

Board of Commissioners
August 4, 2020

RIVER BEND VILLAGE

Applications:

20-03 Annexation

Residential:

- 20-04 Future Land Use Map Amendment
- 20-05 Preliminary Planned Development/Rezoning
- 20-09 Final Planned Development

RIVER BEND VILLAGE – August 4, 2020 BOC

Request:

ENTIRE RIVER BEND VILLAGE PROJECT

Ordinance 2020-14, Annexation (2nd Reading)

RESIDENTIAL PORTION OF RIVER BEND VILLAGE PROJECT

App #20-04, Ordinance 2020-16, Future Land Use Map (FLUM) amendment (2nd Reading): COUNTY Residential Low (RL) to CITY Residential Low (RL)

App # 20-05, Ordinance 2020-19, Preliminary Planned Development / Rezoning (2nd Reading): COUNTY Residential Urban (R-5) to CITY Residential Planned Development (RPD)

Application #20-09, Resolution #2020-44, Final Planned Development

PROJECT REVIEW SCHEDULE

RIVER BEND VILLAGE PROJECT, REVIEW SCHEDULE

	July 20 P&Z	July 28th BOC	8/4/2020 (Special Session)	Aug 11 BOC	Sept 8 BOC
A Annexation (entire site)	Review & Rec	1st Reading	2nd Reading		
B Residential Subdivision					
B.1 Ordinance amending Land Use	Review & Rec	1st Reading	2nd Reading		
B.2 Ordinance amending zoning and approving Preliminary Planned Development With Waivers	Review & Rec	1st Reading	2nd Reading		
C Resolution approving Final Planned Development			1st (Final) Reading		
D Business Park Subdivision					
D.1 Ordinance amending Land Use	Review & Rec	1st Reading			2nd Reading
D.2 Ordinance amending zoning and approving Preliminary Planned Development With Waivers	Review & Rec	1st Reading			2nd Reading
E Resolution approving Final Planned Development					1st (Final) Reading
F Comprehensive Plan Text Amendment, Industrial Limited category	Review & Rec	1st Reading			2nd Reading
G Roadway and Utility Dedication & Acceptance (procedure to be determined)					

RIVER BEND VILLAGE – 2nd Reading Changes

Annexation, Future Land Use Map Amendment,
and Rezoning: ***No Changes***

Preliminary Planned Development:

- Revise parking restriction to one side of the street
- Revise landscaping plan per updated Pinellas

County tree planting and mitigation requirements:

- Planting of 1,660 trees required
- On-site planting of 1,137 trees proposed
- Remaining 463 trees to be mitigated via contribution to Pinellas County tree bank fund

RIVER BEND VILLAGE – Recommendation

- Recommending Approval of Annexation (Ord. 2020-14)
- Recommending Approval of Future Land Use Map (FLUM) from County Residential Low (RL) to City Residential Low (RL) (Ordinance 2020-16)
- Recommending Approval of Rezoning from County Residential Urban (R-5) to City Residential Planned Development (RPD) with revised conditions (Ordinance 2020-19)
- Recommending Approval of the Final Planned Development for the Residential Portion (RPD) with conditions (Resolution 2020-44)

RIVER BEND VILLAGE – Revised Conditions (Ordinance 2020-19 and Resolution 2020-44)

1. The City will require, as part of the Final Planned Development, the clear and prominent declaration of the minimum fire access width of the street in the subdivision's legal documents to inform future property owners of the restriction of parking to only one side of the street ~~to on-street parking~~. Fire lanes shall be marked with signs that are readily visible to the street with the wording, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording. Such signs shall be 12 inches by 18 inches with a white background and red letters, and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and shall be a maximum of 60 feet apart.
2. The City shall require that the developer and subsequent property owners/homeowners associations to maintain 100% survival of the minimum required tree planting as shown on the revised landscape plan dated ~~February 24, 2020~~ (Revision 1) July 28, 2020 (Revision 2) by Copley Design Associates, Inc. Landscape Architecture. For common areas, the developer shall submit a report verifying completion of tree installation in all common areas. The one-year survivability guarantee shall be applied from the date of receipt of the report by the City. For individual parcels, the one-year survivability guarantee shall be applied from the date of issuance of a Certificate of Occupancy for the parcel.

CITY OF TARPON SPRINGS
Staff Cover Memo – Hearing Schedule Summary

July 13, 2020

TO: PLANNING AND ZONING BOARD
BOARD OF COMMISSIONERS

FROM: PLANNING & ZONING DEPARTMENT

SUBJECT: AGENDA ITEM: RIVER BEND VILLAGE DEVELOPMENT/
PIONEER DEVELOPERS OF AMERICA, INC.

