

**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.

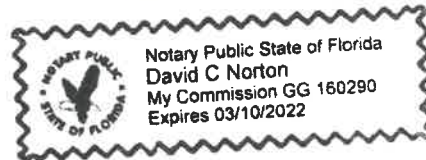
Date: <u>4/26/18</u>	Title Holder: <u>[Signature]</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

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 6<sup>th</sup> 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

*[Handwritten Signature]*  
Witness #1 signature

*R. CARBAUGH Jr*  
Witness #1 print name

*[Handwritten Signature]*  
Witness #2 signature

*Lucy Dwyer*  
Witness #2 print name

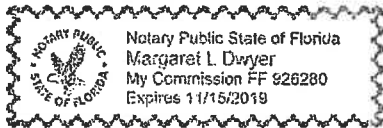
*[Handwritten Signature]*  
Albert D. Wiseman (Seal)

*[Handwritten Signature]*  
Emily A. Wiseman (Seal)

State of: Florida  
County of: Pasco

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> 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



*[Handwritten Signature]*  
Notary Public  
my commission expires: \_\_\_\_\_