

**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] _____

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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.

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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.)

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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)

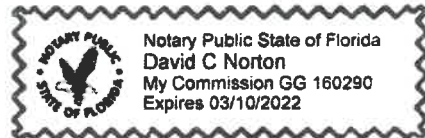
The foregoing instrument was acknowledged before me this 26 day of APRIL, A.D., 20 18 by GEORGE P. STAMAS, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: DAVID C. NORTON

Signature: [Signature]

Stamp: _____



PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ 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

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.
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