

(E) Dimensional Regulations

- (1) The designation of all minimum yards shall be noted on the site plan.

- (2) Single Family Detached Dwellings

- (a) Minimum Lot Area = 10,000 square feet
- (b) Minimum Lot Width = 75 feet
- (c) Maximum Height = 35 feet
- (d) Minimum gross floor area = 1,200 square feet
- (e) Minimum yards:
 - 1. Front = 25 feet
 - 2. Side = 10 feet
 - 3. Corner Lot Side = 15 feet
 - 4. Rear = 20 feet

- (3) Single Family Detached Cluster Dwellings

- (a) Average Lot Area = 6,500 square feet
- (b) Minimum Lot Width = 60 feet corner lots only, no minimum for interior lots
- (c) Maximum Height = 35 feet
- (d) Minimum Gross Floor Area = 1,000 square feet
- (e) Minimum Yards:
 - 1. Front = 20 feet
 - 2. Side = 12 feet between buildings, 5 foot minimum to lot line
 - 3. Corner lot side = 10 feet
 - 4. Rear = 10 feet

- (f) Flag lots may be approved in conjunction with cluster development provided the following conditions are met:

- 1. No flag lot shall adjoin another flag lot nor share a common driveway.
- 2. They constitute no more than 20% of the cluster lot total.

3. The area occupied by the flag driveway shall not be counted toward minimum lot area.
4. The flag driveway shall be no longer than 150 feet and no less than 20 feet in width.
5. The use of flag lots is necessary to preserve significant environmental, topographical, natural, historical, or archeological features.

(4) Single Family Detached Zero Lot Line Dwellings

- (a) Minimum Lot Area = 4,000 square feet
- (b) Minimum Lot Width = 40 feet
- (c) Minimum Height = 35 feet
- (d) Minimum Floor Area = 1,000 square feet
- (e) Minimum Yards:
 1. Front = 20 feet
 2. Side = zero (0) one side, 10 feet other side
 3. Corner lots = 10 feet minimum
 4. Rear = no minimum
- (f) Maximum lot coverage = 60% excluding driveway.
- (g) A perpetual 4 foot maintenance easement shall be provided on the adjoining lot abutting the zero lot line boundary, and shall be designated on the final plat.
- (h) Roof overhangs and awnings may penetrate the maintenance easement by a maximum of 2 feet, and rain gutters shall be required.
- (i) The zero lot line wall shall be constructed without doors or windows, except clerestory windows at least 12 feet above ground level.
- (j) All zero lot lines and the corresponding building envelope shall be shown on the site plan, and so designated on the final plat.

(5) Single Family Semi-Detached Dwellings

- (a) Minimum Lot Area = 2,000 square feet
- (b) Minimum Lot Width = 20 feet
- (c) Maximum Height = 35 feet
- (d) Minimum Floor Area = 1,000 square feet
- (e) Minimum Yards:
 1. Front = 15 feet
 2. Side = 10 feet, one wall attached
 3. Corner lot side = 15 feet
 4. Rear = 10 feet

(6) Single Family Attached Dwellings

- (a) Minimum Lot Area = 2,000 square feet
- (b) Minimum Lot Width = 20 feet
- (c) Maximum Height = 35 feet

(d) Minimum Floor Area = 900 square feet

(e) Minimum Yards:

1. Front = 15 feet
2. Side = 10 feet (end lots only)
3. Corner lot side = 15 feet
4. Rear = 10 feet

(f) No more than 8 units shall be attached in a single row.

(g) To create a staggered effect, no more than 2 contiguous units shall be built with a common front building line, and the minimum difference in building setback line shall be 2 feet. To create diversity, varied facades are also encouraged.

(7) Multifamily Dwellings

(a) Minimum Floor Area = 600 square feet

(b) Minimum Lot Width = 100 feet

(c) Minimum Lot Area = 10,000 square feet

(d) Maximum Height = 45 feet

(e) Minimum Yards:

1. Front = 25 feet
2. Side and Rear = 15 feet

(f) Minimum Distance Between buildings:

1. Side facing side = 15 feet
2. Front/rear facing side = 20 feet
3. Front/rear facing front/rear = 30 feet
4. Except that an additional 5 feet for each story over 2 in the tallest building shall be required.

(8) Nonresidential Uses

(a) Minimum Lot Area = 10,000 square feet

(b) Minimum Lot Width = 100 feet

(c) Maximum Height = 35 feet

(d) Minimum Yards:

1. Front = 20 feet
2. Sides = 10 feet
3. Rear = 10 feet
4. From external perimeter streets = 35 feet

(e) Public/Semi-Public; Ancillary nonresidential uses shall not exceed a maximum area of 3 acres. Such use or contiguous like uses in excess of this threshold shall require a plan amendment.

§ 83.00 - WAIVERS.

- (A) In connection with the approval of a Preliminary or Final Development Plan, the Board of Commissioners may waive or modify any design requirement of the ~~Planned Development District with the exception of the District Dimensional Regulations~~ Land Development Code; however, in the event that a residential project, land or development is to be rezoned to a Planned Development District and such residential project, land or development was previously subject to a Development Order issued pursuant to Chapter 380.06 as a Development of Regional Impact, the Board of Commissioners may grant such waivers or modifications (including the district dimensional regulations) as are necessary to accommodate or recognize existing physical development and improvements of the project, land or development.
- (B) No waiver or modification may be granted unless one or more of the following circumstances exist:
- (1) Superior Alternatives
Where the development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.
 - (2) Protection of Significant Features
Where the waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
 - (3) Deprivation of Reasonable Use
Where the strict application of the requirement would effectively deprive the owner of all reasonable use of the land, due to its unusual size, shape, topography, natural conditions, or location; provided:
 - (a) Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
 - (b) The unusual conditions involved are not personal to, nor the result of actions of the developer or property owner or their predecessors;
 - (4) Technical Impracticality
Where strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions, or location, of the land or due to improved efficiency, performance, safety, or construction practices which will be realized; provided:
 - (a) The development will provide an alternative adequate to achieve the purposes of the requirement;
 - (b) Any unusual conditions creating the impracticality are not personal to, nor the result of, the actions of the developer or property owner or their predecessors;
 - (5) No Relationship to the Development or Its Impacts
Where all or any part of the requirement has no relationship to the development, or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved.

SECTION 2.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 3.

This Ordinance shall become effective upon final passage and adoption.

**CITY OF TARPON SPRINGS, FLORIDA
Preliminary Development Plan 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)

18-52

Name GGR Holdings LLP		Email	
Address 46 West Lemon Street			
City Tarpon Springs		State FL	Zip 34689
Phone	Fax	Cellular	

Applicant

Name Pioneer Developers of America, Inc.		Email gpstamas@pioneerhomes.us	
Address 46 West Lemon Street			
City Tarpon Springs		State FL	Zip 34689
Phone (727) 641-2472	Fax	Cellular	

Agent (if applicable)

Name Katherine E. Cole, Esq., Hill Ward Henderson		Email katie.cole@hwlaw.com	
Address 600 Cleveland Street, Suite 800			
City Clearwater		State FL	Zip 33755
Phone (727) 259-6791	Fax (727) 724-2900	Cellular (727) 644-4921	

General Information

Project Name North Lake Estates
Property Location or Address East Lake Drive at Highland Avenue
Legal Description (attach additional sheets as necessary) See attached.
Tax Parcel Number(s) See attached.

Existing Land Use & Zoning Information

Present Designations of Property		Proposed Designations for Property	
Land Use Category RR	Zoning District A-E	Land Use Category RVL	Zoning District RPD
Land Use Plan Amendment Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input type="checkbox"/> YES <input type="checkbox"/> NO	

Site Acreage:

Upland _____ Wetland _____ Submerged _____ TOTAL _____

Flood Information: [please check all that apply]

Zone X Zone X Shaded Zone AE Zone VE

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

**CITY OF TARPON SPRINGS, FLORIDA
Preliminary Development Plan Application**

NOTE: Pursuant to Section 81.00 of the Land Development Code the Preliminary Development Plan shall be processed and advertised in the same manner as a Zoning Atlas Amendment. The corresponding zoning designations shall be RPD, CPD and IPD. The Preliminary Development Plan shall expire 1 year from the date of approval unless a Final Planned Development Plan is submitted.

Proposed Land Use Information:

Residential Planned Development

Total No. of Units 44

Single Family:

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

Multi-Family:

_____ Triplex _____ Townhome _____ Other
_____ Apartment _____ Condominium

Non-Residential Planned Development

Total Non-Residential Floor Area _____

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

*Institutional: [please describe proposed use and indicate number of beds]

Proposed Development Phasing Plan: [briefly explain including timelines]

Constructed in one phase

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

- Completed application form
- \$750.00 application fee plus TBRPC fee paid prior to adoption, if applicable
- \$500.00 advertising cost for each required ad
- Proof of ownership (warranty deed, title certification, etc.)
- Completed application for Certificate of Concurrence
- Hurricane Shelter Space Impact Study, if required by Section 112.13, LDC
- Traffic Impact Study, if required by Section 112.12, LDC
- Endangered/Threatened Species Study, if required by Section 144.00, LDC
- Six (6) complete sets of plans – Preliminary Development Plans shall consist of the following minimum information:
 1. Accurate survey of boundary, existing conditions, and existing rights-of-way.
 2. Title of the project.
 3. Date, scale (1" = 60 or larger), north arrow, legend, location map.
 4. Sheet size 24 x 36 inches maximum.

CITY OF TARPON SPRINGS, FLORIDA
Preliminary Development Plan Application

5. Multiple sheets if necessary with match lines clearly shown.
 6. Total site acreage:
 - a. Upland acreage.
 - b. Submerged acreage.
 7. Existing contours at 5 foot intervals.
 8. Proposed contours at 5 foot intervals.
 9. Number and gross density of all dwelling unit types by area or phase.
 10. Approximate dimensions and location of all proposed lot lines.
 11. Designation of all proposed setbacks.
 12. Designation and/or calculation of all proposed buffers and open space.
 13. Dimensions and locations of all structures.
 14. Preliminary drainage solution.
 15. Designation of all building heights.
 16. Floor area and floor area ratio of all nonresidential uses.
 17. Preliminary landscaping details.
 18. Vehicular circulation, parking, and loading.
 19. Phasing plan including starting and completion dates for each phase.
 20. Preliminary utility plan and engineering.
 21. Flood plain designation and requirements.
 22. Preliminary architectural renderings and styles.
 23. Concurrency Impact Statement.
 24. Description of the maintenance measures for all common open space and facilities.
 25. Pedestrian circulation.
 26. Designation of all recreation facilities.
 27. Tree survey with overlay of proposed development indicating size, type, location of trees to remain and to be removed.
- 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
Preliminary Development Plan 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 GGR Holdings LLP 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>4/26/18</u>	Title Holder: <u>[Signature]</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

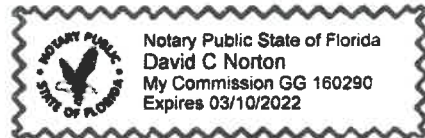
The foregoing instrument was acknowledged before me this 26 day of APRIL, A.D., 20 18 by GEORGE P. STAMAS, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: DAVID C. NORTON

Signature: [Signature]

Stamp: _____



PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 5 AND A PORTION OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST ¼ OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE

ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004' J.M.M.)

Annexation of East Lake Drive Property

Pioneer Homes (“Applicant”) proposes the redevelopment of property located generally off of East Lake Drive between Highland Avenue and Keystone Road. The owner of the Property, GGR Holdings Ltd., has purchased a portion of a single family home property and will close on April 30, 2018 on the balance of the property necessary to facilitate development. To facilitate this redevelopment, the Applicant requests that the City of Tarpon Springs annex the Property and place a future land use category of Residential Very Low (RVL) and a zoning category of Residential Planned Development on the Property. This application includes, (i) an application for Annexation, (ii) an application for land use and zoning, and (iii) a preliminary development plan application.

Annexation

The annexation of the Property will not create a municipal or County enclave. The subject property is within the City of Tarpon Springs planning area. The City engineering departments have reviewed the proposed annexation and have indicated that there are sufficient public facilities available to serve the subject property. Concurrent with the annexation, the City will place its own land use and zoning categories on the Property which are consistent with the existing County land use.

(2)

Land Use and Zoning

The proposed zoning is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan. The RVL land use category allows for one unit per acre, which is the lowest density available in Tarpon Springs and consistent with the other development in this area. It also limits the use to residential homes. There are wetlands and other water bodies in preservation areas located on the property so the residential plan development (“RPD”) category allows for the orderly development of the property and still providing for the single-family homes. The amendment will not adversely impact nor exceed the capacity or fiscal ability to provide services and is located within the city service area.

Residential Planned Development

The applicant requests approval of a concept plan associated with the RPD pursuant to the Code. Upon approval of the annexation, land use and zoning, the Applicant will finalize the development plan and submit a final development plan to the City for approval.

There are some waivers from standard code requirements that the Applicant anticipates will be necessary and the RPD language allows for the Board of Commissioners to grant such waivers. As part of the RPD approval, the applicant asks for the following waivers from specific code requirements:

1. Allowance for accessory dwelling/structures. The applicant proposes to include accessory dwellings for mother-in-law apartments on the property to allow for multi-

generational living in the neighborhood. This is a trend that is important in today's society dealing with the aging population.

2. Driveway width of 1/3 of lot frontage. The applicant proposes to modify the requirements of the driveway width as provided for in this spec plan.
 3. The applicant requests to have sidewalks on only one side of the road. Based on the design of the property as shown on the site plan, it is unnecessary to have sidewalks on both sides on such a low-density developed area.
 4. The applicant requests approval to have an accessory structure (guardhouse) monument on the private track, which would be located across a public road. This would require a right of way use permit and the permission to allow this.
 5. The applicant requests a waiver to the 50' wetland buffer requirement. The applicant shows a 25' buffer around the existing jurisdiction area but on two sides of the existing wetland, there is not enough room to provide a 50' buffer based on the proposed roadway and lot size design.
-

GENERAL NOTES

- 1. THE PROPERTY DESCRIPTION SHOWN HEREON WAS WRITTEN BY PRECISION SURVEYING & MAPPING, INC. AT THE REQUEST OF THE CLIENT.
2. EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
3. UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES AND/OR JURISDICTIONS OF LOCAL, STATE AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID REGULATIONS, ORDINANCES AND/OR JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF NORTH 01°15'04" WEST FOR THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER MIDLAND IRA, INC. 48292WC, DATED FEBRUARY 3, 2018.
7. THE CONTROL MEASUREMENTS FOR THIS SURVEY EXCEEDS THE MINIMUM CLOSURE OF 1 FOOT IN 10,000 FEET FOR COMMERCIAL PROPERTY.
8. THE LOCATION OF THE JURISDICTIONAL LINES SHOWN HEREON, REFLECTS THE LOCATION OF FLAGGING SET IN VEGETATION BY WATER RESOURCES ASSOCIATES, LLC.
9. THE FENCES SHOWN HEREON ARE NOT DRAWN TO SCALE BUT HAVE BEEN EXAGGERATED IN ORDER TO SHOW THEIR RELATIONSHIP TO THE PROPERTY LINES.
10. THE RETENTION POND, ASPHALT PAVING, UTILITY POLES AND OVERHEAD UTILITY LINES INDICATE POSSIBLE EASEMENTS.

GRID NORTH

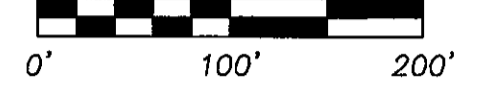
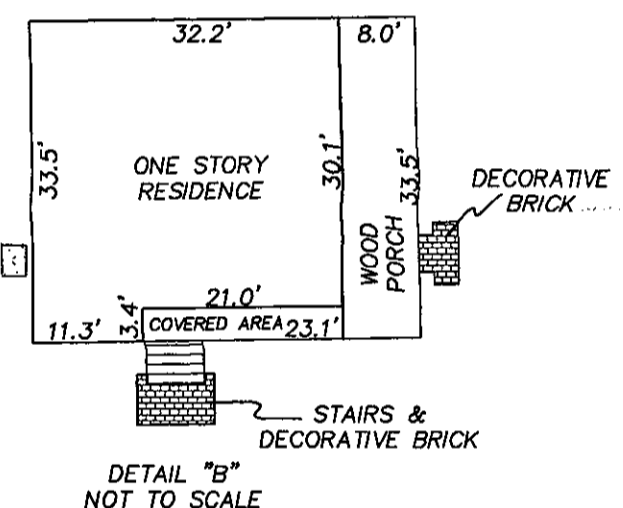
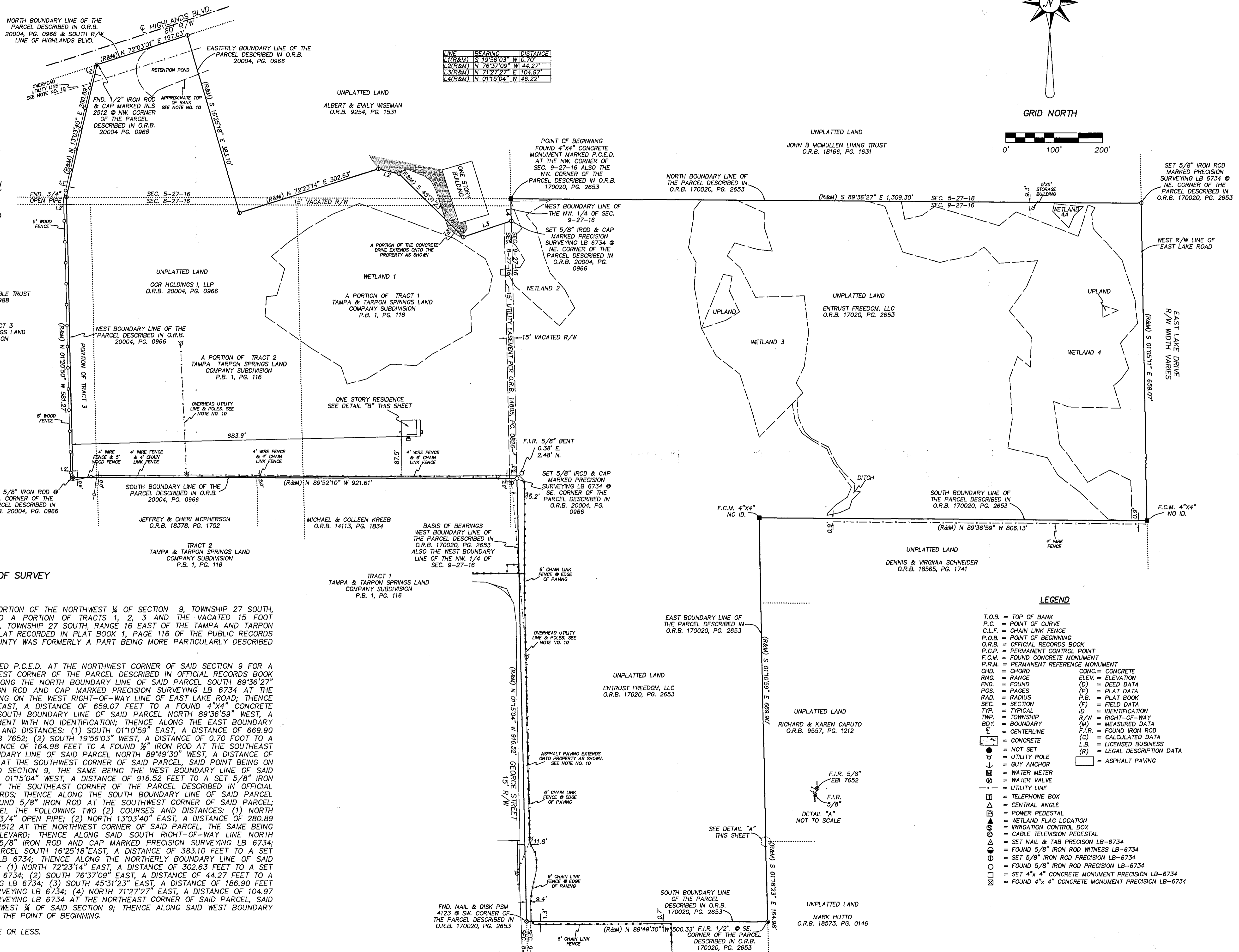


Table with columns: LINE, BEARING, DISTANCE. Contains survey data points.



PLAT OF SURVEY

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS. (CLOSES 0.004' J.M.M.)

LEGEND table listing symbols for various survey features like T.O.B., P.C., C.L.F., P.O.B., etc.

WORK ORDER NO.: 170099 FOR: GGR HOLDINGS I, LLP DATE OF SURVEY: APRIL 12, 2018 TYPE OF SURVEY: BOUNDARY

PROFESSIONAL SURVEYOR & MAPPER NO. 4452 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

Vertical sidebar containing project title 'BOUNDARY SURVEY AND WETLAND LOCATIONS FOR THE NORTH LAKE ESTATES PROJECT, PINELLAS COUNTY, FLORIDA', company name 'PRECISION SURVEYING & MAPPING, INC.', and various administrative fields like JOB NUMBER, SHEET NUMBER, FILE NUMBER, and REVISIONS.

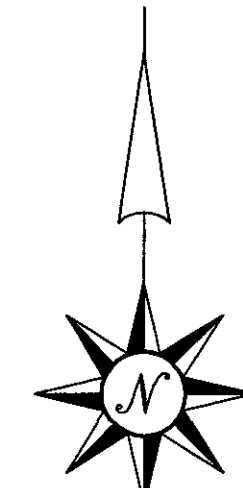
GENERAL NOTES

1. THE PROPERTY DESCRIPTION SHOWN HEREON WAS WRITTEN BY PRECISION SURVEYING & MAPPING, INC. AT THE REQUEST OF THE CLIENT.
2. EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
3. UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES AND/OR JURISDICTIONS OF LOCAL, STATE AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID REGULATIONS, ORDINANCES AND/OR JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF NORTH 01°15'04" WEST FOR THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER MIDLAND IRA, INC. 48292WC, DATED FEBRUARY 3, 2018.
7. THE CONTROL MEASUREMENTS FOR THIS SURVEY EXCEEDS THE MINIMUM CLOSURE OF 1 FOOT IN 10,000 FEET FOR COMMERCIAL PROPERTY.
8. THE LOCATION OF THE JURISDICTIONAL LINES SHOWN HEREON, REFLECTS THE LOCATION OF FLAGGING SET IN VEGETATION BY WATER RESOURCES ASSOCIATES, LLC.
9. THE FENCES SHOWN HEREON ARE NOT DRAWN TO SCALE BUT HAVE BEEN EXAGGERATED IN ORDER TO SHOW THEIR RELATIONSHIP TO THE PROPERTY LINES.
10. THE RETENTION POND, ASPHALT PAVING, UTILITY POLES AND OVERHEAD UTILITY LINES INDICATE POSSIBLE EASEMENTS.

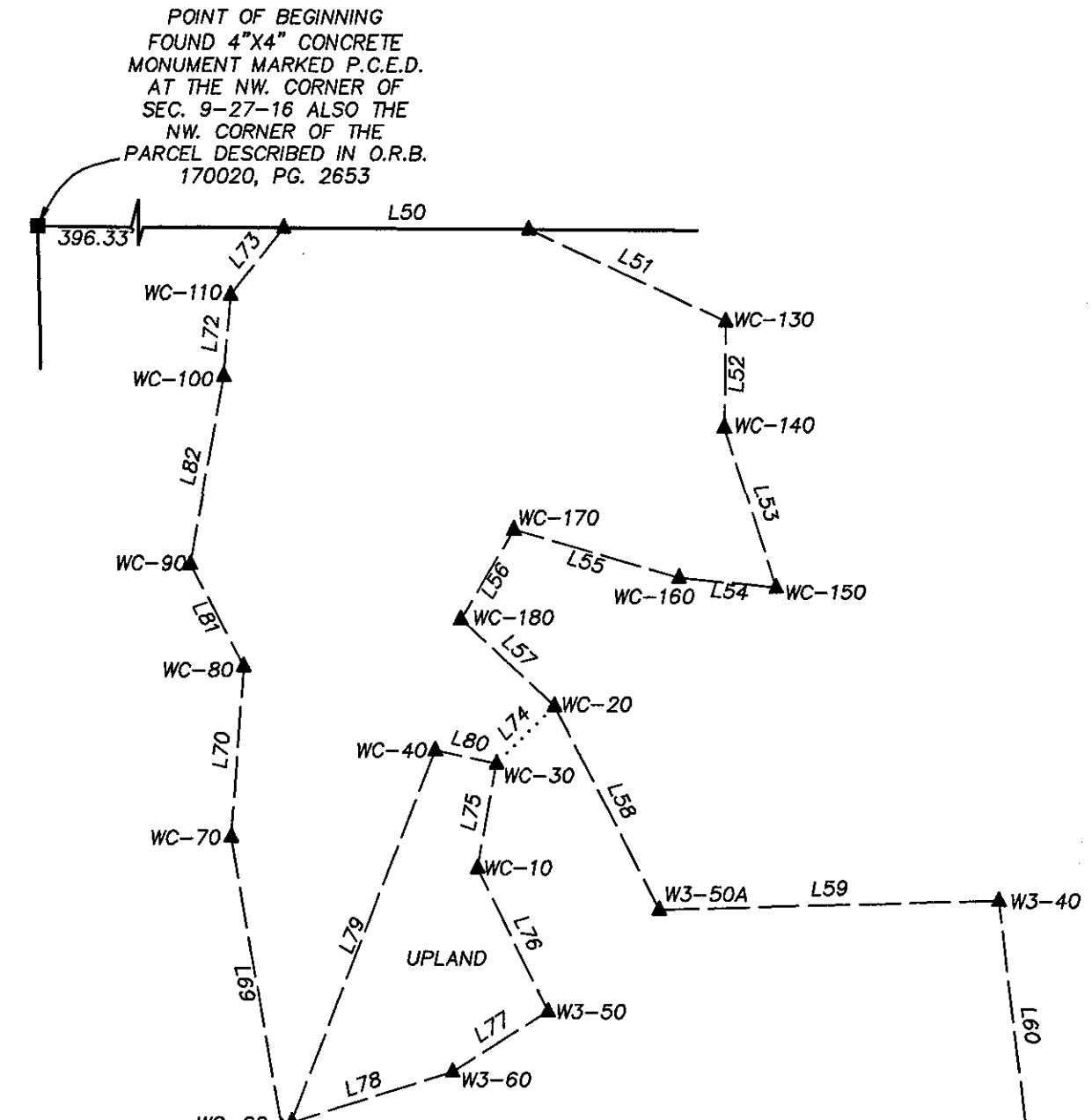
SEC. 5, 8 & 9, TWP. 27 S., RNG. 16 E.