HEARING SCHEDULE AND APPLICATIONS:

JULY 20, 2020 (PLANNING AND ZONING BOARD)

- ORDINANCE 2020-14 (APP. 20-03) FOR ANNEXATION
- ORDINANCE 2020-16 (APP. 20-04) FOR FUTURE LAND USE MAP AMENDMENT – RESIDENTIAL
- ORDINANCE 2020-19 (APP. 20-05) FOR PRELIMINARY PLANNED DEVELOPMENT/REZONING – RESIDENTIAL
- ORDINANCE 2020-15 (APP. 20-04) FOR FUTURE LAND USE MAP AMENDMENT – INDUSTRIAL
- ORDINANCE 2020-17 (APP. 20-05) FOR PRELIMINARY PLANNED DEVELOPMENT/REZONING - INDUSTRIAL

JULY 28, 2020 (BOARD OF COMMISSIONERS)

- ALL ABOVE LISTED ORDINANCES (1st Reading)

AUGUST 4, 2020 (BOARD OF COMMISSIONERS)

- ORDINANCE 2020-14 (APP. 20-03) FOR ANNEXATION (2nd Reading)
- ORDINANCE 2020-16 (APP. 20-04) FOR FUTURE LAND USE MAP AMENDMENT – RESIDENTIAL (2nd Reading)
- ORDINANCE 2020-19 (APP. 20-05) FOR PRELIMINARY PLANNED DEVELOPMENT/REZONING – RESIDENTIAL (2nd Reading)
- RESOLUTION 2020-XX (APP. 20-09) FOR FINAL PLANNED DEVELOPMENT - RESIDENTIAL

DATE TO BE DETERMINED, SEPTEMBER 2020 (BOARD OF COMMISSIONERS)

- ORDINANCE 2020-15 (APP. 20-04) FOR FUTURE LAND USE MAP AMENDMENT – INDUSTRIAL (2nd Reading)
- ORDINANCE 2020-17 (APP. 20-05) FOR PRELIMINARY PLANNED DEVELOPMENT/REZONING – INDUSTRIAL (2nd Reading)
- RESOLUTION 2020-XX (APP 20-09) FOR FINAL PLANNED DEVELOPMENT – INDUSTRIAL

I. STAFF SUMMARY

This memorandum provides a summary of the public hearing schedule, listed above, for the River Bend Village development project.



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) 937-1137

Renea Vincent, AICP
DIRECTOR

TO: Mayor & Board of Commissioners
Planning & Zoning Board
Mark LeCouris, City Manager
Tom Trask, City Attorney
Irene Jacobs, City Clerk

FROM: Renea Vincent, AICP, CPM *cn*

DATE: July 13, 2020

SUBJECT: River Bend Village Residential Subdivision and Business Park: Planned Development, Annexation, Land Use & Zoning application(s)

Please be advised that I, Renea Vincent, Planning Director for the City of Tarpon Springs, am placing this memo into the record to reflect that I recently entered into a contract with Pioneer Homes to purchase Lot 16 of River Bend Village Subdivision. Upon completion of construction of a new single-family home this will be my primary residence. I was also previously involved (during my tenure with Pinellas County) in representing the County's interests in this project while it was in the conceptual stage of development in Pinellas County as well as the through the Future Land Use change for a portion of the site from an industrial to a residential land use designation. For these reasons, Pat McNeese, Principal Planner, will be presenting this application for discussion and action before the Planning and Zoning Board and the Board of Commissioners. If you have any questions regarding the project, please contact Pat McNeese directly at 727-3711 ext. 2255.

CITY OF TARPON SPRINGS

Staff Report

July 22, 2020

TO: BOARD OF COMMISSIONERS

FROM: PLANNING AND ZONING DEPARTMENT

HEARING DATES: JULY 20, 2020 (PLANNING AND ZONING BOARD)
JULY 28, 2020 (BOC 1ST READING)
AUGUST 4, 2020 (BOC 2ND READING)

SUBJECT: APPLICATION #20-03: ORDINANCE 2020-14: ANNEXING 36.1 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF L&R INDUSTRIAL BOULEVARD AND ANCLOTE ROAD (APPLICATION 20-03) – PIONEER DEVELOPERS

I. APPLICATION

- A. Application: Annexation of approximately 36.1 acres into the City of Tarpon Springs in conjunction with the following:
- Proposed Future Land Use categories (Application Number 20-04) of Industrial Limited (IL) and Residential Low (RL),
 - Proposed Preliminary Planned Development (Application Number 20-05) providing for rezoning to Industrial Planned Development (IPD) and Residential Planned Development (RPD), and,
 - Proposed Final Planned Development (Application Number 20-09)
- B. Applicant: Pioneer Developers of America, Inc.
- C. Owner: GGR Anclote 11 LLP, GGR Anclote LLC, and, Anclote 35 LLC

II. PROPERTY INFORMATION

- A. Location: Northwest corner of L&R Industrial Boulevard and Anclote Road
- B. Property Size: 36.1 acres
- C. Subject Parcel Zoning/ Land Use Plan Designation:
Pinellas County Zoning E-1 (Employment-1) and R-5 (Urban Residential)
Pinellas County Land Use Designation E (Employment) and RL (Residential Low)
- D. Tax Parcel Numbers: 02-27-15-90810-000-0011
02-27-15-90810-000-0010
02-27-15-90810-000-0040

