

**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)	<b>Present Designations of Property</b>
<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.).

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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:

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

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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 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: <u>4/3/19</u>	Title Holder: <u> KRC LLC</u>
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., 20 19 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:   
Stamp: \_\_\_\_\_



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.)



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