LEGEND

T.O.B. = TOP OF BANK	CONC. = CONCRETE
P.C. = POINT OF CURVE	ELEV. = ELEVATION
C.L.F. = CHAIN LINK FENCE	(D) = DEED DATA
P.O.B. = POINT OF BEGINNING	(P) = PLAT DATA
O.R.B. = OFFICIAL RECORDS BOOK	P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT	(F) = FIELD DATA
F.C.M. = FOUND CONCRETE MONUMENT	ID = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE MONUMENT	R/W = RIGHT-OF-WAY
CHD. = CHORD	(M) = MEASURED DATA
RNG. = RANGE	F.I.R. = FOUND IRON ROD
FND. = FOUND	(C) = CALCULATED DATA
PGS. = PAGES	(L.B.) = LICENSED BUSINESS DATA
RAD. = RADIUS	(R) = LEGAL DESCRIPTION DATA
SEC. = SECTION	
TWP. = TOWNSHIP	
BDY. = BOUNDARY	
CL. = CENTERLINE	
◻ = CONCRETE	
● = NOT SET	
◊ = UTILITY POLE	
⊗ = GUY ANCHOR	
⊕ = WATER METER	
⊖ = WATER VALVE	
—○— = UTILITY LINE	
□ = TELEPHONE BOX	
◓ = CENTRAL ANGLE	
○ = POWER PEDESTAL	
◑ = WETLAND FLAG LOCATION	
◑ = IRRIGATION CONTROL BOX	
◑ = CABLE TELEVISION PEDESTAL	
◑ = SET NAIL & TAB PRECISION LB-6734	
◑ = FOUND 5/8" IRON ROD PRECISION LB-6734	
◑ = SET 5/8" IRON ROD PRECISION LB-6734	
◑ = FOUND 5/8" IRON ROD PRECISION LB-6734	
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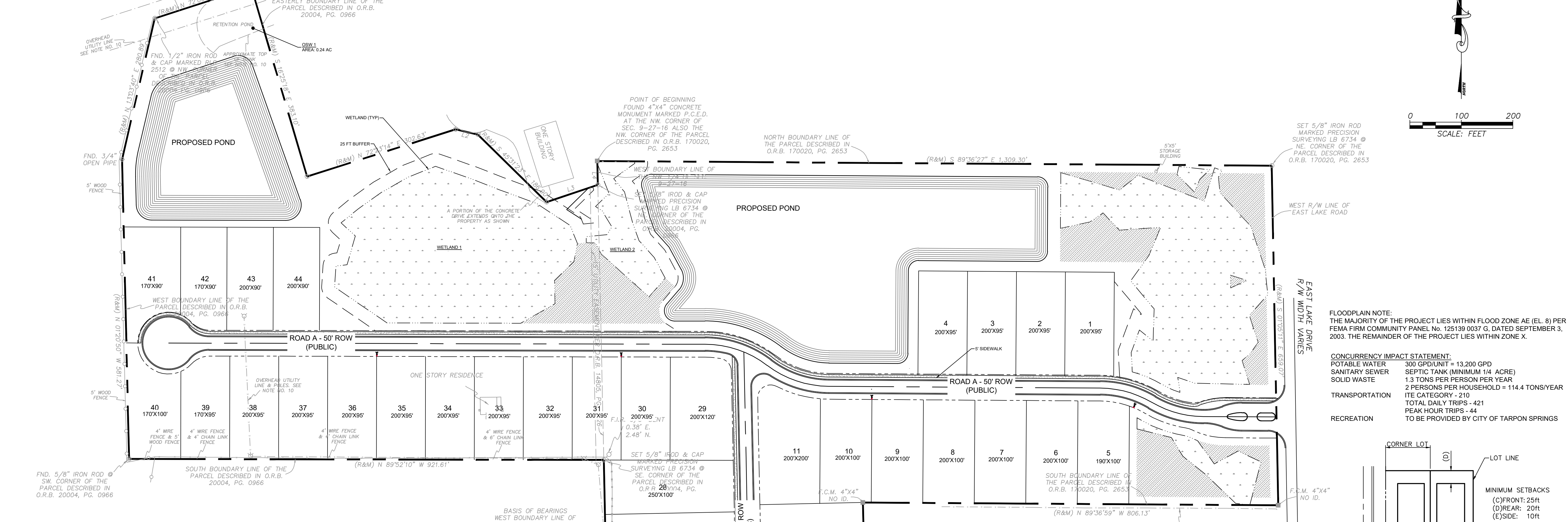
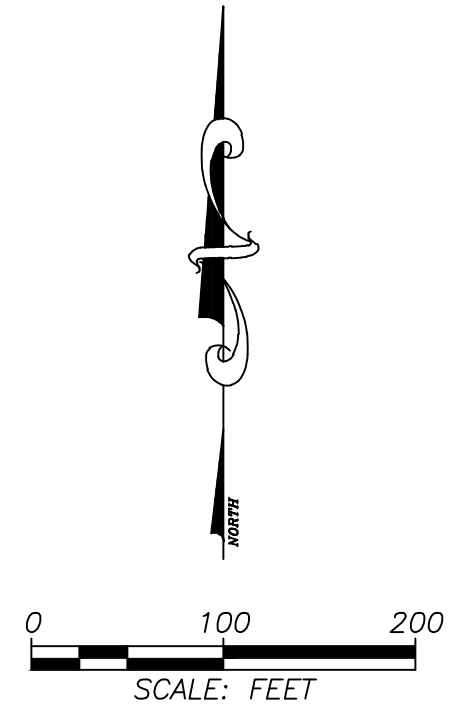


GRID NORTH



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 PLOT DATE: 11/4/2019 2:53:58 PM
 2019 WRA

NORTH BOUNDARY LINE OF THE
 PARCEL DESCRIBED IN O.R.B.
 20004, PG. 0966 & SOUTH R/W
 LINE OF HIGHLANDS BLVD.
 (R&M) N 72°01'01" E 131.03'



Waivers to RPD Standards requested

1. Allowance for accessory dwelling/structures. The applicant proposes to include accessory dwellings for mother-in-law apartments on the property to allow for multi-generational living in the neighborhood. This is a trend that is important in today's society dealing with the aging population.
2. Driveway width of 1/3 of lot frontage. The applicant proposes to modify the requirements of the driveway width as provided for in this spec plan. Max driveway width to be 36 FT.
3. The applicant requests to have sidewalks on only one side of the road. Based on the design of the property as shown on the site plan, it is unnecessary to have sidewalks on both sides on such a low-density developed area.
4. The applicant requests a waiver to the 50' wetland buffer requirement. The applicant shows a 25' buffer around the existing jurisdiction area but on two sides of the existing wetland, there is not enough room to provide a 50' buffer based on the proposed roadway and lot size design.

PROPOSED NORTH LAKE ESTATES

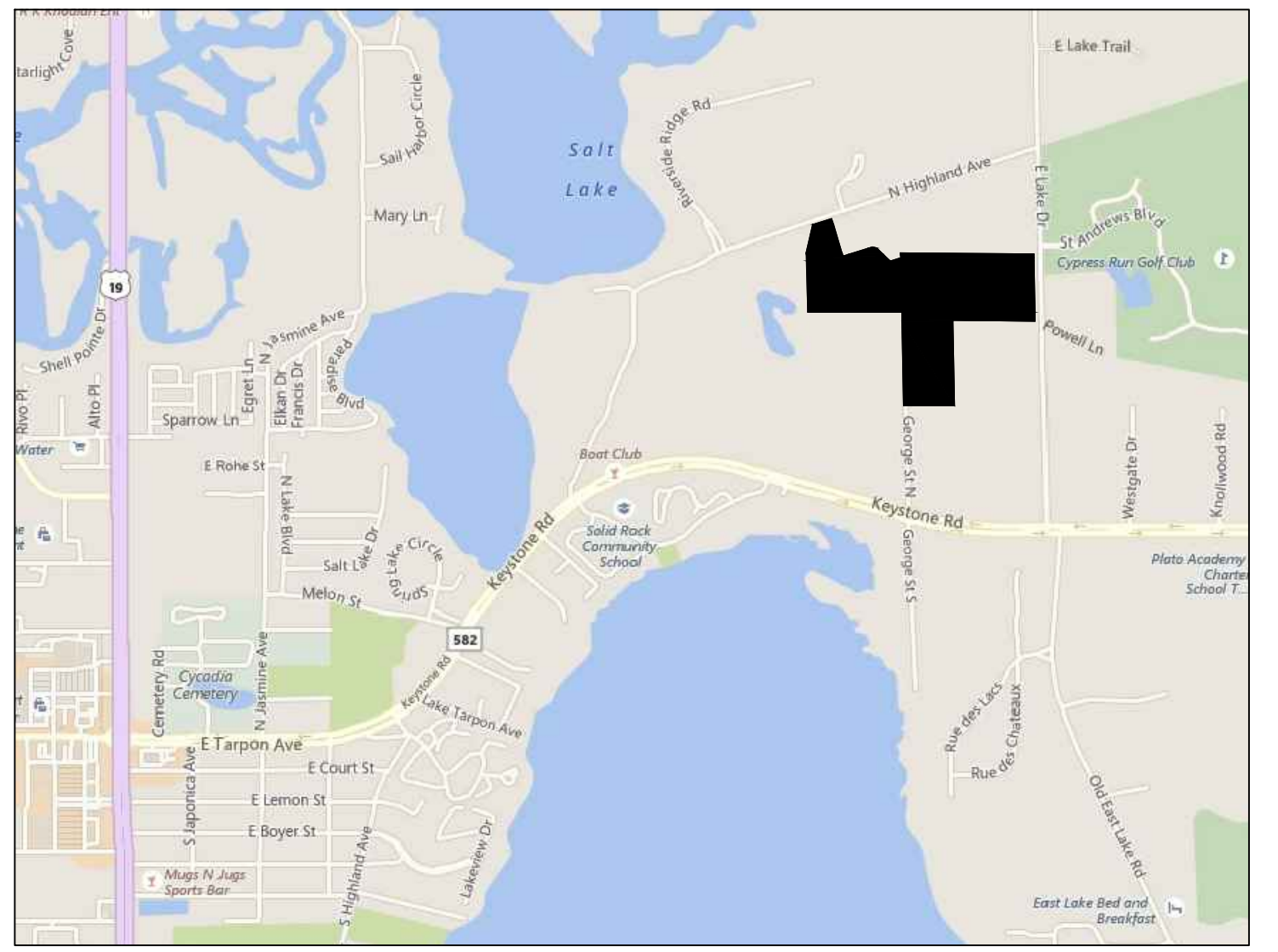
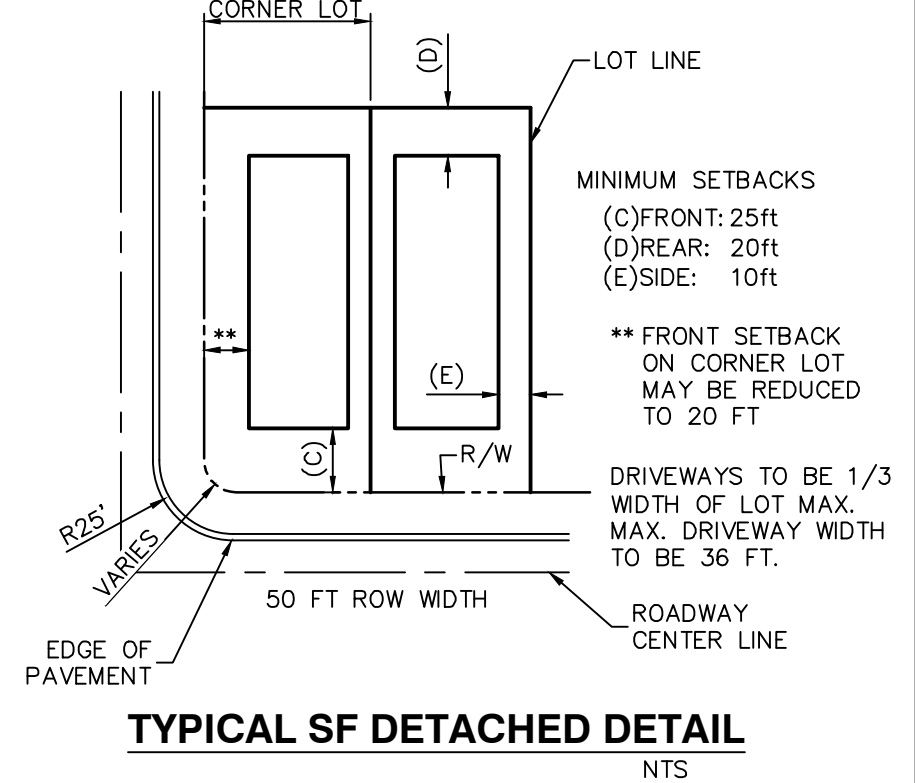
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 BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.
 (CLOSES 0.004" J.M.M.)

SITE DATA TABLE

PARCEL NUMBERS:	09-27-16-00000-220-0100 05-27-16-00000-440-0300
SITE ACREAGE:	43.54 AC
TOTAL EXISTING AREAS	
TOTAL UPLAND AREA:	35.90 AC
TOTAL WETLANDS:	7.34 AC
TOTAL OTHER SURFACE WATERS:	0.30 AC
TOTAL PROPOSED AREAS	
TOTAL UPLAND AREA:	30.17 AC
TOTAL WETLANDS:	6.95 AC
TOTAL PONDS:	6.42 AC
EXISTING LAND USE:	R/RP (COUNTY)
PROPOSED LAND USE:	RVL (CITY) / P (CITY)
EXISTING ZONING:	RA (COUNTY)
TOTAL ZONING:	RPD (CITY)
TOTAL NUMBER OF UNITS:	44 UNITS
OVERALL DENSITY:	1 DU/AC
MAX. BUILDING HEIGHT:	35'
MINIMUM FINISHED FLOOR:	9' (1' ABOVE BFE)
DEVELOPMENT STANDARDS:	
FRONT SETBACK:	AS SHOWN ON PLAN
SIDE SETBACK:	AS SHOWN ON PLAN
REAR SETBACK:	AS SHOWN ON PLAN
ARCHITECTURAL STYLE:	TO BE CUSTOM DESIGNED FOR EACH CUSTOMER
MAINTENANCE RESPONSIBILITY:	
ROADS:	PUBLIC
DRAINAGE:	HOA
WATERFIRE:	PUBLIC



VICINITY MAP

NO.	DATE	DESCRIPTION	BY
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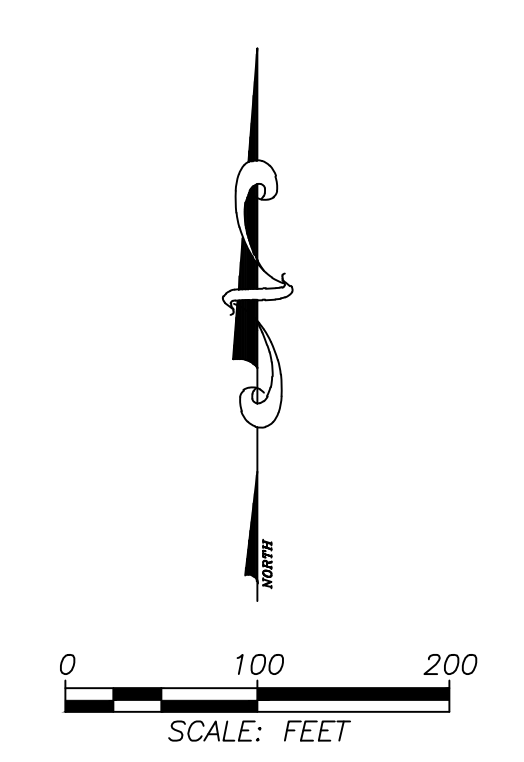
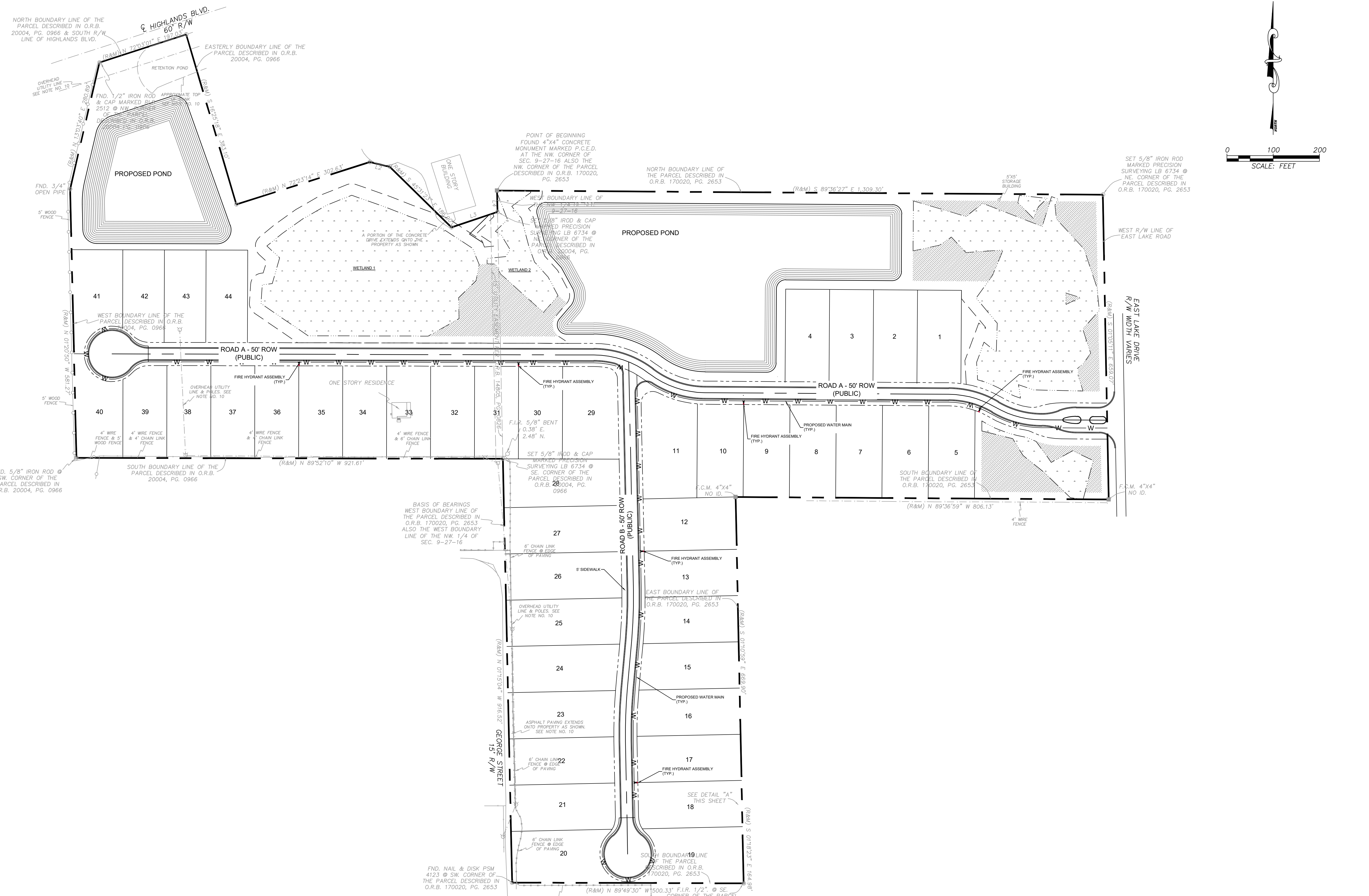
**Engineering ~ Environmental
 Water Resource**
 4260 W. Linebaugh Ave.
 Tampa, Florida 33624
 7978 Cooper Creek Blvd.
 University Park, Florida 34201
 www.wraenv.com Phone: 813.265.3130 Fax: 813.265.9721

CONCEPTUAL DEVELOPMENT PLAN

**EAST LAKE 44
 KEYSTONE ROAD**

ISSUED FOR: PERMITTING
 JOB # 1491
 RANG: 16 TOWN: 27
 DESIGNED: JAC DRAWN: JRO APPROVED: JAC
 Plot Date: 11/4/2019
 Datum: NAVD 88

2019 WRA
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REVISIONS	
NO.	DATE
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1	

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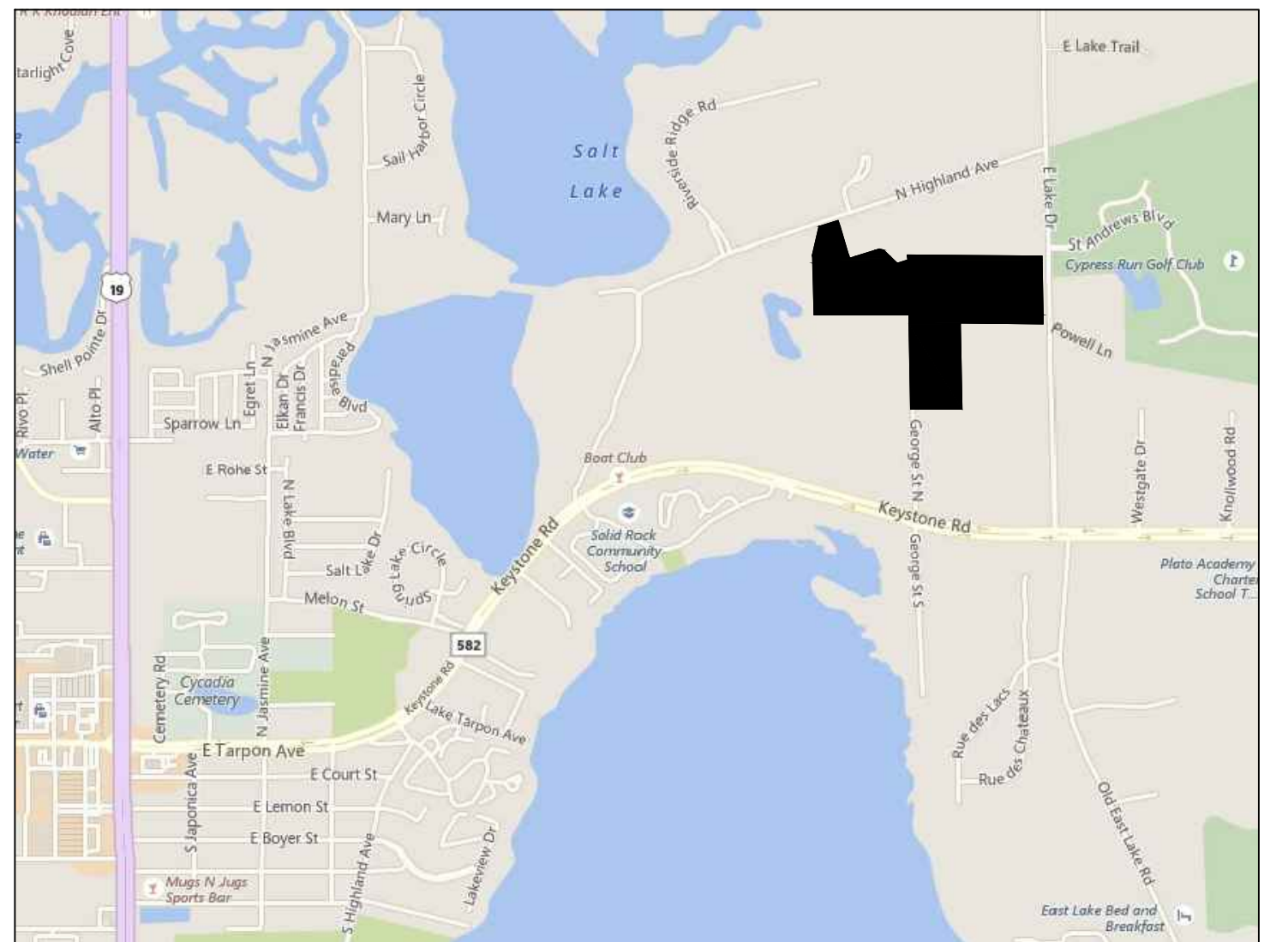
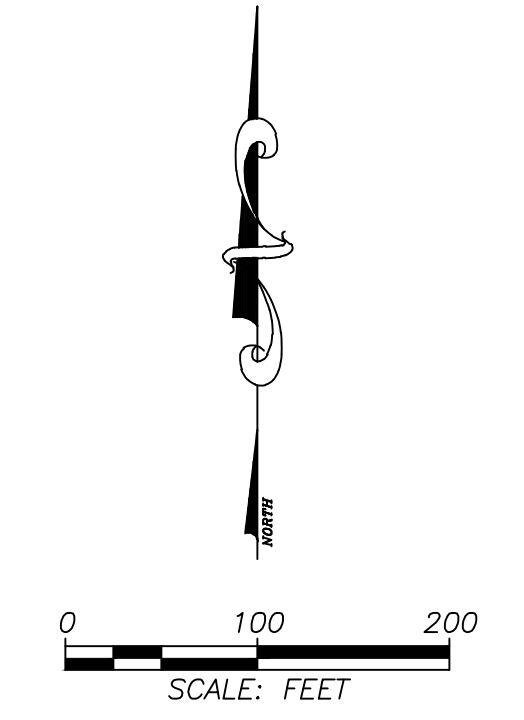
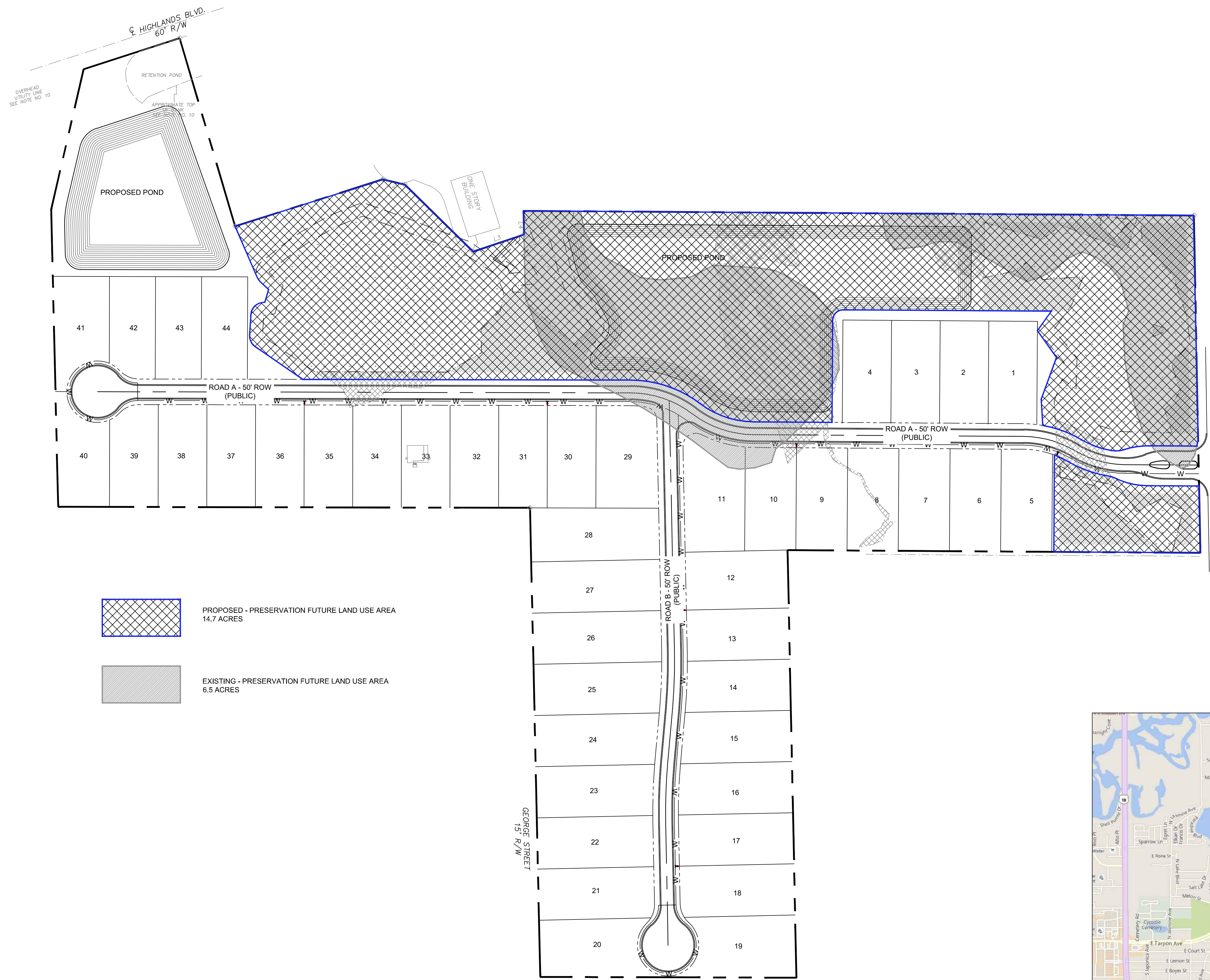


ENGINEERING PLAN

**EAST LAKE 44
 KEYSTONE ROAD**

ISSUED FOR: PERMITTING
 JOB # 1491 SEC. 9 TOWN 27 RANG. 16
 DESIGNED: JAC DRAWN: JRO APPROVED: JAC
 Plot Date: 11/4/2019
 Datum: NAVD 88
02

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NO.	DATE	DESCRIPTION	BY
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**Engineering ~ Environmental
Water Resource**

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Tampa, Florida 33624
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University Park, Florida 34201
www.wraenv.com Phone: 813.265.3130 Fax: 813.275.9721

**FUTURE LAND
USE - PRESERVATION
AREA PLAN**

**EAST LAKE 44
KEYSTONE ROAD**

ISSUED FOR: PERMITTING
JOB #: 1491

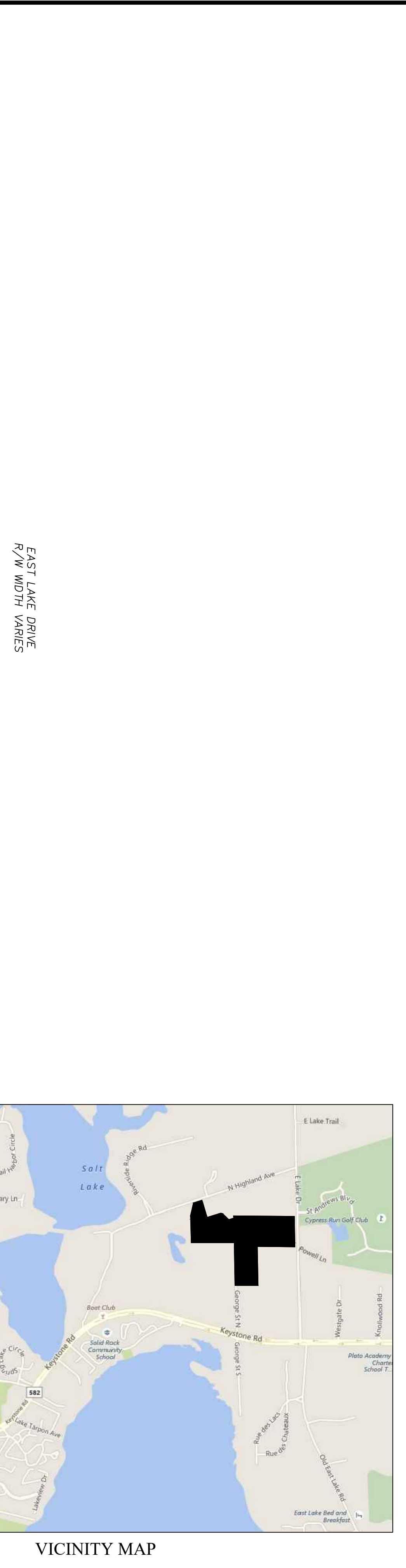
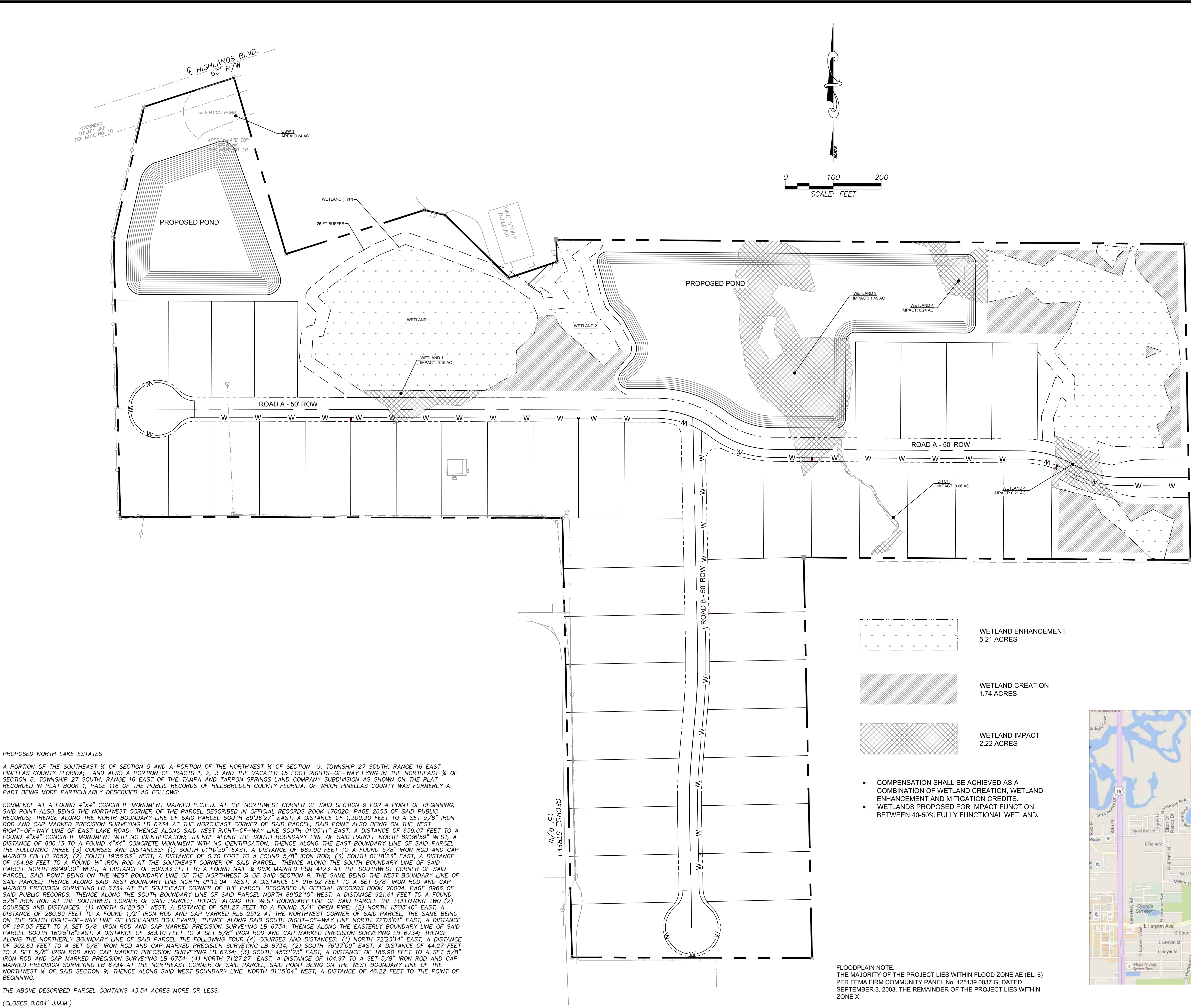
DESIGNED: JAC DRAWN: JRO APPROVED: JAC

RNG: 16 TWN: 27

Plot Date: 11/4/2019
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03

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THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004" J.M.M.)

- COMPENSATION SHALL BE ACHIEVED AS A COMBINATION OF WETLAND CREATION, WETLAND ENHANCEMENT AND MITIGATION CREDITS.
- WETLANDS PROPOSED FOR IMPACT FUNCTION BETWEEN 40-50% FULLY FUNCTIONAL WETLAND.

FLOODPLAIN NOTE:
 THE MAJORITY OF THE PROJECT LIES WITHIN FLOOD ZONE AE (EL. 8) PER FEMA FIRM COMMUNITY PANEL No. 125139 0037 G. DATED SEPTEMBER 3, 2003. THE REMAINDER OF THE PROJECT LIES WITHIN ZONE X.

REVISIONS	
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Engineering ~ Environmental Water Resource
 4260 W. Linebaugh Ave.
 Tampa, Florida 33624
 7978 Cooper Creek Blvd.
 University Park, Florida 34201
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WRA

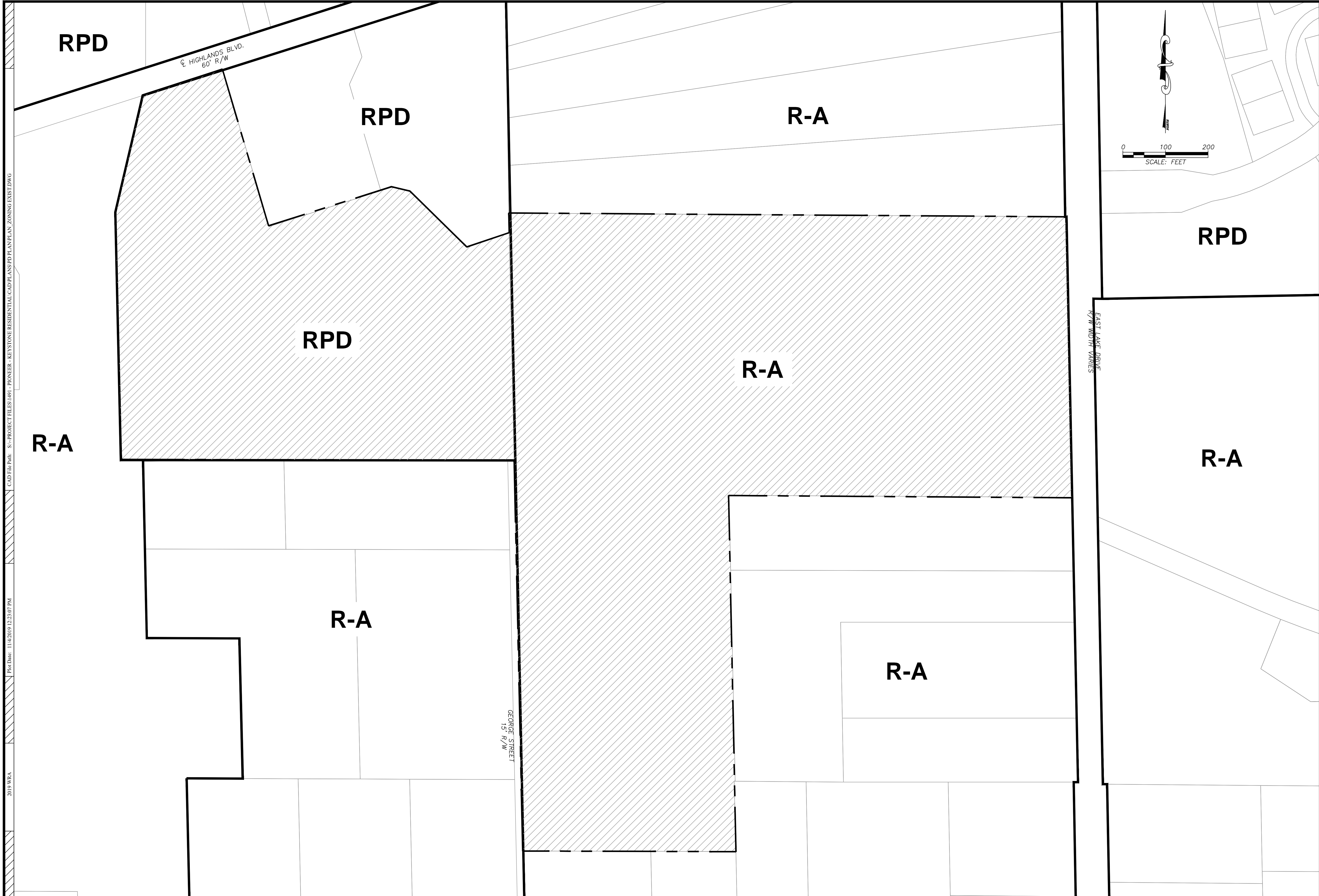
WETLAND MITIGATION PLAN

EAST LAKE 44 KEYSTONE ROAD

ISSUED FOR: PERMITTING
 JOB # 1491
 RING: 16
 TOWN: 27
 DESIGNED: JAC
 DRAWN: JRO
 APPROVED: JAC

Plot Date: 11/4/2019
 Datum: NAVD 88

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RPD

E HIGHLANDS BLVD.
60' R/W

RPD

R-A

RPD

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RPD

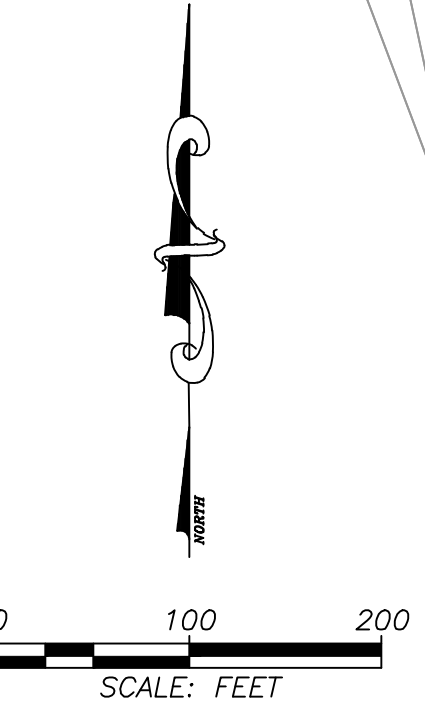
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GEORGE STREET
15' R/W

EAST LAKE DRIVE
R/W WIDTH VARIES



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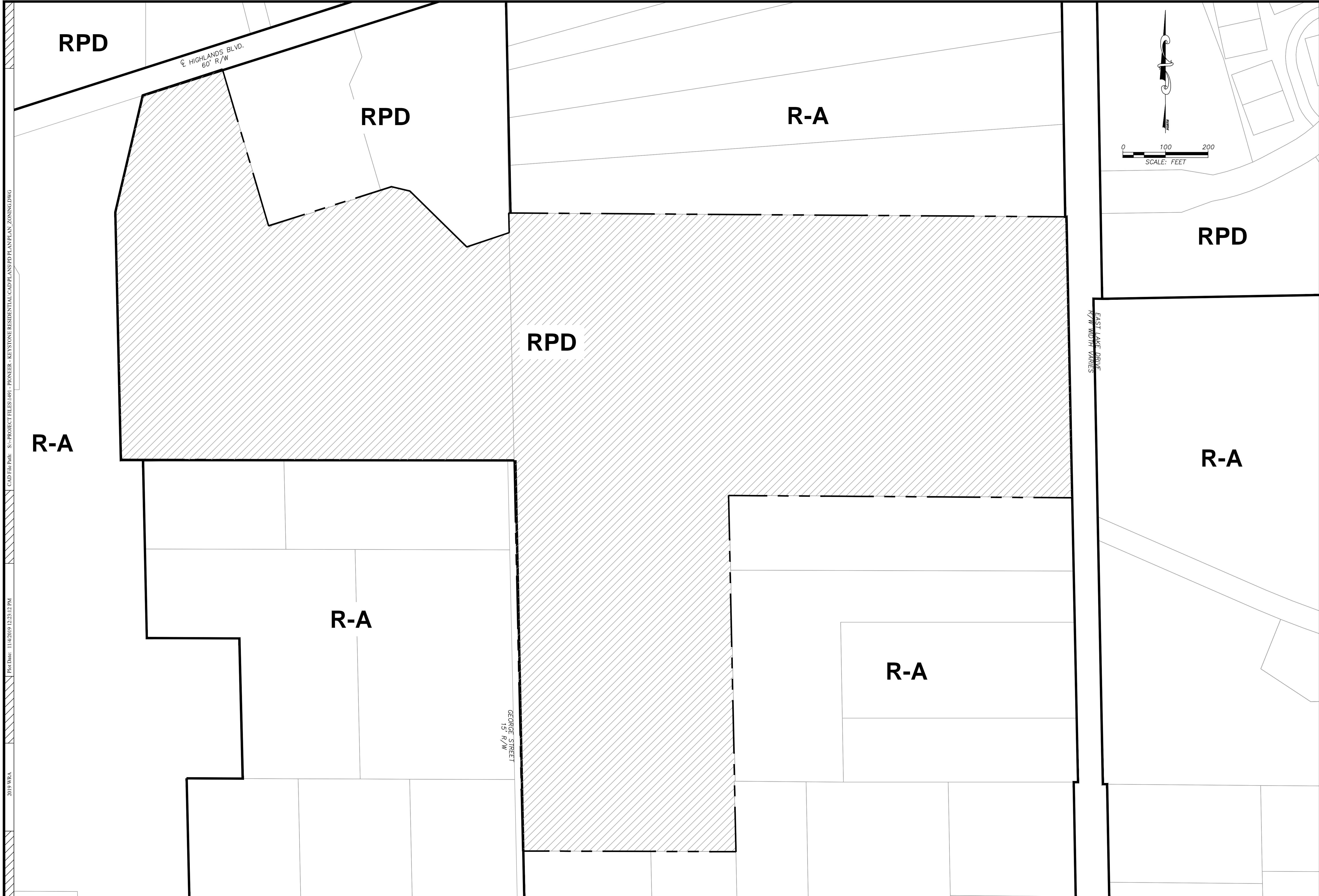
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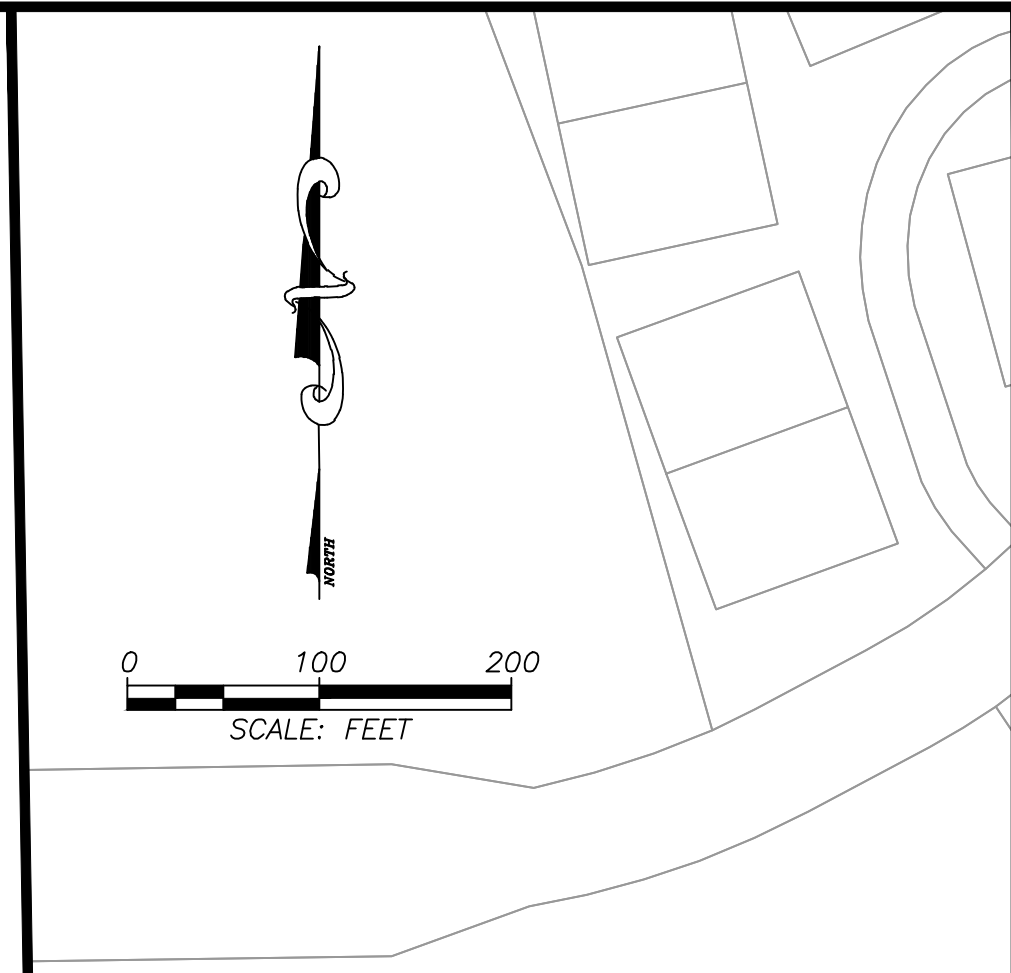
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 PLAN

EAST LAKE 44
 KEYSTONE ROAD

ISSUED FOR: PERMITTING
 JOB#: 1491 SEC: 9 TOWN: 27 RING: 16
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PROPOSED ZONING
 PLAN

EAST LAKE 44
 KEYSTONE ROAD

ISSUED FOR: PERMITTING
 JOB#: 1491 SEC: 9 TOWN: 27 RING: 16
 DESIGNED: JAC DRAWN: JRO APPROVED: JAC
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EXISTING TREES PLAN

EAST LAKE 44
KEYSTONE ROAD

ISSUED FOR: PERMITTING
JOB# E-491
RNG-16
TWN-27
SEC-9
DESIGNED: JAC
DRAWN: JRO
APPROVED: JAC
Plot Date: 11/4/2019
Datum: NAVD 88
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CONCEPTUAL DRAINAGE NARRATIVE
for
Pioneer Homes - North Lake Estates
Pinellas County, FL

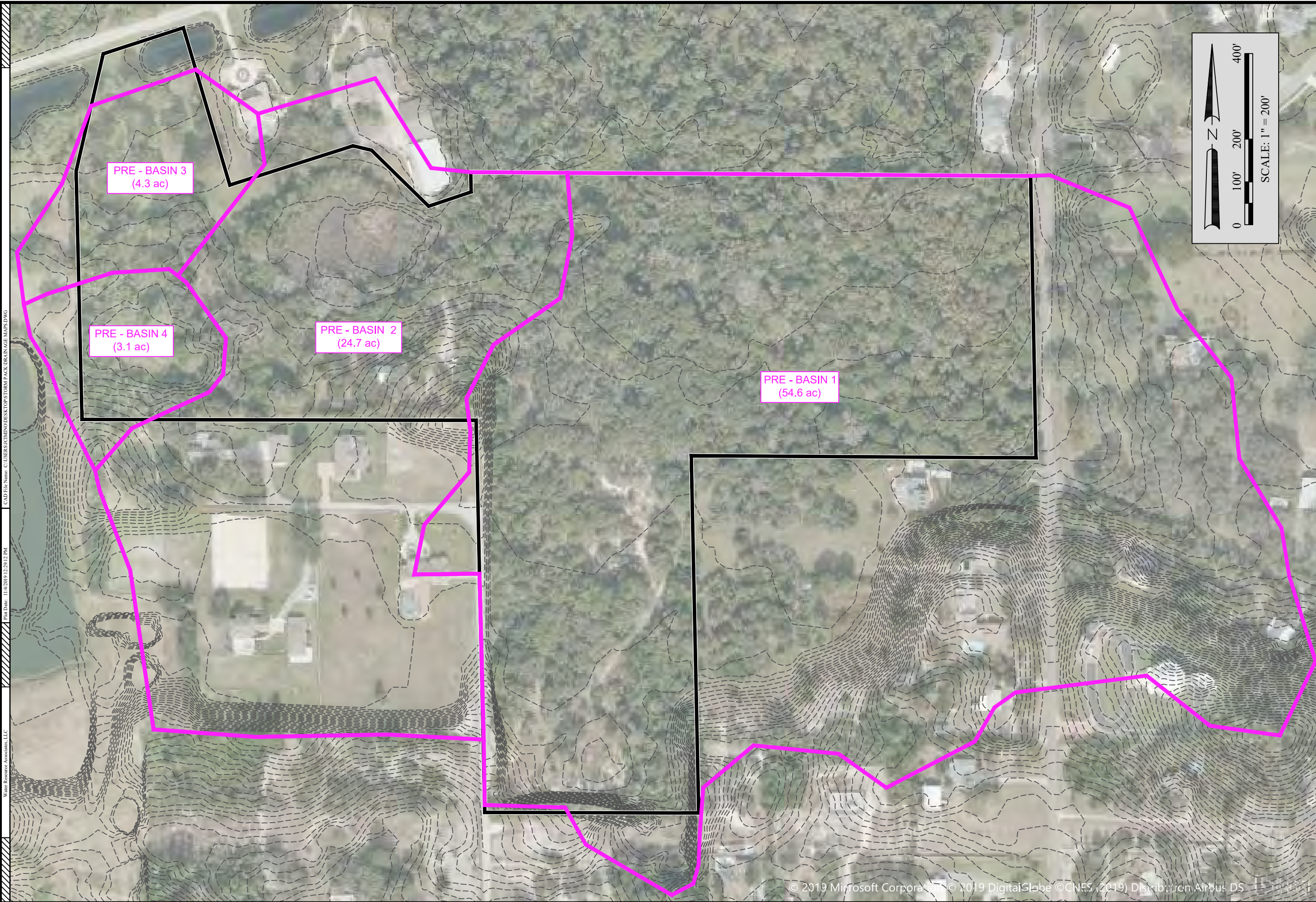
This memo is to describe the conceptual drainage design for a 43 ac +/- project on the southwest corner of East Lake North Highland Avenue in Pinellas County. The project is called North Lake Estates and includes large single family lots on public water and septic.

Pre-Existing drainage basins are shown in Figure 1, including offsite runoff. Pre-Basin 1 drains to the offsite wetland system north of the site that acts as the primary tailwater condition for the site. A 09-19-2017 SWFWMD Pre application meeting confirmed that the Anclote West Watershed Model Node ND04100 predicts a 100-year elevation of 5.37' (NAVD) at this tailwater condition, while FEMA flood map appears to incorporate the influence of a tidal surge event. Floodplain compensation is not required for the tidal FEMA floodplain but would be required for any encroachment into the 5.37 riverine elevation within this tailwater area. The proposed grading plan includes no encroachment into the riverine floodplain, therefore cup for cup floodplain compensation is not anticipated. Pre-Basin 4 discharges into a small closed basin that will be accounted for in predevelopment routing. Pre-Basin 2 discharges into a central wetland that overflows into the tailwater condition referenced above. Pre-Basin 3 discharges north into an existing pond on the property. A soils map is included in Figure 2 to show Type A spoils to the south transitioning into Type A/D soils to the north that will be incorporated into pre and post CN calculations.

Conceptual post development conditions are provided in Figure 3 and show how all offsite runoff is anticipated to be routed through/around the project site. Sizing of any offsite bypass culverts will be included in the proposed drainage calculations. Approximately 17% ponds are provided for attenuation with adequate outfall conditions downstream. Post development 25yr, 24hr discharge rates to the downstream tailwater condition will be limited to the 25yr 24hr predevelopment discharge rates, including all bypass flows. Water table conditions are within 2 ft of the existing grade, therefore wet detention permanent pool treatment is anticipated.

Detail pre and post drainage calculations will be provided with the proposed constitution plans for review to demonstrate no adverse impacts upstream or downstream.





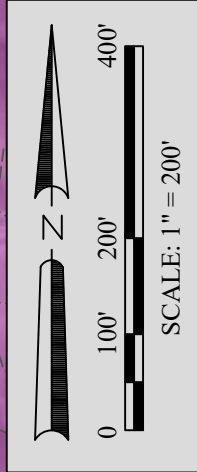
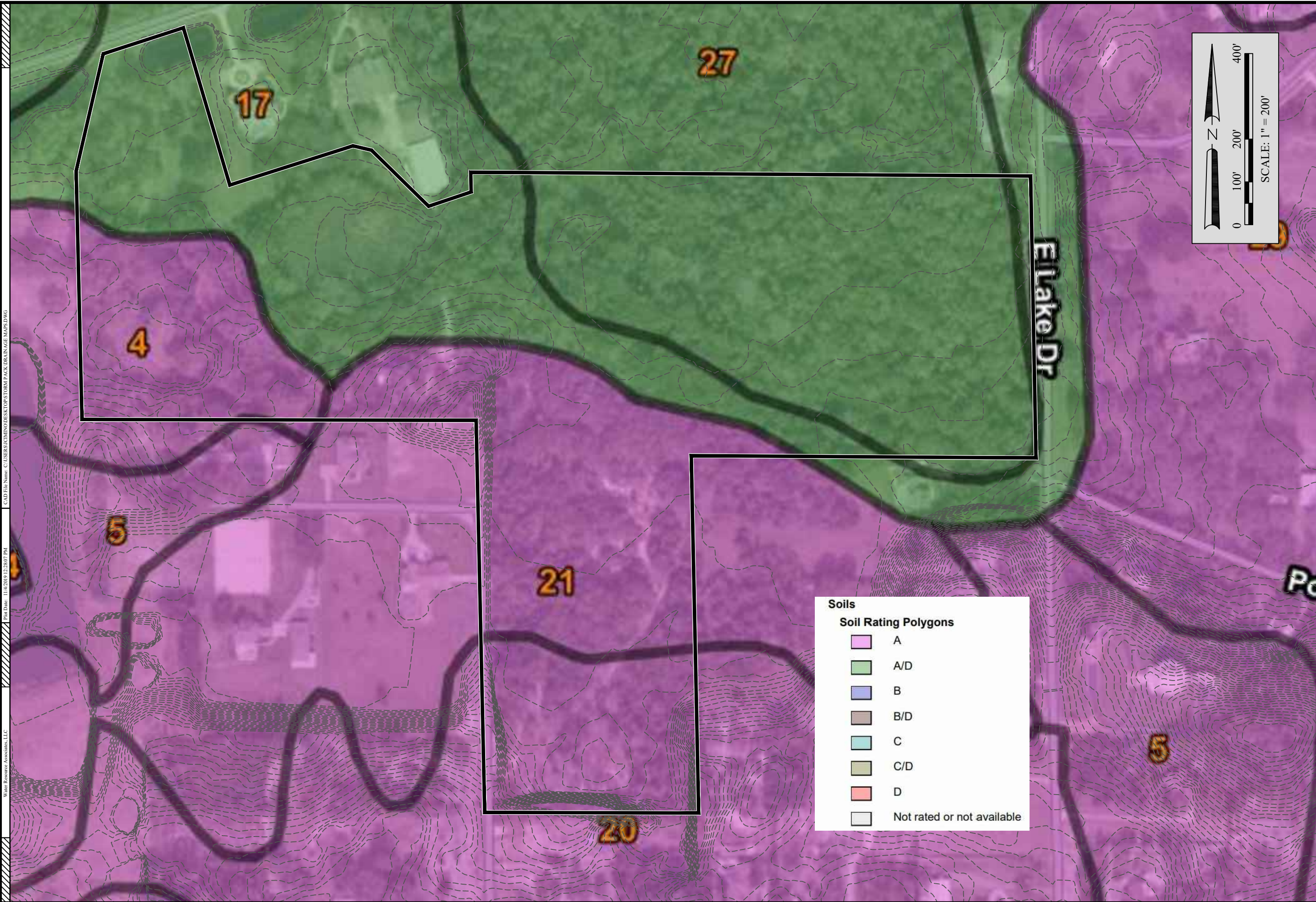
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Water Resource Associates, LLC



FIGURE 1
PRE DEVELOPMENT
DRAINAGE MAP

NORTH LAKE ESTATES

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Water Resource Associates, LLC



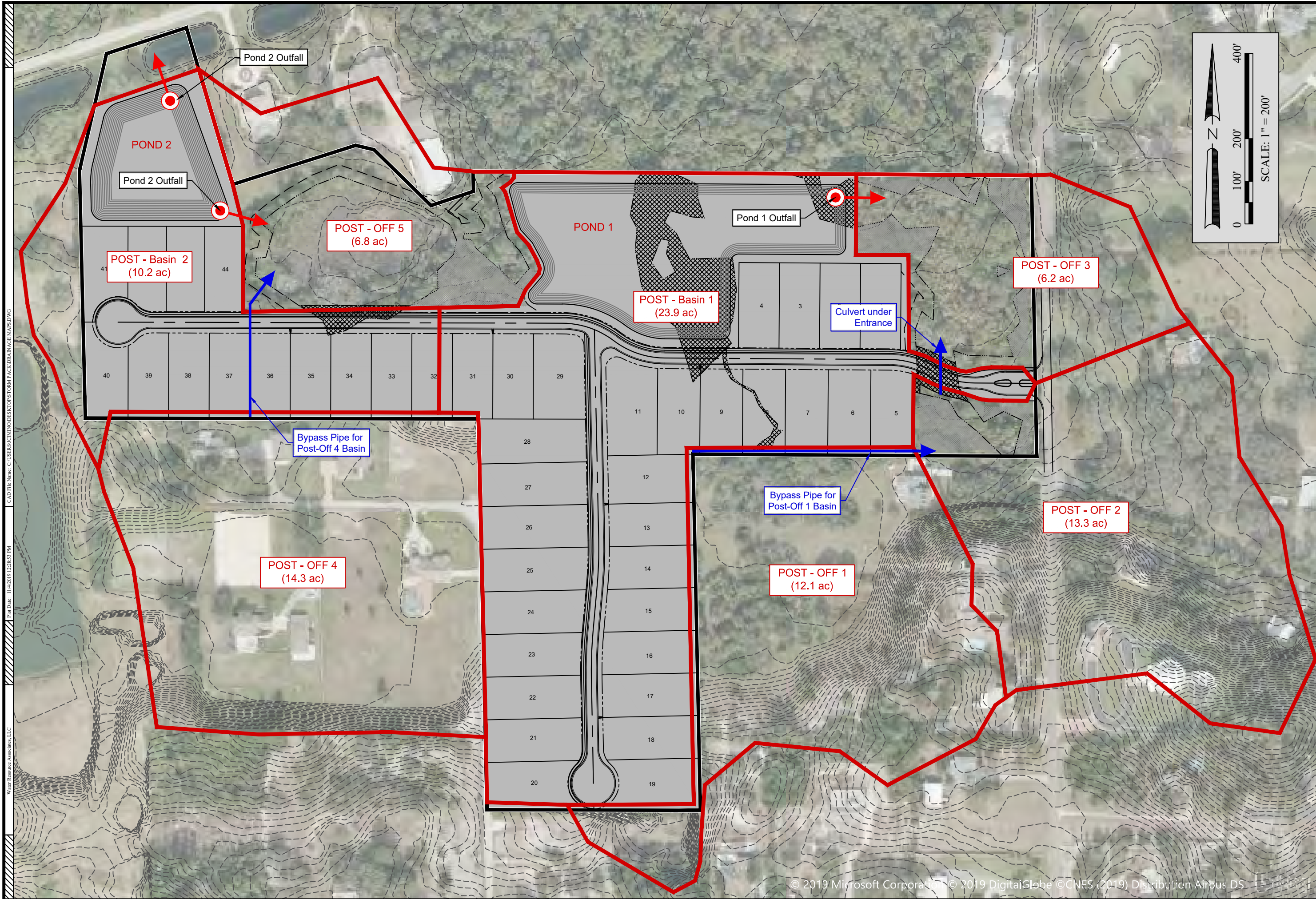
Soils	
Soil Rating Polygons	
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	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available

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Water Resources ~ Survey
4260 W. Lindebaugh Ave. Tampa, FL 33624 &
8043 Cooper Creek Blvd., Suite 210
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FIGURE 2
SOILS MAP

NORTH LAKE ESTATES



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FIGURE 3
POST DEVELOPMENT
DRAINAGE MAP

NORTH LAKE ESTATES

Environmental Considerations Report

Pioneer Homes – East Lake 44 Keystone Road Project

Prepared For:

Pioneer Developers of America, Inc.
c/o George Stamas (President)
46 West Lemon Street
Tarpon Springs, FL 34689

Submitted to:

Southwest Florida Water Management District
c/o Cliff Ondercin
7601 Highway 301 North
Tampa, FL 33637



February 13, 2018

*Environmental Considerations Report
Pioneer Homes – East Lake 44
Keystone Road Project
Pinellas County, Florida*

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Tables

Table 1: Project Wetland & Other Surface Water Impact Summary

Table 2: UMAM Summary Table

Figures

Figure 1.0 – 1941 Historical Aerial

Exhibits

Exhibit 1. Regional Location Map

Exhibit 2. Aerial Location Map

Exhibit 3. USDA-NRCS Soil Map

Exhibit 4. Florida Land Use Cover and Forms Classification (FLUCCS) Map

Exhibit 5. Wetland Impacts Map

Exhibit 6. Regional Wildlife Map

Exhibit 7. Wildlife Map

Attachments

Attachment A – Listed Species Occurrence(s) in Pinellas County, FL

Attachment B – UMAM Sheets Part(s) I & II

Contributors

Project Scientists: Matthew P. Miller, M.S., P.W.S.
Joshua C. Kohlbecker

Project Engineer: Joe Cimino, P.E.

PROJECT DESCRIPTION

The approximately 43.3 acres Pioneer Homes – East Lake 44 Project (Project) Site is located within Pinellas County, FL and can be identified through the Pinellas County Property Appraiser's Parcel ID(s): 05-27-16-00000-440-0300 & 09-27-16-00000-220-0100. These two parcels are located within Sections 5, 9 and 8, Township 27S, Range 16E. The Project site is located south of N. Highland Avenue, north of Keystone Road and west of East Lake Drive within the city of Tarpon Springs, FL. To produce a project consistent with the surrounding land uses and to meet the needs of the housing market, the developer is proposing a site with a minimum one (1) acre lot size. The surrounding land uses consist of a mix of agriculture and residential to the west and south, residential to the north and a mix of residential/golf course community to the east. Please reference **Exhibits 1 & 2** for project location.

This Conceptual Environmental Resource Permit (ERP) application shall memorialize the wetland boundary and functionality of the on-site wetlands; memorialize the wetland impacts allowable (design meets avoidance and minimization criteria) and the mitigation required to development the site in accordance with the permitted site plan. The allowable impacts will be authorized under future SWFWMD ERP Construction permits, as long as the project site plan remains largely consistent with the proposed site plan. Mitigation may utilize a wetland mitigation bank, although off-site permittee responsible or other on-site mitigation alternatives may be proposed during construction permitting without affecting the allowable impacts or avoidance and minimization.

The following assumptions were used in designing the Project and the Stormwater Management System. The proposed development plan includes a post development contributing basin of 38 acres draining to approximately 7.5 acres of ponds, or 20%. An estimate of 20% required ponds is reasonable as it is slightly conservative (above the typical 15% to 18%) to account for existing wetland storage that attenuates runoff in pre-development conditions. Ponds have been placed in logical locations that are in lower lying portions of the Project, specifically along the north perimeter adjacent to Wetland 1 and the offsite wetland north of the property. Per a pre-application meeting with SWFWMD staff on September 19, 2017, the site is not impaired and presumptive criteria may be used. However, the treatment function of the pre-existing wetlands must be recreated in post development conditions, thereby warranting 20% pond area over the more typical 15 to 18%.

ENVIRONMENTAL CONSIDERATIONS

Soils

A USDA Soil Survey Map from Pinellas County, Florida (**Exhibit 3 – USDA – NRCS Soils Map**) was used in reference to the soil data below.

Astatula soils and Urban land, 0 to 5% slopes (4), (approx. 4.7 ac.)

This soil unit is characterized as having excessively drained soils commonly found on broad ridges. This soil type is associated with high-density residential developments, commercial buildings, streets, highways, parking lots, and other types of impervious ground cover. Slopes can range from 0 to 1 percent. Under natural conditions, the depth to seasonal high water table is usually more than 6 feet. Ecological communities typical of this soil type include longleaf pine-turkey oak hills.

Astatula soils and Urban land, 5 to 12% slopes (5), (approx. 0.1 ac.)

This soil unit is characterized as having excessively drained soils commonly found on broad ridges. This soil type is associated with high-density residential developments, commercial buildings, streets, highways, parking lots, and other types of impervious ground cover. Slopes can range from 5 to 12 percent. Under natural conditions, the depth to seasonal high water table is usually more than 6 feet. Ecological communities typical of this soil type include longleaf pine-turkey oak hills.

Myakka soils and Urban land (17), (approx. 11.4 ac.)

This soil unit is characterized as having poorly drained soils commonly found within flatwood communities. This soil type is associated with high-density residential developments, commercial buildings, streets, highways, parking lots, and other types of impervious ground cover. Slopes can range from 0 to 1 percent. Under natural conditions, the depth to seasonal high water table is apparent at a depth of ½ to 1 ½ feet from June through November. Ecological communities typical of this soil type include South Florida flatwood habitats.

Paola and St. Lucie soils and Urban land (20), (approx. 4.4 ac.)

This soil unit is characterized as having excessively drained soils commonly found on ridges. This soil type is associated with high-density residential developments, commercial buildings, streets, highways, parking lots, and other types of impervious ground cover. Under natural conditions, the depth to seasonal high water table is usually more than 6 feet. Ecological communities typical of this soil type include sand scrub.

Paola and St. Lucie soils and Urban land, 5 to 12% slopes (21), (approx. 9.1 ac.)

This soil unit is characterized as having excessively drained soils commonly found on ridges and side slopes. This soil type is associated with high-density residential developments, commercial buildings, streets, highways, parking lots, and other types of impervious ground cover. Slopes can range from 5 to 12 percent. Under natural conditions, the depth to seasonal high water table is usually more than 6 feet. Ecological communities typical of this soil type include sand scrub.

Samsula muck, frequently ponded, 0 to 1% slopes (27), (approx. 13.6 ac.)

This soil unit is characterized as having very poorly drained soils commonly found within swamps and depressional areas. This soil type is associated with high-density residential developments, commercial buildings, streets, highways, parking lots, and other types of impervious ground cover. Slopes can range from 0 to 1 percent. Under natural conditions, the depth to seasonal high water table is apparent from 2 feet above the surface to a depth of 1 foot from June through October. Ecological communities typical of this soil type include freshwater marshes and ponds.

Land Use

The land use categories reviewed on this project area were evaluated by WRA using the Florida Land Use, Cover and Forms Classification System (FLUCCS) (Florida Department of Transportation, January 1999) as a guideline. **The wetlands and uplands located on-site have been disturbed by legal historical uses both on-site and adjacent activities. Additionally, since the site is located in close proximity to existing residential development, there is little opportunity for land management to attempt to restore these areas to high quality uplands. Therefore, we have classified these wetlands and uplands habitats as**

moderate/low quality based on the disturbances and presence of invasive/exotic vegetation that is found throughout. See below land use description for details.

Additionally, due to a lack of significant cover of pine trees and the dominance of hardwood trees (specifically oaks) throughout these habitats, these areas are classified as Mixed Hardwoods instead of Hardwood-Conifer Mixed.

A WRA Environmental Scientist used the Southwest Florida Water Management District's (SWFWMD) 2011 Land Use Map as a baseline combined with field verified, ground-truthed habitat types observed during the wildlife survey. The boundaries that are shown on the Land Use map contain estimated acreages (**Exhibit 4 – Land Use Map**).

The land use/communities identified within the project site are: *Residential Low Density (FLUCCS 110)*, *Open Land (FLUCCS 190)*, *Mixed Hardwoods (FLUCCS 438)*, *Ditch/OSW (FLUCCS 5110)*, *Reservoir (FLUCCS 534)*, *Mixed Wetland Hardwoods (FLUCCS 617)* and *Freshwater Marsh (FLUCCS 641)*.

Residential Low Density (FLUCCS 110), (approx. 3.1 ac.)

This area of the Project site is located in the northwest portion of the property. The area consists of approximately 3.1 acres of maintained, upland grass vegetation types that make up the adjacent properties residential yards. Multiple large, well-established live oak (*Quercus virginiana*) are scattered throughout the area as well as several non-native, ornamental species previously installed for landscape purposes.

Open Land (FLUCCS 190), (approx. 9.4 ac.)

Located throughout the west-central and southern portions of the property, this community type primarily consists of large portions of open areas with minimal canopy species such as live oak and/or cabbage palms (*Sabal palmetto*). The shrub layer density is minimal, with sporadic wax myrtle (*Myrica cerifera*) and saw palmetto (*Serenoa repens*) specie(s) occurrences throughout. The herbaceous layer, when present, consists of small areas of upland grasses, such as bahia grass (*Paspalum notatum*) scattered throughout areas of bare sand. Observations made, particularly to the south, confirmed that these areas are being used as dirt paths/routes for recreational off-road activities.

Mixed Hardwoods (FLUCCS 438), (approx. 23.7 ac.)

The Mixed Hardwood community type observed throughout the Project site make up the largest portion(s) within the Project boundaries. These communities are found throughout the west, central, eastern and southern portions of the site. Dominated by large canopy species such as live oak, laurel oak (*Quercus laurifolia*) and cabbage palm. The shrub stratum is occupied by several vegetative species typical of this community such as wax myrtle and saw palmetto. Brazilian pepper (*Schinus terebenthifolia*) dominates the majority of these areas, particularly within the central portions and the areas directly adjacent to the onsite wetlands. The herbaceous/ground cover vegetative layers were minimal in species diversity, primarily due to the dense over-story of the Brazilian pepper. Groundcover consisted primarily as leaf debris/litter with sparse occurrences of St. Augustine grass (*Stenotaphrum secundatum*), saw palmetto and/or cabbage palm saplings.

Ditches (FLUCCS 510), (approx. 0.1 ac.)

Located in the east-central vicinity of the Project and continuing offsite to the south, a small upland cut

drainage ditch was observed. The ditch starts in the south and flows north, eventually discharging into Wetland 3. Several drainage related structures, particularly drainage pipe connections were observed along/throughout the ditch. The fringe and canopy growth located along the entirety of the ditch is dominated by a highly dense coverage of Brazilian pepper with some minimal occurrences of torpedo grass (*Panicum repens*).

Reservoir (FLUCCS 534), (approx. 0.1 ac.)

Within the northwestern portion of the Project and immediately adjacent to the south of N. Highland Avenue, a small portion of an upland cut pond/landscape feature is present within the Project's boundaries. The pond consists entirely of open surface waters with an absence of any vegetation established within the interior or along the perimeter of the pond. The surrounding adjacent community type (Residential Low Density) is considered to be a portion of the current residence's yard/lawn. Observations made on site confirm that the pond and the surrounding area has been regularly mowed and maintained for aesthetic value. Since the pond was constructed after 1984, it is assumed to either be exempt from permitting or a part of a permitted Stormwater Management (SWM) System.

Mixed Wetland Hardwoods (FLUCCS 617), (approx. 4.3 ac.)

Throughout the northern and central portions of the site, four (4) low quality wetland communities were observed and are present within the Project's boundaries. Over time, these wetland areas have been significantly altered as evident by the various types of fill material found while conducting exploratory soil pits during the assessments. This randomly placed fill and other disturbances were created prior to permitting, and likely have resulted in creating these wetland areas. Additionally, the adjacent bay swamp system has been altered since at least 1941 due to clearing activities for the installation of large transmission lines and roadways.

These 4 mixed wetland hardwood communities all share similar vegetative compositions dominated primarily in the canopy layers by red maple (*Acer rubrum*), laurel oak, cabbage palm and multiple bay tree species. Similar to the upland mixed hardwoods previously described, the shrub layer is largely dominated by a Brazilian pepper understory with minimal to moderate amounts of wax myrtle, saltbush (*Baccharis halmifolia*) and saw palmetto. Due to the overshadowing caused by the dense Brazilian pepper within the shrub stratum, minimal to no presence of groundcover species was observed. In areas where groundcover has emerged, observations of several rushes (*Juncus spp.*), sedges (*Carex spp.*) and lizard's tail (*Saururus cernuus*) were present within the low quality wetlands.

Freshwater Marsh (FLUCCS 641), (approx. 2.6 ac.)

This moderate quality freshwater marsh community is located in the northwestern portion of the Project site and is clearly shown as a depression lake in the 1941 aerial (please reference **Figure 1.0 – 1941 Historical Aerial**). Even as early as 1941, the Project site, and specifically the freshwater marsh, were impacted, being severed by the construction of an unpaved roadway.

Figure 1.0 – 1941 Historical Aerial



Sourced from: <http://ufdc.ufl.edu/aerials/map>

The interior of this wetland is dominated by Virginia willow (*Itea virginica*) with moderate amounts of cinnamon fern (*Osmundastrum cinnamomeum*), cattails (*Typha spp.*), red maple and common duckweed (*Lemna minor*). The fringe and surrounding adjacent communities of the freshwater marsh are dominated by laurel oak, Virginia willow, cinnamon fern and Brazilian pepper. Minimal portions of the marsh, particularly to the south, were inhabited by several sedge species such as white-top sedge (*Dichromena colorata*). Minimal observations of torpedo grass and several rush species were present, however, these observations were in low abundance.

FISH, WILDLIFE, LISTED SPECIES AND THEIR HABITAT

A WRA Environmental Scientist conducted a desktop review of available published information from federal and state online database. Data collection consisted of literature review of existing sources for information useful in identifying the occurrence or potential occurrence of wildlife species listed as T, E or SSC (collectively recognized as listed species), as defined by U.S Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission FWC. In addition, the presence of designated critical habitat and/or vegetative communities and land uses with the potential to support listed species was evaluated. The literature review included, but was not limited to, the following sources SWFWMD FLUCCS, USDA NRCS Web Soil Survey, FWC Bald Eagle and Waterbird Colony databases, and the Florida Natural Areas Inventory (FNAI) Pinellas County Tracking List. Additional resources, such as the FNAI Field Guides and Rare and Endangered Biota of Florida Series, were used to evaluate habitat and vegetative community requirements for those species potentially occurring within the proposed project corridor.

On the dates of January 16, 17, 26 and 29 of 2018, WRA scientists performed onsite habitat assessments of the Project site that included conducting meandering pedestrian and vehicular transects of at least 15% of each of the habitat types present throughout the site. These assessments and surveys were performed in order to determine the presence, and/or lack of, of protected wildlife species (**Attachment A – Listed Species Occurrence in Pinellas County, Florida**) and their associated habitat types occurring in close proximity and/or within the Project boundaries. Based on the data researched and obtained from the desktop analysis, the following species, in particular, were to be surveyed for on the property; gopher tortoise (*Gopherus polyphemus*), Eastern indigo snake (*Drymarchon corais couperi*), Short-tailed snake (*Lampropeltis extenuata*), Sherman’s fox squirrel (*Sciurus niger shermani*), wood stork (*Mycteria*

americana), bald eagle (*Haliaeetus leucocephalus*) and other wading birds, though all appropriate species were considered. A species action determination has been established for each of the species based on the guidelines presented within the **Species Action Determination Key** below. Please also reference **Exhibits 5 & 6** regarding the locations of any known listed species documented onsite and/or within close proximity to the Project.

Species Action Determination Key	
No effect	The appropriate conclusion when a proposed action will not affect a listed species or its habitat, typically due to a lack of suitable on-site habitat.*
May affect, not likely to adversely affect (MANLAA)	The appropriate conclusion when effects on listed species are expected to be discountable, insignificant, or completely beneficial. Beneficial effects are contemporaneous positive effects without any adverse effects to the species. Insignificant effects relate to the size of the impact and should never reach the scale where take occurs. Discountable effects are those extremely unlikely to occur. Based on best judgment, a person would not: (1) be able to meaningfully measure, detect, or evaluate insignificant effects; or (2) expect discountable effects.**
May affect	The appropriate conclusion when a proposed action may pose any effects on listed species or designated critical habitat. This determination is reduced to a MANLAA if the reviewing wildlife agency determines mitigation activities are appropriate.*
Jeopardy	The appropriate conclusion when a proposed action would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species.
Determinations derived from "A Working Glossary for Practitioners of Consultation under Section 7 of the Endangered Species Act", USFWS Mountain-Prairie Region, 2015	
* "Endangered Species Consultation Handbook: Procedures for Conducting Consultation and Conference Activities Under Section 7 of the Endangered Species Act", p. xvi	
** Endangered Species Act, 50 CFR 402.13(a)	
*** Endangered Species Act, 50 CFR 402.01	

Gopher Tortoise and Eastern Indigo Snake

The gopher tortoise is listed as threatened by FWC. The gopher tortoise occurs in sandhill (*pine-turkey oak associations*), sand pine scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes and mixed hardwood pine communities. These burrows are known to serve as refuge to many species, some of which are protected (eastern indigo snake, Florida mouse, gopher frog, and Florida pine snake).

Gopher tortoise habitat was observed within the project area, and therefore, will need to be permitted for to be removed and relocated if any burrows are located within and will be impacted due to construction activities. Prior to any type of ground moving/construction activities occurring onsite, a 100% FWC gopher tortoise transect survey should be conducted to begin the permitting processes with the FWC. In addition, the contractor should contact WRA throughout the entirety of the Project should a gopher tortoise be identified on the Project site prior, and/or during construction.

The eastern indigo snake is listed by the USFWS as threatened. The species inhabits a wide variety of habitats, including pine flatwoods, hardwood forests, forested wetlands, as well as wet and dry prairies. The nearest recorded eastern indigo snake observations were documented in 2009 and are approximately 10 miles south of the property.

No eastern indigo snakes were observed during general wildlife surveys, however, the applicant is still committed to implementing the "Standard Protection Measures for the Eastern Indigo Snake". These

measures include posting informational posters about the indigo snake on the construction site and the verbal educational instruction to construction personnel prior to commencing land clearing activity.

To determine the impact this permit might have on this species, a WRA ES used the Indigo Snake Programmatic Effect Determination Key. Use of the Key for the Eastern Indigo Snake resulted in the following sequential determination (A>B>C>D>E): A (The project is not located in open water or salt marsh.) >B (The permit will be conditioned for use of the Service's Standard Protection Measures for the Eastern Indigo Snake during site preparation and protection construction.) >C (The project will impact less than 25 acres of xeric habitat (scrub, sandhill, or scrubby flatwoods) or less than 25 active and inactive gopher tortoise burrows.) >D (The project has known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and/or injured during project activities) >E (Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity.) The use of this key has resulted in an "NLAA" determination meaning the Project is "**not likely to adversely affect**" the eastern indigo snake.

Bald Eagle

The bald eagle was delisted by USFWS and FWC in August 2007 as a result of positive recovery of the species. Although the bald eagle was delisted, it continues to be protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The FWC database research of bald eagle nest location database containing information from the Florida Fish and Wildlife Conservation Commission (FWC) identified no active nests within the Project's boundaries. One documented nest site (Nest PI007) was identified and located within approximately one (1) mile radius of the Project to the south. This nest was last known to be active in 2005 and was last surveyed in 2013. Two additional nests approximately 1.2 and 1.4 miles to the northeast and northwest (Nests PI003 & PI041) were identified and surveyed as active nests in 2013 also.

Federal and state guidelines for the bald eagle require that certain activities may be conducted outside a 660-foot radius distance outward from a nest tree (FWS 2007). Per the 2007 FWS Bald Eagle Monitoring Guidelines, monitoring of the active nest is required if construction activities are to take place within the 660-foot radius during the nesting season (October 1 – May 15). An updated bald eagle survey should be performed prior to construction.

Based on the researched data obtained during the desktop analysis, combined with the conditions observed during the site assessments, the Project will have "**no effect**" on the bald eagle.

Sherman's Fox Squirrel

Sherman's fox squirrel is classified by the state of Florida as "Species of Special Concern". No Sherman's fox squirrels were observed on-site during any of the site inspections. Although the mixed hardwoods communities located within the Project may have potential for the fox squirrel to inhabit, due to the high density of shrub coverage and a lack of preferable habitat conditions, it has been determined that the site does not contain suitable fox squirrel nesting habitat. While there are no specific guidelines for

permitting, if during construction activities an active nest is identified, construction should avoid the nest by providing a 125 foot buffer during the nesting season.

Based on the conditions observed during the site assessments, the Project will have “**no effect**” on the Sherman’s fox squirrel.

Wood Stork

The wood stork (*Mycteria americana*) is listed at the state and federal levels as a Threatened species. USFWS and FWC database research identified no documented active nest sites within a one (1) mile radius of the project. The closest documented wood stork nest is approximately 4.2 miles northeast (Name: Heron Island) of the Project site. The Project area is, therefore, located within Wood Stork Core Foraging Areas. However, no wood storks or wood stork colonies were observed onsite during any of the multiple site inspections. Due to a lack of preferred, onsite forested/canopy tree species types commonly utilized by wood storks for nesting activities, the likelihood of impacts relating to wood stork habitat is significantly low.

Based upon review of the Wood Stork Determination Key, the proposed project resulted in the following sequential determination: A (The project is more than 2,500 feet from a colony site) > B (The project does not affect suitable foraging habitat (SFH) = “No effect”.

Because there are no proposed impacts to suitable habitat associated with this Project, pursuant to the 2008 USFWS/ACOE programmatic key, the Project will have “**no effect**” towards wood stork communities.

Wading Birds

Listed wading birds protected under the federal and state ESA that were considered in this study include the reddish egret (*Egretta rufescens*), snowy egret (*Egretta caerulea*), little blue heron (*Egretta thula*), tri-colored heron (*Egretta tricolor*), roseate spoonbill (*Platalea ajaja*), and wood stork. The closest active wading bird rookery is Atlas number 611026 and is located approximately 3.1 miles west of the Project site. Although the site does contain wading bird nesting and foraging habitat, no wading birds were observed on-site during the site inspections. Therefore, the proposed Project will have “**no effect**” on these species.

Prior to construction, an updated nesting survey conducted during the breeding season (March to August) will be required to determine if listed wading birds are nesting within project wetlands. If nesting is identified, further coordination with FWC may be required and per the FWC imperiled species management plan for wading birds, the project may be required to maintain a 328 foot buffer around the nest.

Short-tailed Snake

The short-tailed snake has been known to occur and is commonly found burrowed below the sandy soils that are known to occur mainly within longleaf pine and xeric oak sandhill communities, however, the short-tailed snake has also been observed as occupying the sandy soils commonly present within scrub and xeric hammock habitats. Although similar habitat characteristics of these preferred communities can occasionally be found within the mixed hardwood portions of the Project site, the proximity to adjacent

wetlands has contributed to the soil characteristics of the mixed hardwood communities, and therefore, with the presence of hydrology and hydric soil designations throughout the Project, preferred short-tailed snake habitat is minimal to non-existent.

Therefore, it has been determined that the proposed Project will have “**no effect**” on the short-tailed snake.

ELIMINATION AND REDUCTION OF IMPACTS

During the due diligence process, WRA conducted numerous site visits to determine and locate sensitive environmental features to avoid in designing a project, including the delineation of wetland areas and performing wetland functional assessments to determine which systems should be avoided. The proposed development was designed to conserve the moderate quality freshwater marsh (Wetland 1) located within the western portion of the Project. Based on the conditions observed during the multiple site assessments, the additional wetlands identified onsite (Wetlands 2, 3, 4 and 4A) have been deemed wetlands of low quality due to several key characteristics. The baseline factors that have led to these disturbances and alterations have originated from historical impacts that have occurred either within, or in close proximity to the Project. These historical impacts include, but are not limited to, activities associated with the creation of adjacent roadways, creation of recreational paths/dirt roads throughout the southern portion(s) of the Project site, installation of telephone power transmission lines, and the introduction of unpermitted fill, as evident by the numerous soil pits dug and analyzed during the site assessments. Based on the characteristics of the site presented within the 1940s aerials, Wetlands 2, 3 and 4 were not evident, and likely were created from the combined effects of the seepage slope and the previously mentioned alterations. These alterations led to further disturbances within the site, such as the high density of nuisance, exotic vegetation, specifically Brazilian pepper, which is currently present throughout all of the mixed wetland hardwood communities.

Therefore, any direct or secondary impacts proposed to occur within and associated with these low-quality wetlands are expected to result in minimal to no effect(s) associated with any of the adjacent, offsite and/or downstream connections to other wetlands/other surface waters. Also to note, the direct or indirect connections proposed to occur to the higher quality freshwater marsh (Wetland 1) will be minimized to the least extent possible in order to preserve the quality and functionality as it functions currently.

Therefore, the current, proposed construction activities with their associative site plans have been designed with the main focal objective of preserving the higher quality conditions (including wetland hydro-period with potential stormwater attenuation and community structure) present within Wetland 1. All construction activities have been designed to minimize and avoid as best as possible any impacts to the freshwater marsh, and instead, impact areas of lower importance, such as uplands, low-quality wetlands, and upland cut features (northwest pond/reservoir and the drainage ditch located south of Wetland 3). These onsite impacts associated with the Project have been determined to be necessary and unavoidable due to the need to incorporate all relative construction activities to ensure the project is economically feasible.

WETLAND IMPACTS

Wetland 1 (please reference Table 1: Project Wetland & Other Surface Water Impact Summary), is classified as a freshwater marsh. To accommodate the minimum number of 1 acre lots, the associated roadways, and the stormwater management system needed for the Project, approximately 0.15 acres of Wetland 1 will be impacted (please reference **Exhibit 7- Construction Site Plan**). Wetlands 2, 3 and 4 are classified as low-quality mixed wetland hardwood communities and will be impacted in their entirety. Wetland 4A is classified as an isolated low-quality wetland that will be impacted in its entirety, however, because this wetland is isolated and the size/area is less than 0.5 acres, no wetland mitigation is required for impacts proposed to occur.

In addition, two upland cut features (ditch & pond) are also proposed to be impacted in their entirety, however due to their classification(s) as upland cut other surface waters (OSW), mitigation will not be required in relation to any impacts to these features.

TABLE 1: PROJECT WETLAND (WL) AND OTHER SURFACE WATER (OSW) IMPACT SUMMARY

WL & SW ID	UMAM ASSESSMENT AREA NAME(S)	WL & SW TYPE	WL & SW SIZE (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL & SW IMPACTS		PERMANENT WL & SW IMPACTS		MITIGATION ID
					IMPACT SIZE (acres)	IMPACT TYPE	IMPACT SIZE (acres)	IMPACT TYPE	
Wetland 1 (W1)	N/A	641	2.64	2.38	N/A	N/A	0.26	Fill	Credit purchase
Wetland 2 (W2)	N/A	617	0.35	0.0	N/A	N/A	0.35	Fill	Credit purchase
Wetland 3 (W3)	N/A	617	1.45	0.0	N/A	N/A	1.45	Fill	Credit purchase
Wetland 4 (W4)	N/A	617	2.82	0.0	N/A	N/A	2.82	Fill	Credit purchase
Wetland 4A (W4A)	N/A	617	0.04	0.0	N/A	N/A	0.04	Fill	N/A; isolated & < 0.5 acres
Ditch	N/A	510	0.06	0.0	N/A	N/A	0.06	Fill	N/A; upland-cut ditch
PROJECT TOTALS:			7.36	2.38	N/A		4.98		

Based on the information and calculations explained above and represented within Table 1, approximately 4.46 acres of direct impacts are proposed to occur within the Project's boundaries. To compensate for these impacts, a total of 1.65 credits are to be purchased as mitigation compensation. Please reference **Table 2: UMAM Summary Table** and **Attachment B – UMAM Sheets Part(s) I & II**.

TABLE 2: UMAM SUMMARY TABLE

Impact	FLUCCS	Acres	AA Acres	L/L	WE	CS	Delta	FL
Wetland 1	641	2.64	0.15	5	5	5	0.50	0.08

Wetland 2	617	0.35	0.35	5	5	4	0.47	0.14
Wetland 3	617	1.45	1.45	5	3	3	0.37	0.40
Wetland 4	617	2.82	2.82	5	3	3	0.37	1.03
TOTAL:								1.65

SECONDARY AND CUMULATIVE IMPACTS

SECONDARY IMPACTS

Secondary impacts will be reduced to the greatest extent practicable. The 25-foot average and 15 foot minimum width buffer zones will be provided along the perimeter boundaries of the freshwater marsh wetland (Wetland 1). A buffer planting plan will be proposed along the Wetland 1 impact in order to avoid any potential, secondary wetland impacts.

The proposed Project is not anticipated to cause water quality violations or exacerbate existing violations of water quality standards. Best Management Practices (BMPs) will be utilized to ensure that off-site wetlands are also not affected by the construction activities associated with the Project. Therefore, all secondary impacts will be avoided to the greatest extent practicable. Much of the secondary impacts to wetlands adjacent to the project area have already occurred from prior usage including herbicides, mowing, and long term drainage via ditch construction.

Likewise, additional impacts to the communities outside the construction area are not anticipated since BMP measures (silt fences, staked turbidity barriers, floating turbidity barriers) will be implemented for the project. These BMPs will be in place prior to construction and their appearance will be a deterrent in preventing accidental encroachments by all personnel and machinery.

The proposed activities will also provide treatment and improve water quality through the construction and installation of storm water conveyance infrastructure and treatment in those areas where none presently exists. The wetland hydro-period will be maintained in the post developed condition, however, the system may be utilized for attenuation in the Construction permit. Therefore, it is anticipated that a net improvement in water quality will result from the proposed activities.

CUMULATIVE IMPACTS

Impacts to the low-quality wetland communities will occur for this Project, and therefore, will be properly mitigated for within the Upper Coastal Watershed to compensate for any losses of wetland habitat(s). Mitigation may be performed at the Old Florida or Upper Coastal Mitigation Bank; or during the Construction Permitting processes, the Applicant may propose offsite Permittee responsible mitigation within the Upper Coastal Watershed, through onsite mitigation, or any combination of the two.

MITIGATION

Mitigation has been proposed and will be required for the direct and impacts set to occur within Wetland 1 as well as all impacts proposed to occur within the low-quality wetlands present onsite. Mitigation will be achieved through the permitting and purchasing of wetland habitat-specific credits issued and available from the applicable Mitigation Bank within the Upper Coastal Watershed.

However, future Construction ERPs may be proposed, and could include other forms of type for type mitigation within the watershed, such as, but not limited to, onsite wetland creation or Permittee responsible offsite mitigation.

WATER QUALITY

Water quality will not be adversely affected by the proposed project. The proposed Project, in combination with past, present and future activities, is not anticipated to result in a violation of state water quality standards. The treatment of storm water runoff associated with impervious surfaces will be designed so that it meets water quality standards and does not degrade ambient water quality in accordance with SFWMD and other state rules.

Short-term water quality considerations will be addressed through the installation of silt fencing, at a minimum, surrounding the upland buffer preservation areas, as directed by the state licensed Project Engineer. This shall be the minimum requirement and additional protection may be required to provide assurance that state water quality standards will not be violated. Side slopes will be seeded or stabilized with sod as soon as possible following construction in accordance with standard BMPs.

Long-term water quality considerations are addressed in the drainage analysis, which is included under separate cover as part of this application. The proposed surface water management system will provide for treatment of storm water runoff from the proposed development.

PUBLIC INTEREST CRITERIA

The Project was designed and will be constructed using BMPs for residential development. Using such criteria, it is anticipated that the project will not cause any adverse effects to human health, safety, welfare or property of others.

HEALTH, SAFETY AND WELFARE

The purpose of the project is to develop/construct a residential/housing community within the northern portion of Pinellas County. A professionally licensed engineer in the State of Florida has designed the proposed project using BMPs. It is not anticipated that any hazardous, radioactive or solid waste material(s) is present onsite, or will be encountered during construction. In the event these materials are discovered during the developmental phase, construction will cease immediately and the appropriate authorities will be contacted for further guidance and direction. The Project's construction activities are not anticipated to affect the flow of water, and therefore, no alteration to the safety or welfare of the surrounding properties, both upstream and/or downstream, is to occur.

CONSERVATION OF FISH AND WILDLIFE

Please see the Fish, Wildlife, Listed Species and Their Habitat section above.

NAVIGATION/FLOW OF WATER

The proposed project is not anticipated to adversely affect navigation or the flow of water, cause harmful erosion or cause shoaling as a result of construction. The proposed project will be designed so that erosion or shoaling downstream of the project does not occur. In addition, BMPs will be installed, maintained and monitored throughout construction to ensure erosion and shoaling does not occur as a result of the proposed project.

FISHING, RECREATIONAL AND MARINE PRODUCTIVITY

The proposed project is not anticipated to adversely affect the fishing, recreational and/or marine productivity in the vicinity of the project. The proposed project is completely inland of any marine, estuarine or tidally influenced areas.

TEMPORARY OR PERMANENT IN NATURE

The proposed project will be permanent in nature.

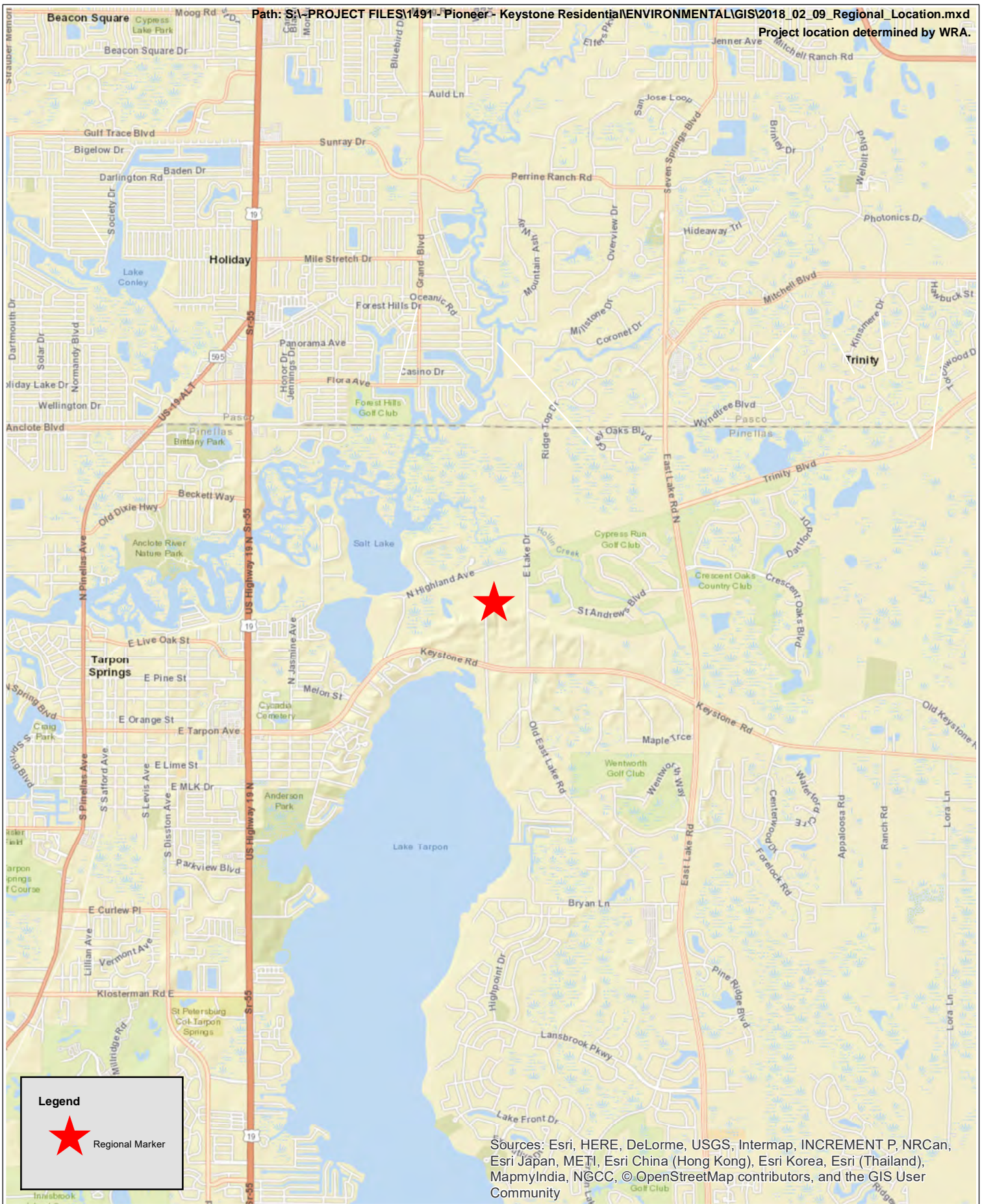
HISTORICAL AND/OR ARCHAEOLOGICAL RESOURCES

The proposed project is not anticipated to adversely affect historical and/or archaeological resources within the project and project vicinity. In the event that any historical and/or archaeological resources are discovered during construction, construction activities will cease immediately and the appropriate resource and regulatory agencies, including the State Historical Preservation Office, will be contacted.


CURRENT CONDITION AND RELATIVE VALUE OF FUNCTIONS

The proposed project is not anticipated to adversely affect the current condition and/or relative value of functions currently being provided by the on-site wetland systems. The flow of water will be maintained throughout the construction of the project. In addition, storm water runoff from the project will be captured and routed to appropriate treatment facilities prior to discharging back to the adjacent wetlands as described above. Currently there is little to no treatment of storm water in the project area.

Exhibit 1. Regional Location Map



Legend

 Regional Marker

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community




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PROJECT: Pioneer Homes - Keystone Road

Pioneer Homes - Keystone Road
 Regional Location Map
 Pinellas County, FL


ORIGINAL DATE: 02/09/2018
 REVISION DATE:
 JOB NUMBER: 1491
 FILE NAME: Regional Location Map
 GIS OPERATOR: JK



1 inch = 4,000 feet

Exhibit 2. Aerial Location Map



Legend
 Project Boundary (approx. 43.3 ac.)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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PROJECT: Pioneer Homes - Keystone Road

**Pioneer Homes - Keystone Road
 Aerial Map
 Pinellas County, FL**

ORIGINAL DATE: 02/09/2018

REVISION DATE:

JOB NUMBER: 1491

FILE NAME: Aerial Map

GIS OPERATOR: JK



1 inch = 300 feet

Exhibit 3. USDA-NRCS Soil Map



Legend

Project Boundary (approx. 43.3 ac.)

Name

- 4. Astatula soils and urban land, 0 to 5% slopes (approx. 4.7 ac.)
- 5. Astatula soils and Urban land, 5 to 12% slopes (approx. 0.1 ac.)
- 17. Myakka soils and Urban land (approx. 11.4 ac.)
- 20. Paola and St. Lucie soils and Urban land (approx. 4.4 ac.)
- 21. Paola and St. Lucie soils and Urban land, 5 to 12% slopes (approx. 9.1 ac.)
- 27. Samsula muck, frequently ponded, 0 to 1% slopes (approx. 13.6 ac.)

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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PROJECT: Pioneer Homes - Keystone Road

**Pioneer Homes - Keystone Road
 USDA - NRCS Soils Map
 Pinellas County, FL**

ORIGINAL DATE: 02/07/2018

REVISION DATE:

JOB NUMBER: 1491

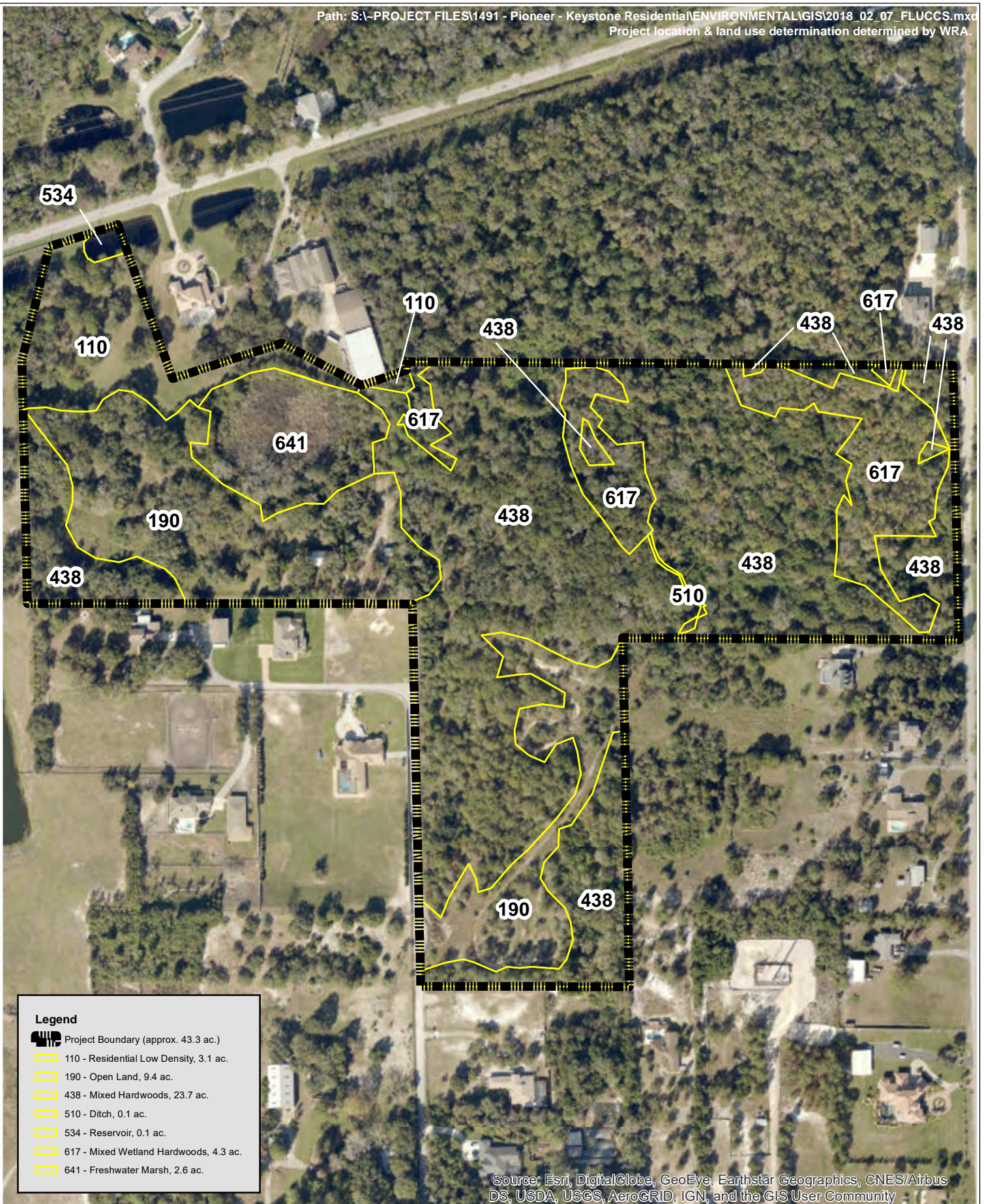
FILE NAME: USDA-NRCS Soils Map

GIS OPERATOR: JK



1 inch = 300 feet

Exhibit 4. Florida Land Use Cover and Forms Classification
(FLUCCS) Map



Legend	
	Project Boundary (approx. 43.3 ac.)
	110 - Residential Low Density, 3.1 ac.
	190 - Open Land, 9.4 ac.
	438 - Mixed Hardwoods, 23.7 ac.
	510 - Ditch, 0.1 ac.
	534 - Reservoir, 0.1 ac.
	617 - Mixed Wetland Hardwoods, 4.3 ac.
	641 - Freshwater Marsh, 2.6 ac.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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PROJECT: Pioneer Homes - Keystone Road

**Pioneer Homes - Keystone Road
 Land Use Map
 Pinellas County, FL**

ORIGINAL DATE: 02/09/2018

REVISION DATE:

JOB NUMBER: 1491

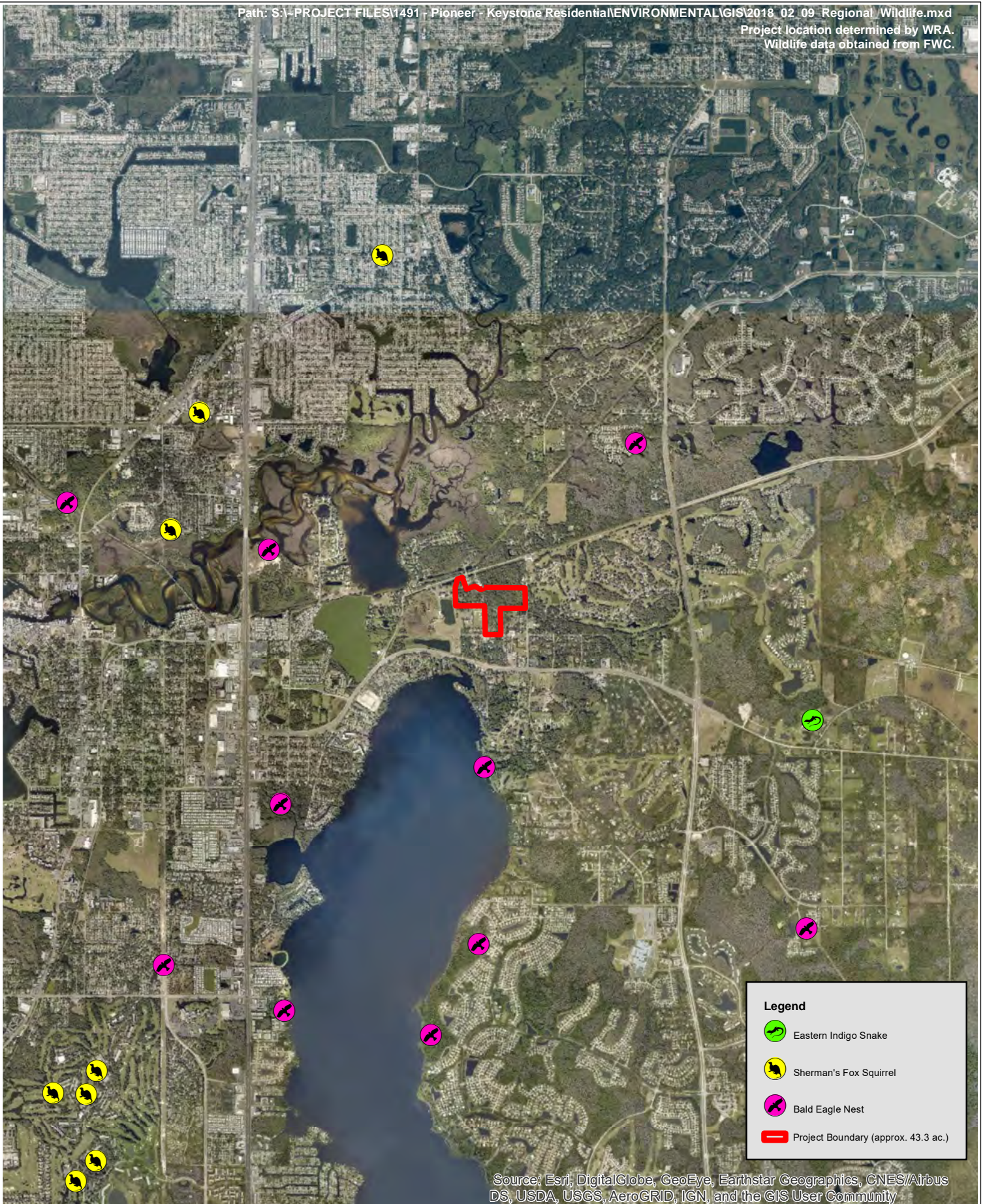
FILE NAME: FLUCCS Map

GIS OPERATOR: JK





1 inch = 300 feet

Exhibit 5. Regional Wildlife Map



Legend

-  Eastern Indigo Snake
-  Sherman's Fox Squirrel
-  Bald Eagle Nest
-  Project Boundary (approx. 43.3 ac.)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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PROJECT: Pioneer Homes - Keystone Road

**Pioneer Homes - Keystone Road
 Regional Wildlife Map
 Pinellas County, FL**

ORIGINAL DATE: 02/09/2018

REVISION DATE:

JOB NUMBER: 1491

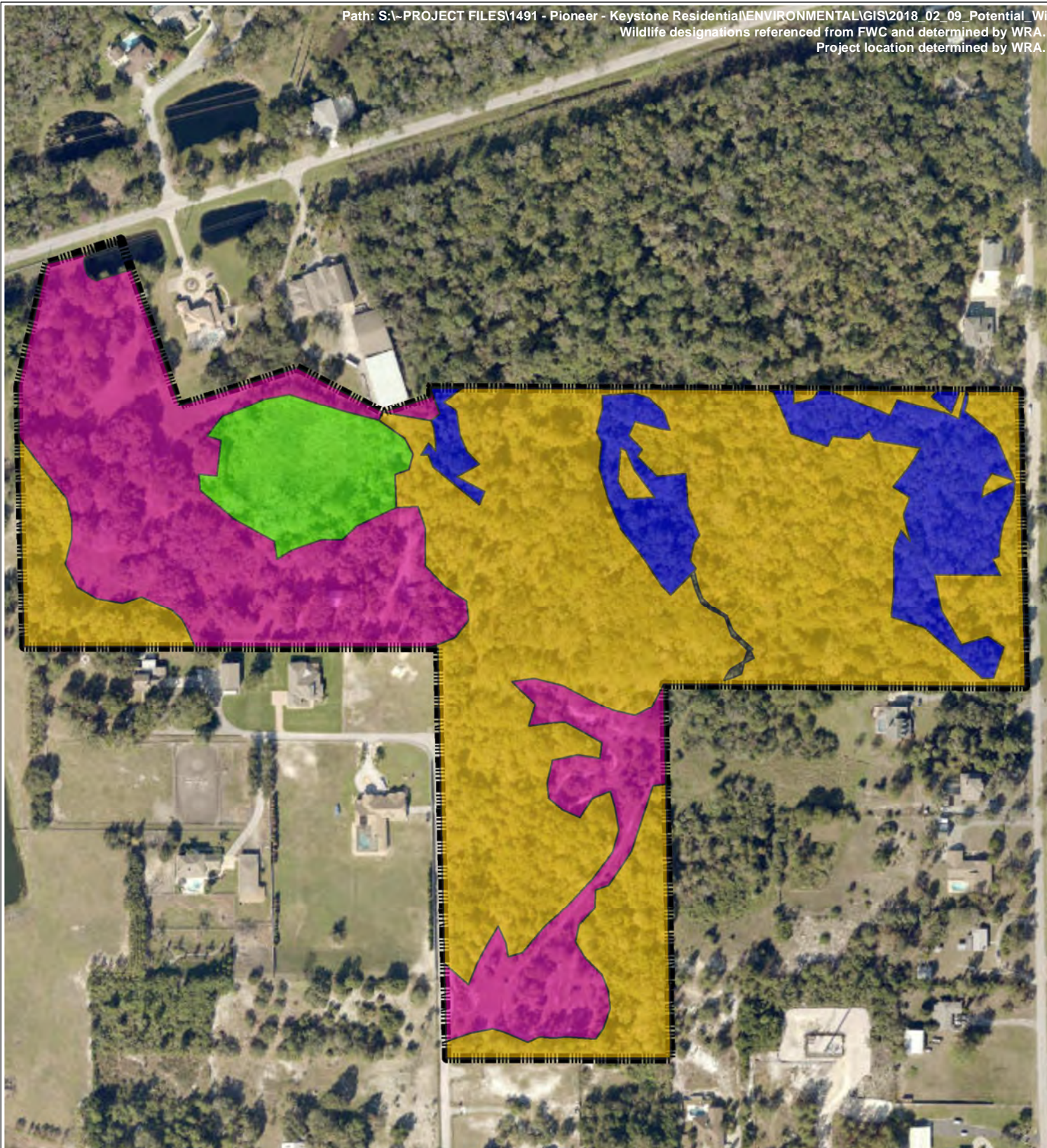
FILE NAME: Regional Wildlife Map

GIS OPERATOR: JK








1 inch = 4,000 feet

Exhibit 6. Wildlife Map



Legend

-  Project Boundary (approx. 43.3 ac.)
-  Potential Wading Birds Habitat, approx. 2.6 ac.
-  Potential Gopher Tortoise Habitat, approx. 12.5 ac.
-  Potential Wading Birds & Eastern Indigo Snake Habitat, approx. 4.3 ac.
-  Potential Eastern Indigo Snake, Short-tailed Snake & Sherman's Fox Squirrel Habitat, approx. 23.7 ac.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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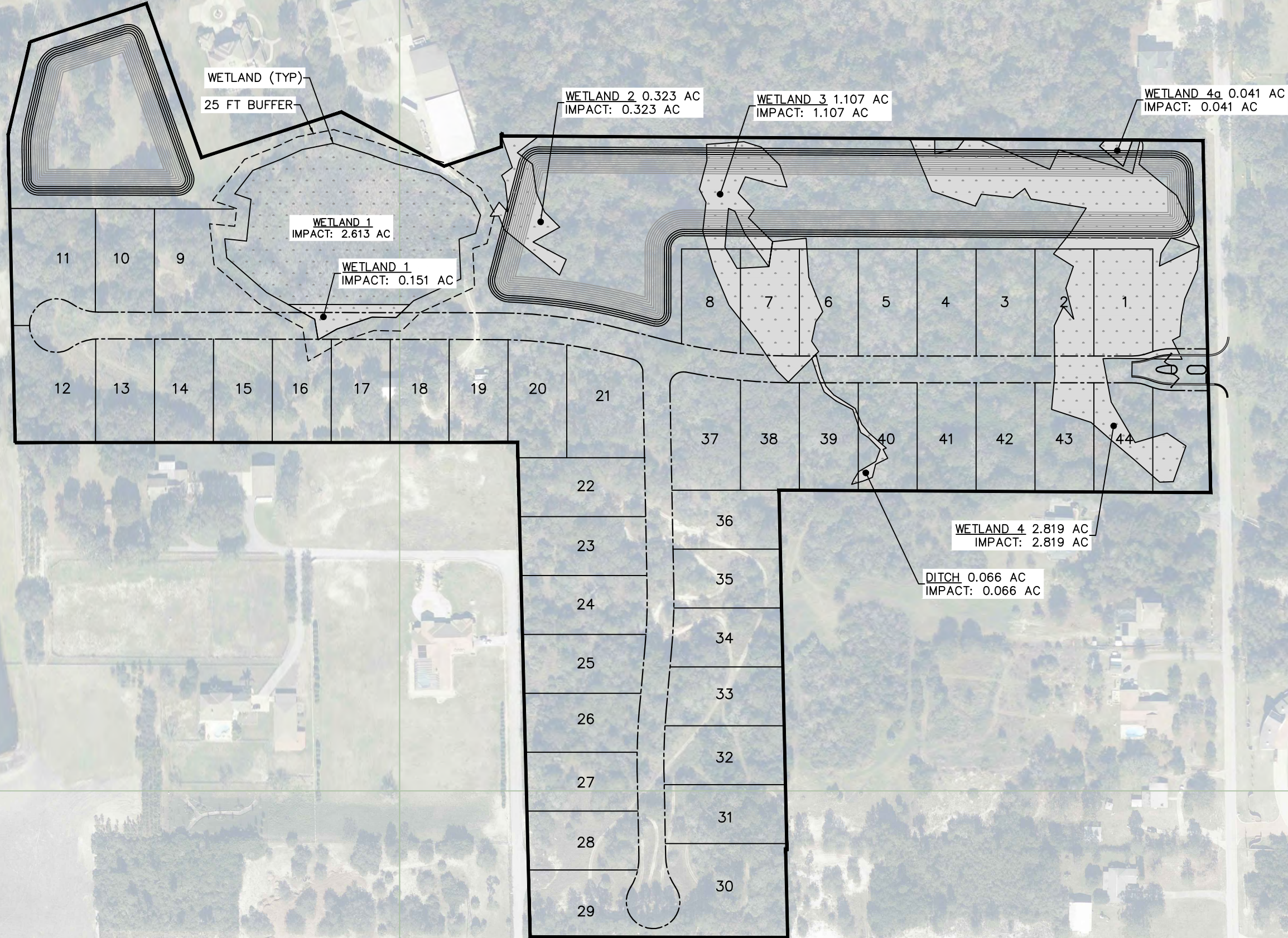
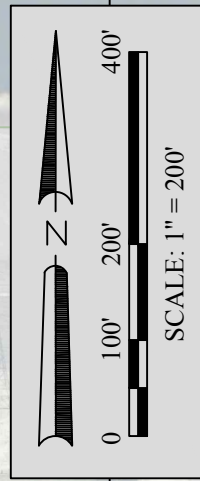
PROJECT: Pioneer Homes - Keystone Road
Pioneer Homes - Keystone Road
Potential Wildlife Habitat Map
Pinellas County, FL

ORIGINAL DATE: 02/09/2018
REVISION DATE:
JOB NUMBER: 1491
FILE NAME: Potential Wildlife Habitat Map
GIS OPERATOR: JK



1 inch = 300 feet

Exhibit 7. Construction Site Plan



WETLAND IMPACT MAP

PIONEER HOMES
KEYSTONE RESIDENTIAL

Attachment A – Listed Species Occurrence(s)
in Pinellas County, FL

Table 1: Listed Species Occurrences - Pinellas County, Florida

Table 1: Summary table of those federal and state listed species known to be present in Pinellas County, Florida as documented by the FWS and FWC. Code Key: E = Endangered, T = Threatened, P = Proposed, SSC= Species of Special Concern S/A = Similar in Appearance

Amphibians			
Scientific Name	Common Name	FWS Status (Federal)	FWC Status (State)
<i>Lithobates capito</i>	Gopher Frog	N/A	SSC
Reptiles			
Scientific Name	Common Name	FWS Status (Federal)	FWC Status (State)
<i>Alligator mississippiensis</i>	American Alligator	T(S/A)	T(S/A)
<i>Caretta caretta</i>	Loggerhead Sea Turtle	T	T
<i>Chelonia mydas</i>	Green Sea Turtle	T	T
<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	E	E
<i>Drymarchon corais couperi</i>	Eastern Indigo Snake	T	T
<i>Gopherus polyphemus</i>	Gopher Tortoise	N/A	T
<i>Lampropeltis extenuata</i>	Short-tailed Snake	N/A	ST
<i>Lepidochelys kempii</i>	Kemp's Ridley Sea Turtle	E	E
Birds			
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	T	T
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	N/A	ST
<i>Charadrius melodus</i>	Piping Plover	T	T
<i>Charadrius nivosus</i>	Snowy Plover	N/A	T
<i>Egretta caerulea</i>	Little Blue Heron	N/A	T
<i>Egretta rufescens</i>	Reddish Egret	N/A	T
<i>Egretta tricolor</i>	Tricolored Heron	N/A	T
<i>Falco sparverius paulus</i>	Southeastern American Kestrel	N/A	T
<i>Haematopus palliatus</i>	American Oystercatcher	N/A	T
<i>Haliaeetus leucocephalus</i>	Bald Eagle	N/A	N/A
<i>Mycteria americana</i>	Wood Stork	T	T
<i>Pandion haliaetus</i>	Osprey	N/A	SSC
<i>Picoides borealis</i>	Red-cockaded Woodpecker	E	E
<i>Platalea ajaja</i>	Rooseate Spoonbill	N/A	T
<i>Rynchops niger</i>	Black Skimmer	N/A	T
<i>Sterna antillarum</i>	Least Tern	N/A	T
Fish			
<i>Acipenser oxyrinchus desotoi</i>	Gulf Sturgeon	T	T
<i>Microphis brachyurus</i>	Opossum Pipefish	SSC	N/A
Mammals			
<i>Sciurus niger shermani</i>	Sherman's Fox Squirrel	N/A	SSC
<i>Trichechus manatus</i>	West Indian Manatee	E	E

Data Source: URL: <http://www.fnai.org/bioticssearch.cfm>. & <https://www.fws.gov/northflorida/CountyList/Pinellas.htm>

*Last modified in February, 2018.

Attachment B – UMAM Sheets Part(s) I & II

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name		Application Number		Assessment Area Name or Number	
East Lake 44		NA		Wetland 1	
FLUCCs code		Further classification (optional)		Impact or Mitigation Site?	
641 - Freshwater Marsh				Impact	
				Assessment Area Size	
				0.15 acres	
Basin/Watershed Name/Number		Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Upper Coastal		Class III		N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
Wetland 1 connects to Wetland 2 only during extreme events and when the wetland is above seasonal high water elevation. There is a connection via a culvert under the dirt roadway.					
Assessment area description					
Located in the northeastern portion of the site, this freshwater marsh community is dominated within it's interior by open surface waters. The fringe and surrounding adjacent communities of the freshwater marsh are dominated by highly dense, well established Brazilian pepper. Minimal portions of the marsh, particularly to the south, were inhabited by several sedge species such as white-top sedge. Minimal observations of torpedo grass and several rush species were present, however, these observations were in low abundance.					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
The site is a large seepage slope which is hydrologically connected to Salt Lake, through culverts under Highlands Avenue			Not unique		
Functions			Mitigation for previous permit/other historic use		
Providing cover, substrate, and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances fish, wildlife, and listed species utilization.			N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
Typical animals may include cricket frog, pig frog, leopard frog, American alligator, eastern mud, snake, banded water snake, striped swamp snake, great blue heron, great egret, snowy egret, little blue heron, tricolored heron, black-crowned night-heron, yellow-crowned night-heron, northern harrier, sandhill crane, raccoon, and river otter (FNAI).			Little blue heron (ST); Tricolored heron (ST), Wood stork (FT), Rosseate spoonbill (ST)		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
Wading birds, wood storks, small fish, amphibians, alligators and aquatic turtles may occur within the freshwater marsh. No observations of species utilization were made during site assessments.					
Additional relevant factors:					
N/A					
Assessment conducted by:			Assessment date(s):		
R.Bruce Williams/Josh Kohlbecker			January 16, 17, 26 & 29, 2018		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
East Lake 44	NA	Wetland 1
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact	RBW/JK	January 16, 17, 26 & 29, 2018

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current	with	a. Habitats outside the assessment area are available in sufficient quantity and variety to provide optimal support for most, but not all, of the wildlife listed in Part I, b. Some of the plant community composition in the proximity of the assessment area consists of moderate amounts of invasive, nuisance and/or exotic plant species. c. Wildlife access to and from habitats outside the assessment area is partially limited by the presence of roadways that impede wildlife movement. Wetland 1 is regionally surrounded by low/medium density residential development, a major roadway (Tarpon Spring Road to the south) and Cypress Run Golf Course to the east and is also located between two large lakes (Salt Lake and Lake Tarpon). In the immediate vicinity, the AA is surrounded by low-density residential development and an undeveloped seepage slope that provides connection to an off-site bay swamp that eventually connects to Salt Lake.
	5	
.500(6)(b) Water Environment for uplands) (n/a) w/o pres or current	with	a. Water levels and flows are moderately higher or lower than appropriate, considering seasonal variation, antecedent weather and other climatic effects. b. Water level indicators are not as distinct or as consistent as expected for hydrologic conditions for the type of system being evaluated. Wetland 1 has distinct biologic/hydrologic indicators which are indicative of anaerobic conditions present within the system. The wetland is occupied by invasive vegetation (e.g. cattails) which are typically indicative of diminished water quality. This is likely due to the low density residential development (and associated stormwater runoff and nutrient input from fertilizers) adjacent to the north side of Wetland 1.
	5	
.500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current	with	I. Majority of plant cover is by appropriate and desirable plant species in the canopy, shrub, or ground stratum. II. Invasive exotic or other invasive plant species are present, but cover is at allowed limits. III. There is evidence of minimal to near-normal regeneration or natural recruitment. IV. Age and size distribution approximates some indications of permanent deviation from normal successional pattern with slightly greater than expected mortality pattern(s). Wetland 1 vegetation consists of distinct community zonation that is typical of a freshwater marsh wetland, which suggests the wetland hydroperiod has been maintained despite significant changes to the adjacent uplands. However, the wetland is dominated by invasive vegetation (cattails) which are typically indicative of diminished water quality. This is likely due to the low density residential development (and associated stormwater runoff and nutrient input from fertilizers) adjacent to the north side of Wetland 1.
	5	

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
w/o pres	with
0.50	0.00

If preservation as mitigation,	
Preservation adjustment factor =	N/A
Adjusted mitigation delta =	N/A

For impact assessment areas	
FL = delta x acres =	0.08

Delta = [with-current]	
-0.50	

If mitigation	
Time lag (t-factor) =	1
Risk factor =	N/A

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	N/A

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name		Application Number	Assessment Area Name or Number
East Lake 44		NA	Wetland 2
FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
617 - Mixed Wetland Hardwoods		Impact	0.3 acres
Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Upper Coastal	Class III	N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands			
Wetland 2 connects to Wetland 1 only during extreme events and when the wetland is above seasonal high water elevation. There is a connection via a culvert under the dirt roadway.			
Assessment area description			
Located in the north-central portion of the site, this low quality wetland community is dominated primarily in the canopy layers by red maple, laurel oak, cabbage palm and multiple bay tree species. The shrub layer is highly dominated by Brazilian pepper with minimal to moderate amounts of wax myrtle, saltbush and saw palmetto. Minimal to no presence of groundcover species was observed. In areas where groundcover has emerged, observations of several rushes and sedges were present within the low quality wetlands.			
Significant nearby features		Uniqueness (considering the relative rarity in relation to the regional landscape.)	
The site is a large seepage slope which is hydrologically connected to Salt Lake, through culverts under Highlands Avenue		Not unique	
Functions		Mitigation for previous permit/other historic use	
Providing cover, substrate, and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances fish, wildlife, and listed species utilization.		N/A	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)	
Typical animals may include cricket frog, pig frog, leopard frog, American alligator, eastern mud, snake, banded water snake, striped swamp snake, great blue heron, great egret, snowy egret, little blue heron, tricolored heron, black-crowned night-heron, yellow-crowned night-heron, northern harrier, sandhill crane, raccoon, and river otter (FNAI).		Little blue heron (ST); Tricolored heron (ST), Wood stork (FT), Rosseate spoonbill (ST), Eastern indigo snake (FT), Gopher tortoise (ST)	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):			
Wading birds, wood storks, small fish, amphibians, alligators, snakes, armadillos and aquatic turtles may occur within the mixed wetland hardwoods. No observations of species utilization were made during site assessments.			
Additional relevant factors:			
N/A			
Assessment conducted by:		Assessment date(s):	
R.Bruce Williams/Josh Kohlbecker		January 16, 17, 26 & 29, 2018	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
East Lake 44	NA	Wetland 2
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact	RBW/JK	January 16, 17, 26 & 29, 2018

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	a. Habitats outside the assessment area are available in sufficient quantity and variety to provide optimal support for most, but not all, of the wildlife listed in Part I,	
	b. Some of the plant community composition in the proximity of the assessment area consists of moderate amounts of invasive, nuisance and/or exotic plant species.	
w/o pres or current	c. Wildlife access to and from habitats outside the assessment area is partially limited by the presence of roadways that impede wildlife movement.	
	Wetland 2 is regionally surrounded by low/medium density residential development, a major roadway (Tarpon Spring Road to the south) and Cypress Run Golf Course to the east and is also located between two large lakes (Salt Lake and Lake Tarpon). In the immediate vicinity, the AA is surrounded by low-density residential development and an undeveloped seepage slope that provides connection to an off-site bay swamp that eventually connects to Salt Lake.	
5	with	0
.500(6)(b)Water Environment for uplands)	a. Water levels and flows are moderately higher or lower than appropriate, considering seasonal variation, antecedent weather and other climatic effects.	
	b. Water level indicators are not as distinct or as consistent as expected for hydrologic conditions for the type of system being evaluated.	
w/o pres or current	Wetland 2 has distinct biologic/hydrologic indicators which are indicative of anaerobic conditions present within the system. The wetland is dominated by invasive vegetation (Brazilian pepper) which are typically indicative of low quality/disturbed wetlands. This is likely due to the low density residential development (and associated stormwater runoff and nutrient input from fertilizers) adjacent to the north side of Wetland 2.	
	5	with
.500(6)(c)Community structure	I. Majority of plant cover is by inappropriate or undesirable plant species in the canopy, shrub, or ground stratum.	
	II. Invasive exotic or other invasive plant species are present, and consist of the majority of plant cover.	
w/o pres or current	III. There is minimal evidence of near-normal regeneration or natural recruitment.	
	IV. Age and size distribution approximates conditions atypical and indicative of permanent deviation from normal successional pattern, with greater than expected mortality.	
4	with	0
Wetland 2 vegetation consists of distinct community zonation that is typical of a mixed wetland hardwood wetland, which suggests the wetland hydroperiod has been maintained despite significant changes to the adjacent uplands. However, the wetland is dominated by invasive vegetation (Brazilian pepper) which are typically indicative of disturbed lands and low quality wetlands. This is likely due to the low density residential development (and associated stormwater runoff and nutrient input from fertilizers) adjacent to the north side of Wetland 2		

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
w/o pres	with
0.47	0.00

If preservation as mitigation,
Preservation adjustment factor = N/A
Adjusted mitigation delta = N/A

For impact assessment areas	
FL = delta x acres =	0.14

Delta = [with-current]
-0.47

If mitigation	
Time lag (t-factor) =	1
Risk factor = N/A	1

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	N/A

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name		Application Number	Assessment Area Name or Number
East Lake 44		NA	Wetland 3
FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
617 - Mixed Wetland Hardwoods		Impact	1.1 acres
Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Upper Coastal	Class III	N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands			
Wetland 3 connects to a small, upland-cut ditch to the south that drains into the wetland. There is a connection via a culvert within the southern portion of the wetland boundary. The northern portion of the wetland is bound by a significant upland ridge and low density residential land use. The eastern and western adjacent habitats consist of mixed upland hardwood communities.			
Assessment area description			
Located in the central portion of the site, this low quality wetland community is dominated primarily in the canopy layers by red maple, laurel oak, cabbage palm and multiple bay tree species. The shrub layer is highly dominated by Brazilian pepper with minimal to moderate amounts of wax myrtle, saltbush and saw palmetto. Minimal to no presence of groundcover species was observed. In areas where groundcover has emerged, observations of several rushes and sedges were present within the low quality wetlands.			
Significant nearby features		Uniqueness (considering the relative rarity in relation to the regional landscape.)	
The site is a large seepage slope which is hydrologically connected to Salt Lake, through culverts under Highlands Avenue		Not unique	
Functions		Mitigation for previous permit/other historic use	
Providing cover, substrate, and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances fish, wildlife, and listed species utilization.		N/A	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)	
Typical animals may include cricket frog, pig frog, leopard frog, American alligator, eastern mud, snake, banded water snake, striped swamp snake, great blue heron, great egret, snowy egret, little blue heron, tricolored heron, black-crowned night-heron, yellow-crowned night-heron, northern harrier, sandhill crane, raccoon, and river otter (FNAI).		Little blue heron (ST); Tricolored heron (ST), Wood stork (FT), Rosseate spoonbill (ST), Eastern indigo snake (FT), Gopher tortoise (ST)	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):			
Wading birds, armadillos, wood storks, small fish, amphibians, alligators, snakes, armadillos and aquatic turtles may occur within the mixed wetland hardwoods. Observations of species utilization (armadillo holes) were made during site assessments.			
Additional relevant factors:			
Assessment conducted by:		Assessment date(s):	
R.Bruce Williams/Josh Kohlbecker		January 16, 17, 26 & 29, 2018	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
East Lake 44	NA	Wetland 3
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact	RBW/JK	January 16, 17, 26 & 29, 2018

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current	with	a. Habitats outside the assessment area are available in sufficient quantity and variety to provide optimal support for most, but not all, of the wildlife listed in Part I, b. Some of the plant community composition in the proximity of the assessment area consists of moderate amounts of invasive, nuisance and/or exotic plant species. c. Wildlife access to and from habitats outside the assessment area is partially limited by the presence of roadways that impede wildlife movement. Wetland 3 is regionally surrounded by low/medium density residential development, a major roadway (Tarpon Spring Road to the south) and Cypress Run Golf Course to the east and is also located between two large lakes (Salt Lake and Lake Tarpon). In the immediate vicinity, the AA is surrounded by low-density residential development and an undeveloped seepage slope to the north that provides connection to an off-site bay swamp that eventually connects to Salt Lake.
	5	
.500(6)(b) Water Environment for uplands) (n/a) w/o pres or current	with	a. Water levels and flows are moderately higher or lower than appropriate, considering seasonal variation, antecedent weather and other climatic effects. b. Water level indicators are not distinct and not consistent with expected hydrologic conditions for the type of system being evaluated. The land surface at Wetland 3 has been significantly altered over time, as evidenced by the disturbed soils identified in nearly all exploratory soil pits dug during the wetland delineation.
	3	
.500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current	with	I. Majority of plant cover is by inappropriate or undesirable plant species in the canopy, shrub, or ground stratum. II. Invasive exotic or other invasive plant species are present, and consist of the majority of plant cover. III. There is minimal evidence of near-normal regeneration or natural recruitment. IV. Age and size distribution approximates conditions atypical and indicative of permanent deviation from normal successional pattern, with greater than expected mortality. Wetland 3 vegetation consists of distinct community zonation that is typical of a mixed wetland hardwood wetland, which suggests the wetland hydroperiod has been maintained despite significant changes to the adjacent uplands. However, the wetland is dominated by invasive vegetation (Brazilian pepper) which are typically indicative of disturbed lands and low quality wetlands. This is likely due to the low density residential development (and associated stormwater runoff and nutrient input from fertilizers) adjacent to the north side of Wetland 3, as well as roadway development to the east and immediately adjacent upland communities to the south and west.
	3	

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
w/o pres	with
0.37	0.00

If preservation as mitigation,	
Preservation adjustment factor = N/A	
Adjusted mitigation delta = N/A	

For impact assessment areas	
FL = delta x acres =	0.40

Delta = [with-current]	
-0.37	

If mitigation	
Time lag (t-factor) =	N/A
Risk factor =	NA

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	N/A

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name		Application Number	Assessment Area Name or Number
East Lake 44		NA	Wetland 4
FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
617 - Mixed Wetland Hardwoods		Impact	2.8 acres
Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Upper Coastal	Class III	N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands			
Wetland 4 shows no indications of offsite connectivity to other wetlands and/or other surface waters. The wetland is bounded to the east and south by roadways and to the north by residential developments. The eastern portion of the wetland is adjacent to an upland mixed hardwood community.			
Assessment area description			
Located along the eastern portion of the site, this low quality wetland community is dominated primarily in the canopy layers by red maple, laurel oak, cabbage palm and multiple bay tree species. The shrub layer is highly dominated by Brazilian pepper with minimal to moderate amounts of wax myrtle, saltbush and saw palmetto. Minimal to no presence of groundcover species was observed. Groundcover within the low quality wetlands is overshadowed by leaf litter and tree debris.			
Significant nearby features		Uniqueness (considering the relative rarity in relation to the regional landscape.)	
The site is a large seepage slope which is hydrologically connected to Salt Lake, through culverts under Highlands Avenue		Not unique	
Functions		Mitigation for previous permit/other historic use	
Providing cover, substrate, and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances fish, wildlife, and listed species utilization.		N/A	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)	
Typical animals may include cricket frog, pig frog, leopard frog, American alligator, eastern mud, snake, banded water snake, striped swamp snake, great blue heron, great egret, snowy egret, little blue heron, tricolored heron, black-crowned night-heron, yellow-crowned night-heron, northern harrier, sandhill crane, raccoon, and river otter (FNAI).		Little blue heron (ST); Tricolored heron (ST); Wood stork (FT), Rosseate spoonbill (ST), Eastern indigo snake (FT), Gopher tortoise (ST)	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):			
Wading birds, armadillos, wood storks, small fish, amphibians, alligators, snakes, armadillos and aquatic turtles may occur within the mixed wetland hardwoods. Observations of species utilization (armadillo holes) were made during site assessments.			
Additional relevant factors:			
N/A			
Assessment conducted by:		Assessment date(s):	
R.Bruce Williams/Josh Kohlbecker		January 16, 17, 26 & 29, 2018	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
East Lake 44	NA	Wetland 4
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact	RBW/JK	January 16, 17, 26 & 29, 2018

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current	with	a. Habitats outside the assessment area are available in sufficient quantity and variety to provide optimal support for most, but not all, of the wildlife listed in Part I, b. Some of the plant community composition in the proximity of the assessment area consists of moderate amounts of invasive, nuisance and/or exotic plant species. c. Wildlife access to and from habitats outside the assessment area is partially limited by the presence of roadways that impede wildlife movement. Wetland 4 is regionally surrounded by low/medium density residential development, a major roadway (Tarpon Spring Road to the south) and Cypress Run Golf Course to the east and is also located between two large lakes (Salt Lake and Lake Tarpon). In the immediate vicinity, the AA is surrounded by low-density residential development and associated roadways.
	5	
.500(6)(b) Water Environment for uplands) (n/a) w/o pres or current	with	a. Water levels and flows are moderately higher or lower than appropriate, considering seasonal variation, antecedent weather and other climatic effects. b. Water level indicators are not distinct and not consistent with expected hydrologic conditions for the type of system being evaluated. The land surface at Wetland 4 has been significantly altered over time, as evidenced by the disturbed soils identified in nearly all soil pits dug during the wetland delineation.
	3	
.500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current	with	I. Majority of plant cover is by inappropriate or undesirable plant species in the canopy, shrub, or ground stratum. II. Invasive exotic or other invasive plant species are present, and consist of the majority of plant cover. III. There is minimal evidence of near-normal regeneration or natural recruitment. IV. Age and size distribution approximates conditions atypical and indicative of permanent deviation from normal successional pattern, with greater than expected mortality. Wetland 4 vegetation consists of distinct community zonation that is typical of a mixed wetland hardwood, suggesting the wetland hydroperiod has been maintained despite significant changes to the adjacent uplands. However, the wetland is dominated by invasive vegetation (Brazilian pepper) which are typically indicative of disturbed lands and low quality wetlands. This is likely due to the associated stormwater runoff and nutrient input from fertilizers adjacent to the north, as well as from the south and east coming directly from the adjacent roadways and the recreational golf course to the east.
	3	

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
w/o pres	with
0.37	0.00

If preservation as mitigation,	
Preservation adjustment factor = N/A	
Adjusted mitigation delta = N/A	

For impact assessment areas	
FL = delta x acres =	1.03

Delta = [with-current]	
-0.37	

If mitigation	
Time lag (t-factor) =	N/A
Risk factor = N/A	NA

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	N/A

GENERAL NOTES

1. THE PROPERTY DESCRIPTION SHOWN HEREON WAS WRITTEN BY PRECISION SURVEYING & MAPPING, INC. AT THE REQUEST OF THE CLIENT.
2. EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
3. UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
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6. THE LOCATION OF THE JURISDICTIONAL LINES SHOWN HEREON WERE TAKEN FROM THE BOUNDARY SURVEY PREPARED BY PRECISION SURVEYING & MAPPING, INC., DATED APRIL 12, 2018.
7. THE FENCES SHOWN HEREON ARE NOT DRAWN TO SCALE BUT HAVE BEEN EXAGGERATED IN ORDER TO SHOW THEIR RELATIONSHIP TO THE PROPERTY LINES.
8. CONTROL BENCH MARK: TOP OF FOUND CONCRETE MONUMENT WITH DISK MARKED CLARK L. ELEVATION = 36.83'

PLAT OF SURVEY

SEC. 5, 8 & 9, TWP. 27 S., RNG. 16 E.

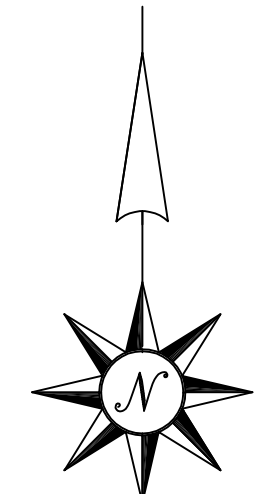
PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

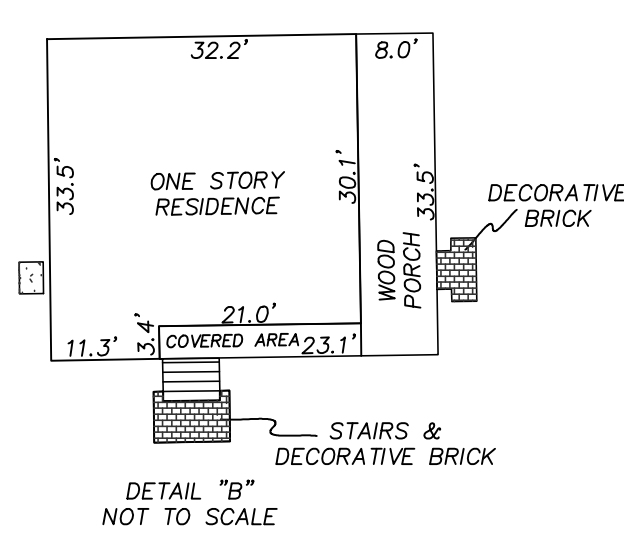
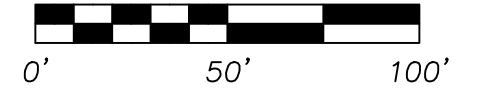
COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION LOCATED AT THE MOST EASTERLY CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FEET TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9254, PAGE 1531 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 44.54 ACRES MORE OR LESS.

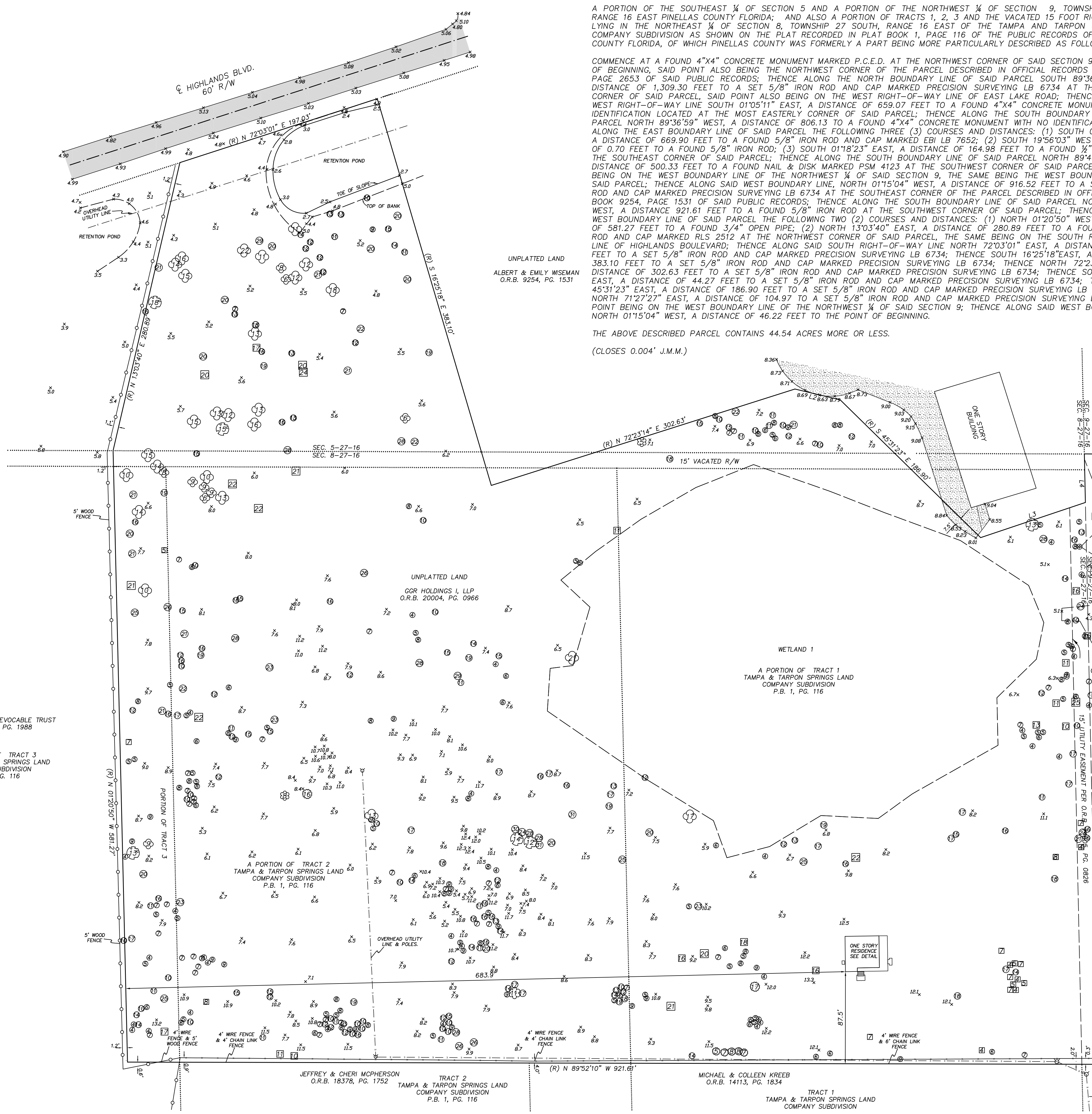
(CLOSES 0.004' J.M.M.)



GRID NORTH



LINE	BEARING	DISTANCE
L1	S 19°56'03" W	0.70'
L2(R)	N 76°37'09" W	44.27'
L3(R)	N 71°27'27" E	104.97'
L4(R)	N 01°15'04" W	46.22'



LEGEND

- T.O.B. = TOP OF BANK
- P.C. = POINT OF CURVE
- C.L.F. = CHAIN LINK FENCE
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- CHD. = CHORD
- RNG. = RANGE
- FND. = FOUND
- P.C.S. = PAGES
- RAD. = RADIUS
- SEC. = SECTION
- TYP. = TYPICAL
- TWP. = TOWNSHIP
- BDY. = BOUNDARY
- C. = CENTERLINE
- CONCRETE = CONCRETE
- NOT SET = NOT SET
- UTILITY POLE = UTILITY POLE
- GUY ANCHOR = GUY ANCHOR
- WATER METER = WATER METER
- WATER VALVE = WATER VALVE
- OVERHEAD UTILITY LINE = OVERHEAD UTILITY LINE
- TELEPHONE BOX = TELEPHONE BOX
- CENTRAL ANGLE = CENTRAL ANGLE
- POWER PEDESTAL = POWER PEDESTAL
- WETLAND FLAG LOCATION = WETLAND FLAG LOCATION
- IRRIGATION CONTROL BOX = IRRIGATION CONTROL BOX
- CABLE TELEVISION PEDESTAL = CABLE TELEVISION PEDESTAL
- SET NAIL & TAB PRECISION LB-6734 = SET NAIL & TAB PRECISION LB-6734
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- MEASURED DATA = MEASURED DATA
- FOUND IRON ROD = FOUND IRON ROD
- CALCULATED DATA = CALCULATED DATA
- LICENSED BUSINESS = LICENSED BUSINESS
- LEGAL DESCRIPTION DATA = LEGAL DESCRIPTION DATA
- ASPHALT PAVING = ASPHALT PAVING

PRECISION SURVEYING & MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB-6734
 7710 MASSACHUSETTS AVENUE
 NEW PORT RICHEY, FLORIDA 34653
 (727) 841-8414

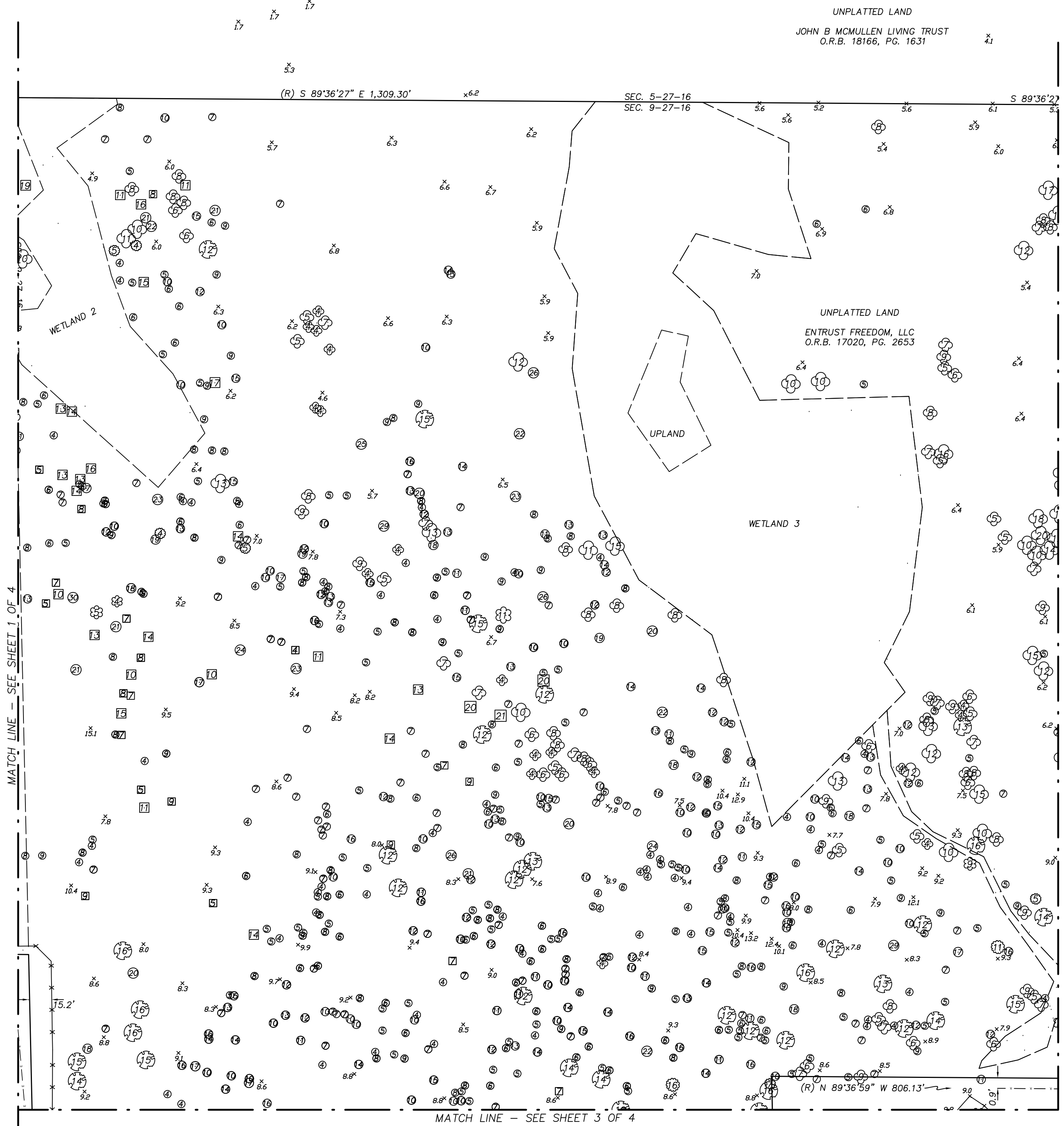
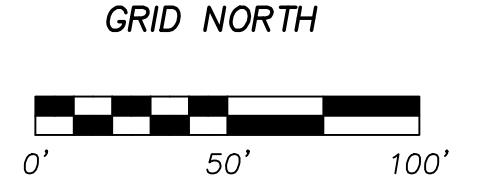
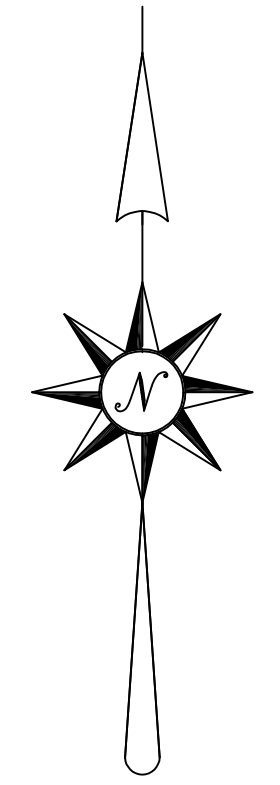
TREE LOCATIONS FOR THE NORTH LAKE ESTATES PROJECT, PINELLAS COUNTY, FLORIDA

JOB NUMBER	170099
SHEET NUMBER	1 OF 4
FILE NUMBER	

JON S. ROBBINS DATE
 PROFESSIONAL SURVEYOR & MAPPER NO. 4452
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

GENERAL NOTES

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8. CONTROL BENCH MARK: TOP OF FOUND CONCRETE MONUMENT WITH DISK MARKED CLARK L. ELEVATION = 36.83'

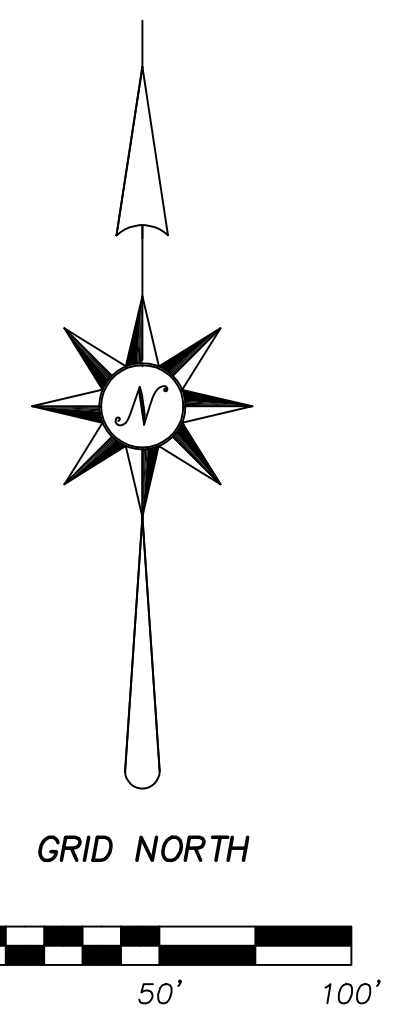
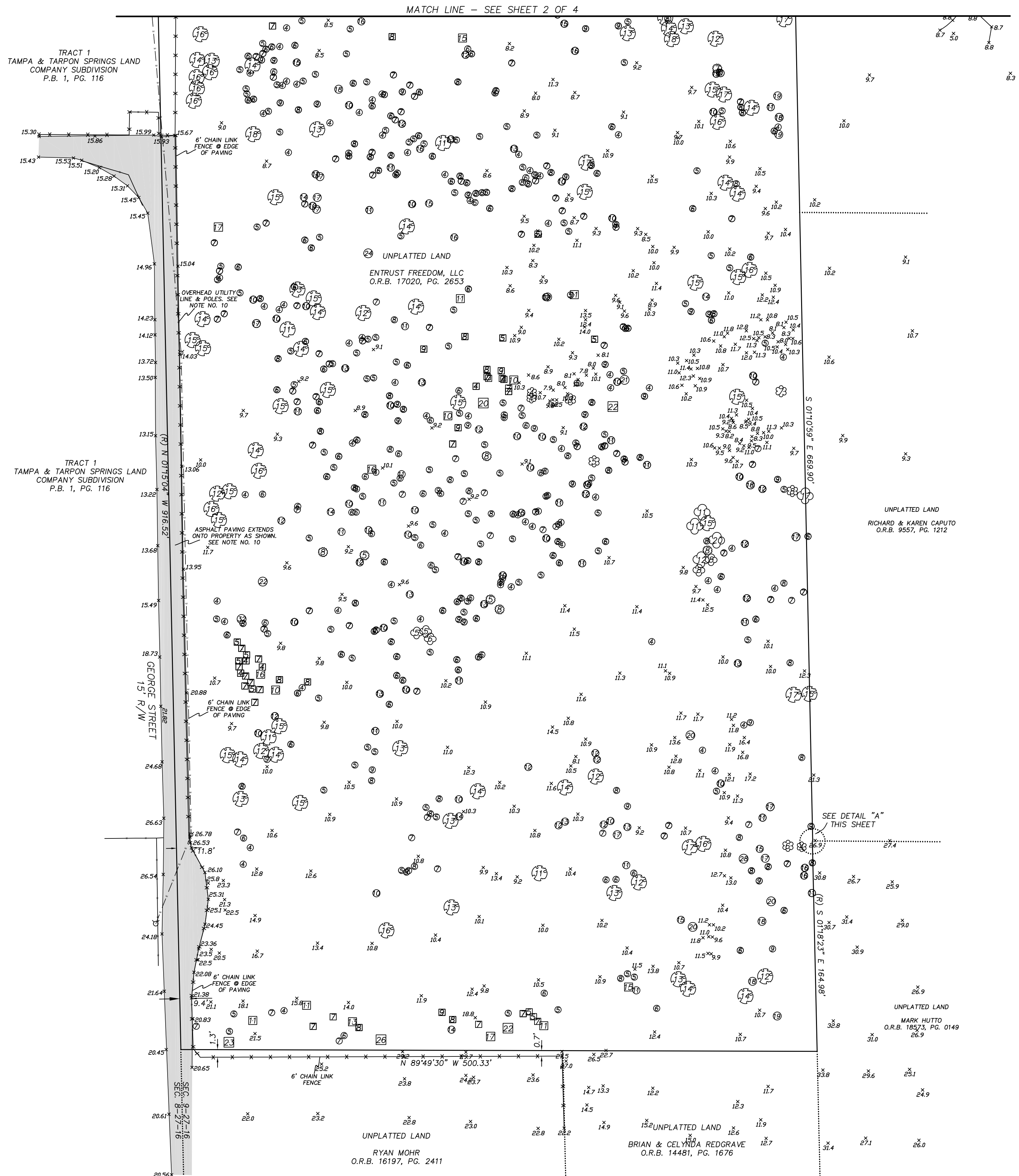


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JOB NUMBER 170099	SHEET NUMBER 2 OF 4	FILE NUMBER	REVISIONS	DATE	CHECKED BY J.S.R.	PAGE 43-45	DATE 4-12-18
			DRAWN BY J.M.M.	FIELD BOOK 1700	SCALE 1" = 50'	DATE 4-12-18	
TREE LOCATIONS FOR THE NORTH LAKE ESTATES PROJECT, PINELLAS COUNTY, FLORIDA			PRECISION SURVEYING & MAPPING, INC. CERTIFICATE OF AUTHORIZATION NO. LB-6734 7710 MASSACHUSETTS AVENUE NEW PORT RICHEY, FLORIDA 34653 (727) 841-8414				

GENERAL NOTES

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LEGEND

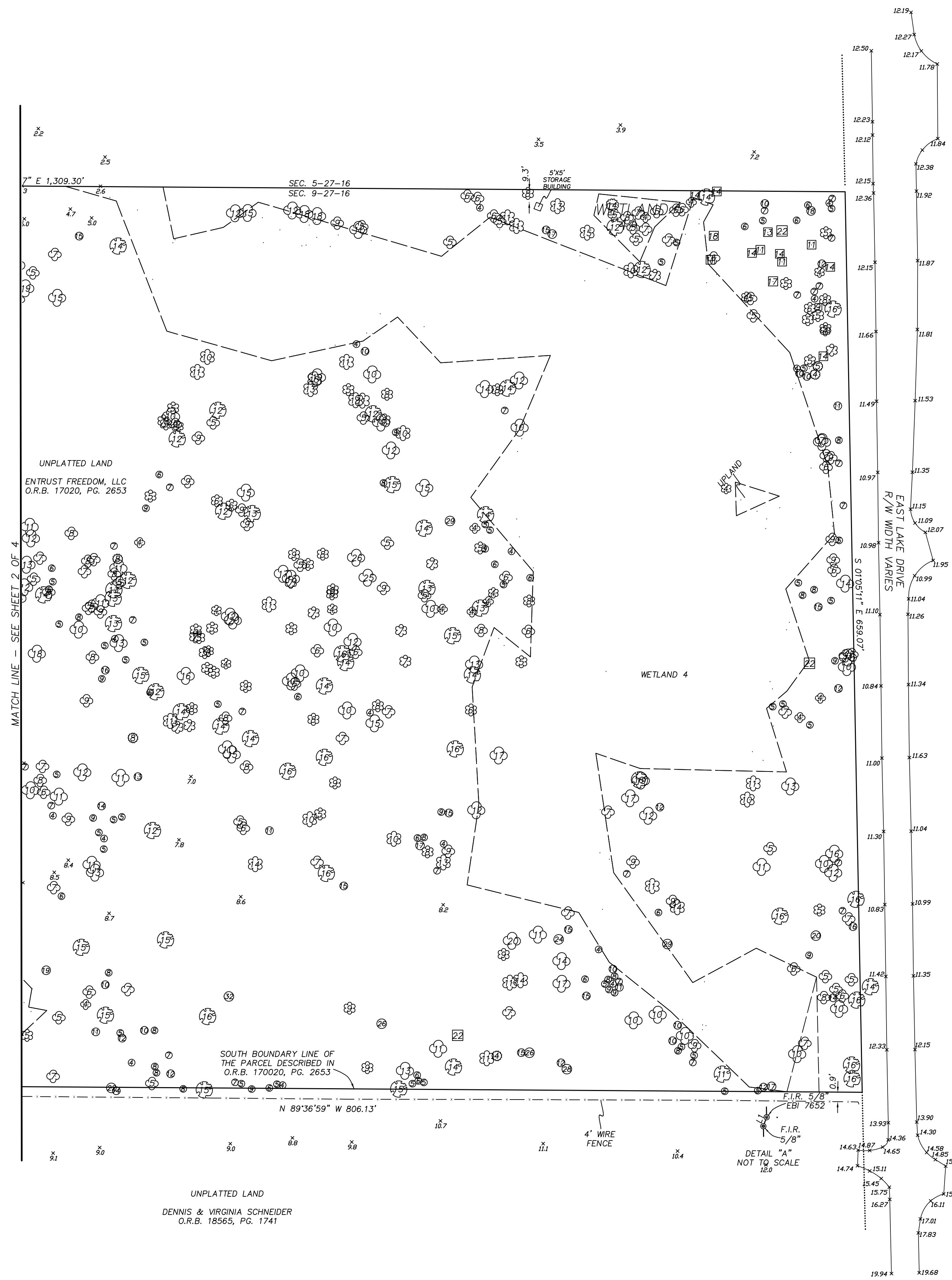
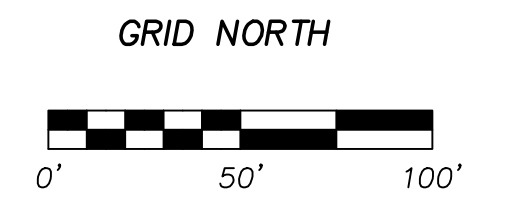
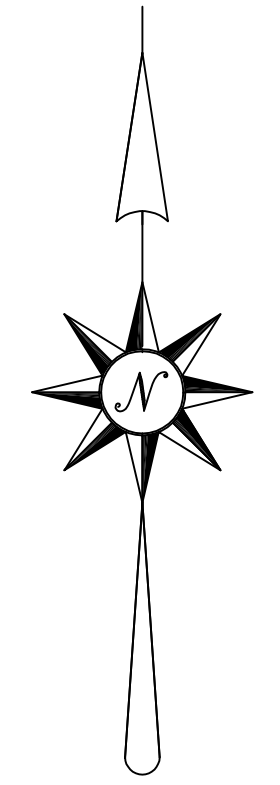
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P.C. = POINT OF CURVE	ELEV. = ELEVATION
C.L.F. = CHAIN LINK FENCE	(D) = DEED DATA
P.O.B. = POINT OF BEGINNING	(P) = PLAT DATA
O.R.B. = OFFICIAL RECORDS BOOK	P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT	(F) = FIELD DATA
F.C.M. = FOUND CONCRETE MONUMENT	ID = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE MONUMENT	R/W = RIGHT-OF-WAY
CHD. = CHORD	(M) = MEASURED DATA
RNG. = RANGE	F.I.R. = FOUND IRON ROD
FND. = FOUND	(C) = CALCULATED DATA
PGS. = PAGES	L.B. = LICENSED BUSINESS
RAD. = RADIUS	(R) = LEGAL DESCRIPTION DATA
SEC. = SECTION	
TYP. = TYPICAL	
TWP. = TOWNSHIP	
BDY. = BOUNDARY	
CL. = CENTERLINE	
	ASPHALT PAVING

●	UTILITY POLE
⊥	GUY ANCHOR
⊥	WATER METER
⊥	WATER VALVE
—	OVERHEAD UTILITY LINE
□	TELEPHONE BOX
△	CENTRAL ANGLE
□	POWER PEDESTAL
▲	WETLAND FLAG LOCATION
⊕	IRRIGATION CONTROL BOX
⊕	CABLE TELEVISION PEDESTAL
⊕	SET NAIL & TAB PRECISION LB-6734
⊕	FOUND 5/8" IRON ROD WITNESS LB-6734
⊕	SET 5/8" IRON ROD PRECISION LB-6734
⊕	FOUND 5/8" IRON ROD PRECISION LB-6734
⊕	SET 4" x 4" CONCRETE MONUMENT PRECISION LB-6734
⊕	FOUND 4" x 4" CONCRETE MONUMENT PRECISION LB-6734
⊕	OAK TREE - DIAMETER IN INCHES
⊕	PINE TREE - DIAMETER IN INCHES
⊕	PALM TREE - DIAMETER IN INCHES
⊕	CAMPHOR TREE - DIAMETER IN INCHES
⊕	CEDAR TREE - DIAMETER IN INCHES
⊕	MAPLE TREE - DIAMETER IN INCHES

REVISIONS DATE CHECKED BY J.S.R. DRAWN BY J.M.M.	PAGE 43 OF 75 FIELD BOOK 170099 SCALE 1" = 100'	DATE 4-12-18	PRECISION SURVEYING & MAPPING, INC. CERTIFICATE OF AUTHORIZATION NO. LB-6734 7710 MASSACHUSETTS AVENUE NEW PORT RICHEY, FLORIDA 34653 (727) 841-8414
TREE LOCATIONS FOR THE NORTH LAKE ESTATES PROJECT, PINELLAS COUNTY, FLORIDA			JOB NUMBER 170099 SHEET NUMBER 3 OF 4 FILE NUMBER

GENERAL NOTES

1. THE PROPERTY DESCRIPTION SHOWN HEREON WAS WRITTEN BY PRECISION SURVEYING & MAPPING, INC. AT THE REQUEST OF THE CLIENT.
2. EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
3. UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES AND/OR JURISDICTIONS OF LOCAL, STATE AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID REGULATIONS, ORDINANCES AND/OR JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF NORTH 01°15'04" WEST FOR THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
6. THE LOCATION OF THE JURISDICTIONAL LINES SHOWN HEREON WERE TAKEN FROM THE BOUNDARY SURVEY PREPARED BY PRECISION SURVEYING & MAPPING, INC., DATED APRIL 12, 2018.
7. THE FENCES SHOWN HEREON ARE NOT DRAWN TO SCALE BUT HAVE BEEN EXAGGERATED IN ORDER TO SHOW THEIR RELATIONSHIP TO THE PROPERTY LINES.
8. CONTROL BENCH MARK: TOP OF FOUND CONCRETE MONUMENT WITH DISK MARKED CLARK L. ELEVATION = 36.83'



- LEGEND**
- T.O.B. = TOP OF BANK
 - P.C. = POINT OF CURVE
 - C.L.F. = CHAIN LINK FENCE
 - P.O.B. = POINT OF BEGINNING
 - O.R.B. = OFFICIAL RECORDS BOOK
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 - OVERHEAD UTILITY LINE = OVERHEAD UTILITY LINE
 - TELEPHONE BOX = TELEPHONE BOX
 - CENTRAL ANGLE = CENTRAL ANGLE
 - POWER PEDESTAL = POWER PEDESTAL
 - WETLAND FLAG LOCATION = WETLAND FLAG LOCATION
 - IRRIGATION CONTROL BOX = IRRIGATION CONTROL BOX
 - CABLE TELEVISION PEDESTAL = CABLE TELEVISION PEDESTAL
 - SET NAIL & TAB PRECISION LB-6734 = SET NAIL & TAB PRECISION LB-6734
 - FOUND 5/8" IRON ROD WITNESS LB-6734 = FOUND 5/8" IRON ROD WITNESS LB-6734
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 - FOUND 5/8" IRON ROD PRECISION LB-6734 = FOUND 5/8" IRON ROD PRECISION LB-6734
 - SET 4x4" CONCRETE MONUMENT PRECISION LB-6734 = SET 4x4" CONCRETE MONUMENT PRECISION LB-6734
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 - OAK TREE - DIAMETER IN INCHES = OAK TREE - DIAMETER IN INCHES
 - PINE TREE - DIAMETER IN INCHES = PINE TREE - DIAMETER IN INCHES
 - PALM TREE - DIAMETER IN INCHES = PALM TREE - DIAMETER IN INCHES
 - CAMPHOR TREE - DIAMETER IN INCHES = CAMPHOR TREE - DIAMETER IN INCHES
 - CEDAR TREE - DIAMETER IN INCHES = CEDAR TREE - DIAMETER IN INCHES
 - MAPLE TREE - DIAMETER IN INCHES = MAPLE TREE - DIAMETER IN INCHES
 - CONC. = CONCRETE
 - ELEV. = ELEVATION
 - (D) = DEED DATA
 - (P) = PLAT DATA
 - P.B. = PLAT BOOK
 - (F) = FIELD DATA
 - ID = IDENTIFICATION
 - R/W = RIGHT-OF-WAY
 - (M) = MEASURED DATA
 - F.I.R. = FOUND IRON ROD
 - (C) = CALCULATED DATA
 - L.B. = LICENSED BUSINESS
 - (R) = LEGAL DESCRIPTION DATA
 - ASPHALT PAVING = ASPHALT PAVING

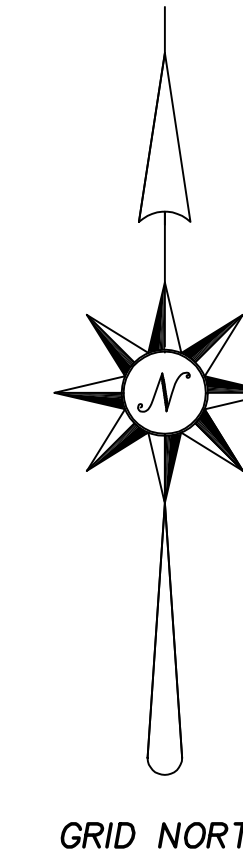
JOB NUMBER 170099	SHEET NUMBER 4 OF 4	FILE NUMBER	PRECISION SURVEYING & MAPPING, INC.	
			CERTIFICATE OF AUTHORIZATION NO. LB-6734 7710 MASSACHUSETTS AVENUE NEW PORT RICHEY, FLORIDA 34653 (727) 841-8414	
DRAWN BY J.M.M.	FIELD BOOK 170099	SCALE 1" = 50'	CHECKED BY J.S.R.	DATE
170099	43-27-73-75	4-12-18		

TREE LOCATIONS FOR THE NORTH LAKE ESTATES PROJECT, PINELLAS COUNTY, FLORIDA

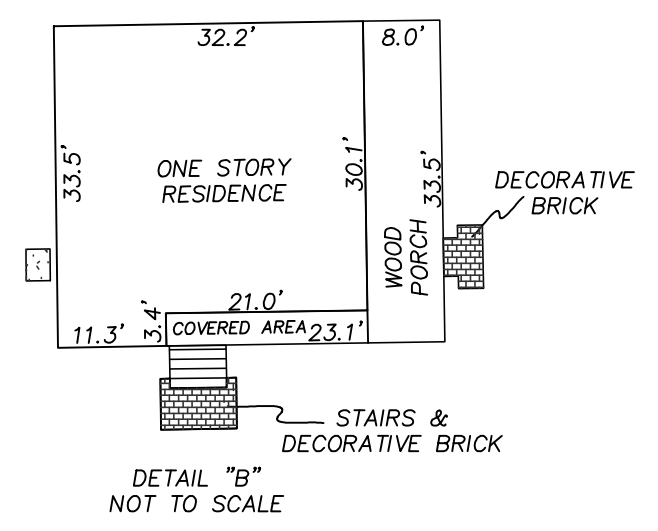
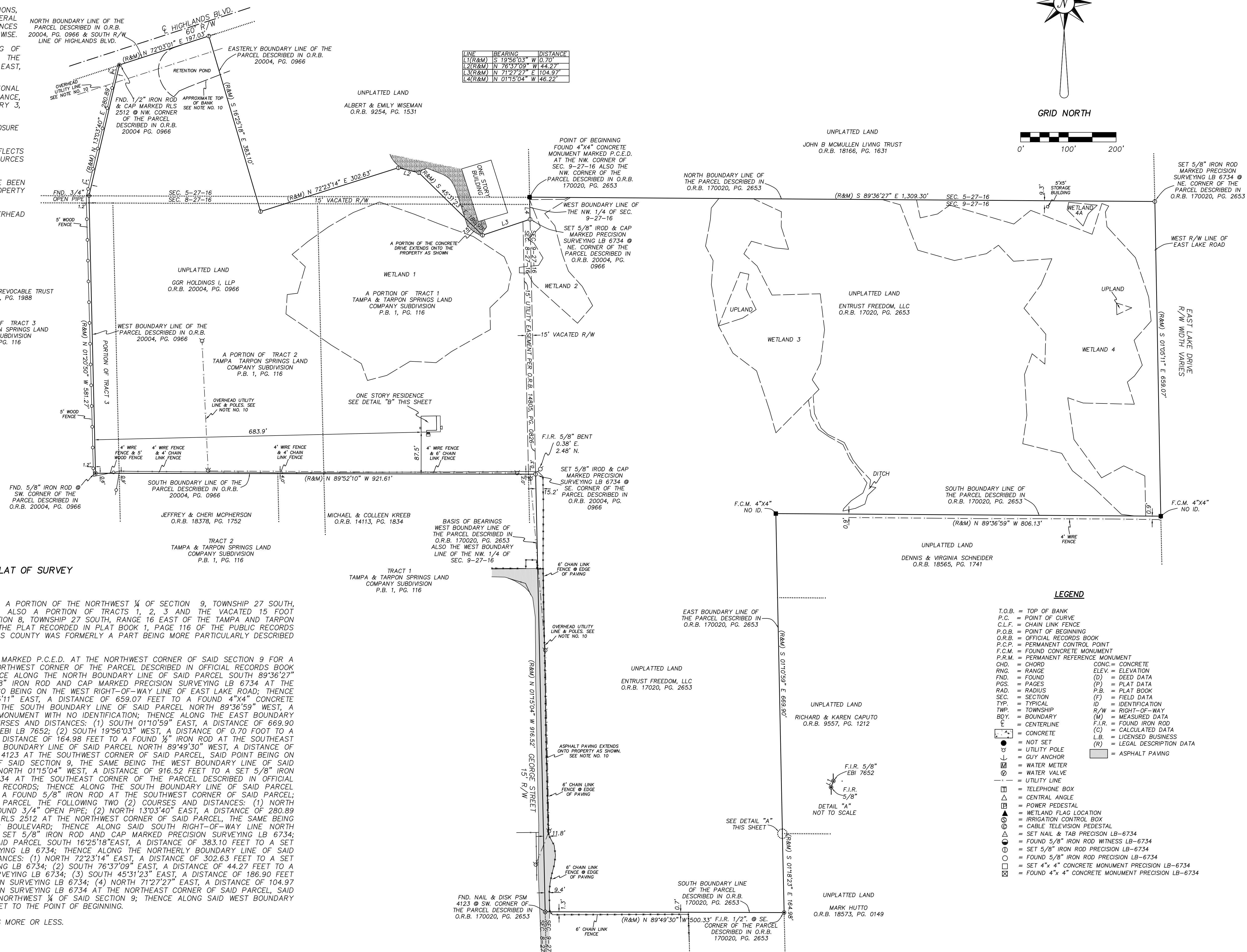
GENERAL NOTES

1. THE PROPERTY DESCRIPTION SHOWN HEREON WAS WRITTEN BY PRECISION SURVEYING & MAPPING, INC. AT THE REQUEST OF THE CLIENT.
2. EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
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5. BEARINGS SHOWN HEREON ARE BASED UPON THE GRID BEARING OF NORTH 01°15'04" WEST FOR THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER MIDLAND IRA, INC. 48292WC, DATED FEBRUARY 3, 2018.
7. THE CONTROL MEASUREMENTS FOR THIS SURVEY EXCEEDS THE MINIMUM CLOSURE OF 1 FOOT IN 10,000 FEET FOR COMMERCIAL PROPERTY.
8. THE LOCATION OF THE JURISDICTIONAL LINES SHOWN HEREON, REFLECTS THE LOCATION OF FLAGGING SET IN VEGETATION BY WATER RESOURCES ASSOCIATES, LLC.
9. THE FENCES SHOWN HEREON ARE NOT DRAWN TO SCALE BUT HAVE BEEN EXAGGERATED IN ORDER TO SHOW THEIR RELATIONSHIP TO THE PROPERTY LINES.
10. THE RETENTION POND, ASPHALT PAVING, UTILITY POLES AND OVERHEAD UTILITY LINES INDICATE POSSIBLE EASEMENTS.

SEC. 5, 8 & 9, TWP. 27 S., RNG. 16 E.



LINE	BEARING	DISTANCE
L1 (R&M)	S 19°56'03" W	0.70
L2 (R&M)	N 76°37'09" W	44.27
L3 (R&M)	N 71°27'27" E	104.97
L4 (R&M)	N 01°15'04" W	46.22



PLAT OF SURVEY

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.
(CLOSES 0.004' J.M.M.)

LEGEND

T.O.B.	= TOP OF BANK
P.C.	= POINT OF CURVE
C.L.F.	= CHAIN LINK FENCE
P.O.B.	= POINT OF BEGINNING
O.R.B.	= OFFICIAL RECORDS BOOK
P.C.P.	= PERMANENT CONTROL POINT
F.C.M.	= FOUND CONCRETE MONUMENT
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R/W	= RIGHT-OF-WAY
BDY.	= BOUNDARY
C	= CENTERLINE
CONC.	= CONCRETE
NOT SET	= NOT SET
UTILITY POLE	= UTILITY POLE
GUY ANCHOR	= GUY ANCHOR
WATER METER	= WATER METER
WATER VALVE	= WATER VALVE
UTILITY LINE	= UTILITY LINE
TELEPHONE BOX	= TELEPHONE BOX
CENTRAL ANGLE	= CENTRAL ANGLE
POWER PEDESTAL	= POWER PEDESTAL
WETLAND FLAG LOCATION	= WETLAND FLAG LOCATION
IRRIGATION CONTROL BOX	= IRRIGATION CONTROL BOX
CABLE TELEVISION PEDESTAL	= CABLE TELEVISION PEDESTAL
SET NAIL & TAB PRECISION LB-6734	= SET NAIL & TAB PRECISION LB-6734
FOUND 5/8" IRON ROD WITNESS LB-6734	= FOUND 5/8" IRON ROD WITNESS LB-6734
SET 5/8" IRON ROD PRECISION LB-6734	= SET 5/8" IRON ROD PRECISION LB-6734
FOUND 5/8" IRON ROD PRECISION LB-6734	= FOUND 5/8" IRON ROD PRECISION LB-6734
SET 4" x 4" CONCRETE MONUMENT PRECISION LB-6734	= SET 4" x 4" CONCRETE MONUMENT PRECISION LB-6734
FOUND 4" x 4" CONCRETE MONUMENT PRECISION LB-6734	= FOUND 4" x 4" CONCRETE MONUMENT PRECISION LB-6734

REVISIONS	DATE	
	CHECKED BY	J.S.R.
DRAWN BY	J.M.M.	
	FIELD BOOK	170099
PAGE	43	23
	43	73
DATE	4-12-18	
	4-12-18	
SCALE	1" = 100'	
	1" = 100'	
PRECISION SURVEYING & MAPPING, INC. CERTIFICATE OF AUTHORIZATION NO. LB-6734 7710 MASSACHUSETTS AVENUE NEW PORT RICHEY, FLORIDA 34653 (727) 841-8414		
JOB NUMBER	170099	
SHEET NUMBER	1	OF 2
FILE NUMBER		

WORK ORDER NO.: 170099
FOR: GGR HOLDINGS I, LLP
DATE OF SURVEY: APRIL 12, 2018
TYPE OF SURVEY: BOUNDARY

JON S. ROBBINS DATE
PROFESSIONAL SURVEYOR & MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

UNPLANTED LAND
RYAN MOHR
O.R.B. 16197, PG. 2411

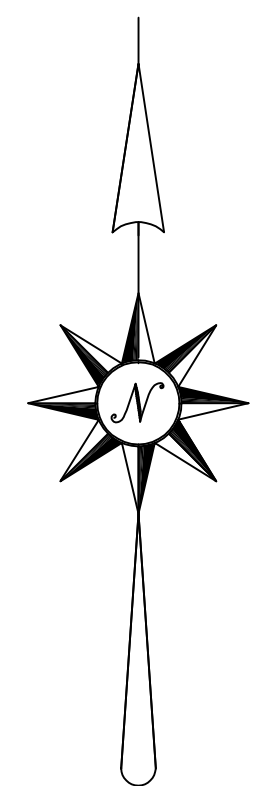
UNPLANTED LAND
BRIAN & CELYNDA REDGRAVE
O.R.B. 14481, PG. 1676

GENERAL NOTES

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6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER MIDLAND IRA, INC. 48292WC, DATED FEBRUARY 3, 2018.
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10. THE RETENTION POND, ASPHALT PAVING, UTILITY POLES AND OVERHEAD UTILITY LINES INDICATE POSSIBLE EASEMENTS.

SEC. 5, 8 & 9, TWP. 27 S., RNG. 16 E.

LEGEND table with symbols for T.O.B., P.C., C.L.F., P.O.B., O.R.B., P.C.P., F.C.M., P.R.M., CHD., R.N.G., F.N.D., POS., RAD., SEC., TYP., TWP., B.D.Y., B.C., R/W, C, CON, UTILITY POLE, GUY ANCHOR, WATER METER, WATER VALVE, UTILITY LINE, TELEPHONE BOX, CENTRAL ANGLE, POWER PEDESTAL, WETLAND FLAG LOCATION, IRRIGATION CONTROL BOX, CABLE TELEVISION PEDESTAL, SET NAIL & TAB PRECISION LB-6734, FOUND 5/8" IRON ROD PRECISION LB-6734, SET 5/8" IRON ROD PRECISION LB-6734, FOUND 5/8" IRON ROD PRECISION LB-6734, SET 4" X 4" CONCRETE MONUMENT PRECISION LB-6734, FOUND 4" X 4" CONCRETE MONUMENT PRECISION LB-6734.



GRID NORTH

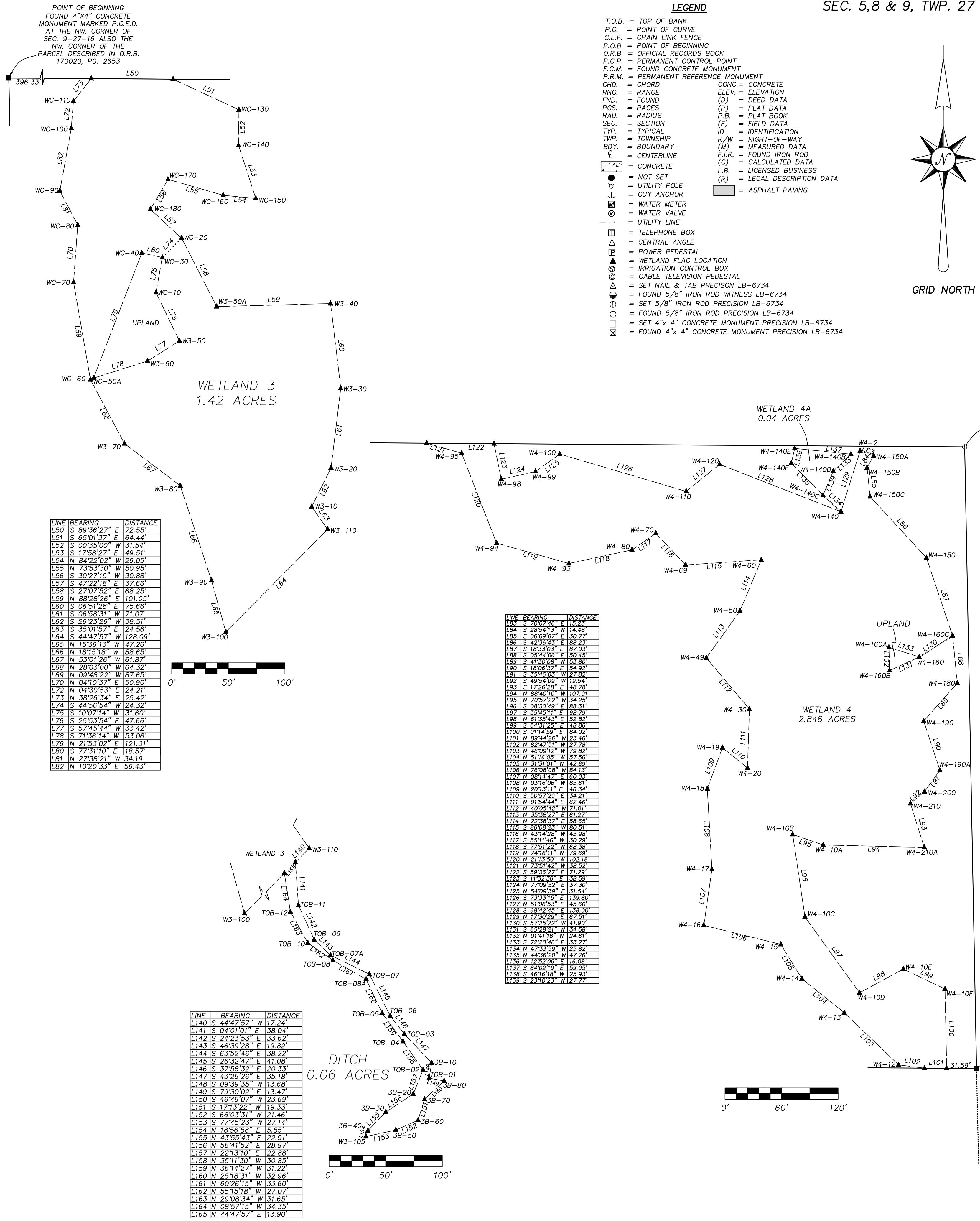


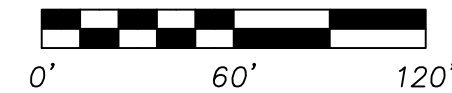
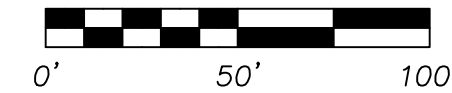
Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey lines L50 through L82 with their respective bearings and distances.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey lines L83 through L139 with their respective bearings and distances.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey lines L5 through L29 with their respective bearings and distances.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey lines L30 through L49 with their respective bearings and distances.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey lines L140 through L165 with their respective bearings and distances.



SET 5/8" IRON ROD MARKED PRECISION SURVEYING LB 6734 @ NE CORNER OF THE PARCEL DESCRIBED IN O.R.B. 170020, PG. 2653

Right margin containing precision surveying & mapping, inc. logo, certificate of authorization, company address (7710 MASSACHUSETTS AVENUE, NEW PORT RICHEY, FLORIDA 34653), and a table with columns for JOB NUMBER (170099), SHEET NUMBER (2 OF 2), FILE NUMBER, CHECKED BY, DATE, DRAWN BY, FIELD BOOK, SCALE, and AS NOTED.

ORDINANCE 2019-24

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 43.54 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST (APP 18-51 AND APP 18-52), FROM PINELLAS COUNTY ZONING DESIGNATIONS R-A (RESIDENTIAL AGRICULTURE) AND RPD (RESIDENTIAL PLANNED DEVELOPMENT), TO CITY OF TARPON SPRINGS ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); 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 and R-A (Residential Agriculture) district to City of Tarpon Springs RPD (Residential Planned Development) district; and,

WHEREAS, the applicant is also requesting a change to the Future Land Use designations from Pinellas County RR (Rural Residential) and P (Preservation) designations to City of Tarpon Springs RVL (Residential Very Low) and P (Preservation) designations; and,

WHEREAS, the applicant is also requesting approval of a Preliminary Planned Development under the RPD (Residential Planned Development) zoning district; and,

WHEREAS, the proposed RPD, Residential Planned Development, zoning district is consistent with the proposed future land use category of RVL, Residential Very Low; and,

WHEREAS, the planned uses within the RPD 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 in Exhibit A, attached hereto.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval concurrently with Ordinance 2019-23 and Ordinance 2019-25.

Exhibit A

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5 AND A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 669.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND $\frac{1}{2}$ " IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 581.27 FEET TO A FOUND 3/4" OPEN PIPE; (2) NORTH 13°03'40" EAST, A DISTANCE OF 280.89 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED RLS 2512 AT THE NORTHWEST CORNER OF SAID PARCEL, THE SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLANDS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 72°03'01" EAST, A DISTANCE OF 197.03 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 16°25'18" EAST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 9; THENCE

Exhibit A

ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004' J.M.M.)

ORDINANCE 2019-25

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP, FOR 43.54 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF KEYSTONE ROAD APPROXIMATELY 0.75 MILES FROM THE INTERSECTION OF KEYSTONE ROAD AND NORTH HIGHLAND AVENUE AND WEST OF EAST LAKE DRIVE, LYING IN SECTIONS 8 AND 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST (APP 18-51), FROM PINELLAS COUNTY LAND USE DESIGNATIONS RR (RURAL RESIDENTIAL) AND P (PRESERVATION), TO CITY OF TARPON SPRINGS LAND USE DESIGNATIONS RVL (RESIDENTIAL VERY LOW) AND P (PRESERVATION); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of said property totaling 43.54 acres, MOL, has applied to amend the future land use map designation of the property from Pinellas County RR (Rural Residential) and P (Preservation) designations to City of Tarpon Springs RVL (Residential Very Low) and P (Preservation) designations; and,

WHEREAS, the permitted uses within the RVL, Residential Very Low and P, Preservation, Land Use designations 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) and R-A (Residential Agriculture) districts to City of Tarpon Springs RPD (Residential Planned Development) district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on November 18, 2019; 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 RVL, Residential Very Low and P, Preservation land use designations are 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 in Exhibit A, attached hereto.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval concurrently with Ordinance 2019-23 and Ordinance 2019-24.

Exhibit A

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