E. Surrounding Land Use, Zoning and Existing Use:

Direction	Zoning / Land Use Plan	Existing Use
North:	IR (Industrial Restricted) / IL (Industrial Limited) (City)	Vacant
	P/SP (Public/Semi-Public) / I (Institutional) (City)	State Work Release Center
	E-1 (Employment-1) / E (Employment) (County)	Vacant
East:	P/SP (Public/Semi-Public) / IL (Industrial Limited) (City)	Tarpon Springs Reverse Osmosis Facility
	IR (Industrial Restricted) / IL (Industrial Limited) (City)	Garage, Warehouse, Vacant
South:	E-1 (Employment-1) / E (Employment) (County)	Vacant, Light Manufacturing
	RM (Residential Multifamily / RU (Residential Urban) and RM (Residential Medium) (City)	Single Family Residential
	WDI-B (Waterfront Commercial Fishing and Tourism Redevelopment District) / CR (Commercial Recreation) (City)	Marina
	WDI (Waterfront Development District) / IL (Industrial Limited) (City)	Vacant
West:	I (Heavy Industry) / IG (Industrial General) (County)	Storage, Vacant

III. BACKGROUND

The property is located in unincorporated Pinellas County and has undergone the platting process under the County's jurisdiction. All plat improvements have been constructed and the final plat was accepted by Pinellas County on July 21, 2020. Vertical construction of some residential buildings has been initiated. The 36.1-acre project includes an industrial employment component covering 24.9 acres and a single family residential component of 11.2 acres. The employment component is currently located in the Employment (E) category of the Pinellas County Future Land Use Map (FLUM) and in the Employment-1 (E-1) Pinellas County zoning district. The residential portion is located in the Residential Low (RL) category of the Pinellas County FLUM and the Urban Residential (R-5) Pinellas County zoning district.

The applicant wishes to bring the property into the municipal limits of the City to build out the project and to provide for water and sewer services. Since the property has already been platted, and the plat improvements constructed, the applicant is requesting approval of the Preliminary and Final Planned Developments at this time along with the attendant FLUM amendments and rezonings in conjunction with this annexation request. Adjacent properties to the north, east and south are 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 north, east, and south sides. 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 the City of Tarpon Springs. The City has the capacity to provide service to the project. Service is currently being provided pursuant to an agreement for annexation approved by the Board of Commissioners on March 24, 2020. The potable water system construction and operation was accepted as meeting City standards by the Tarpon Springs Utilities Department on June 10, 2020;
- Wastewater service is available from the City of Tarpon Springs. The City has the capacity to provide service to the project. Service is currently being provided pursuant to an agreement for annexation approved by the Board of Commissioners on March 24, 2020. The wastewater system construction and operation was accepted as meeting City standards by the Tarpon Springs Utilities Department on June 10, 2020;
- Fire service will be provided by Tarpon Springs Fire Rescue;
- All roads currently serving the property were platted a private roadways. The applicant has requested that the roads be dedicated to the City. The applicant's engineer has certified that the roads have been constructed to City standards. A separate instrument for road dedication will be provided for the BOC's consideration at a later date;
- The project is within the City's solid waste service area. The City has the ability to provide solid waste service to the project.
- Stormwater handling for the project is platted as, and will remain as, a private facility, operated and maintained by Property Owner's and Homeowners' Associations. The plat provides for easement access to the drainage facilities by the City should the need arise.

- (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: The subject property is within the Tarpon Springs Planning Area as defined by the Tarpon Springs Comprehensive Plan. 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 in accordance with state law.

- (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 requests for a Future Land Use Map amendment, rezoning, and Preliminary Planned Development (Application Numbers 20-04 and 20-05, respectively). The proposed densities/intensities of the residential portion of the project are consistent with the requested Residential Low (RL) category and with the current Countywide Plan RLM (Residential Low Medium) designation. The requested zoning of RPD (Residential Planned Development) is consistent with the proposed RL (Residential Low) Future Land Use Map category. The proposed intensities of the industrial portion of the project are consistent with the requested Industrial Limited (IL) category and with the current Countywide Plan E (Employment) designation with Target Employment Center overlay.

- (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 and intensity proposed under the requested RL (Residential Low) land use category are equal to those permitted under the Pinellas County RL (Residential Low) land use category. The allowable density and intensity proposed under the requested IL (Industrial Limited) land use category are lower than those provided for under the current E (Employment) category. The City is proposing to update the standards for the Industrial Limited (IL) category (App. # 20-78, Ordinance 2020-18) including a proposed increase of the allowable intensity (floor area ratio). This increase will remain below the maximum intensity (floor area ratio) set under the Pinellas County E (Employment) category. The project will be submitted for State review pursuant to Florida Statutes.

V. OTHER EVIDENCE

- A. Technical Review Committee:** TRC reviewed this project on January 23, 2020 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 amendments (App #20-04), the proposed Preliminary Planned Development/rezonings (App #20-05), and, the Final Planned Development (App. #20-09). The TRC comments are included with the agenda packet for App. Nos. 20-04 and 20-05. The TRC comments have been addressed either through additional material submitted by the applicant or as recommended conditions of an approved Preliminary Planned Development (see staff report for App Nos. 20-04 and 20-05).

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*. Staff has not received any responses to date to these notices.

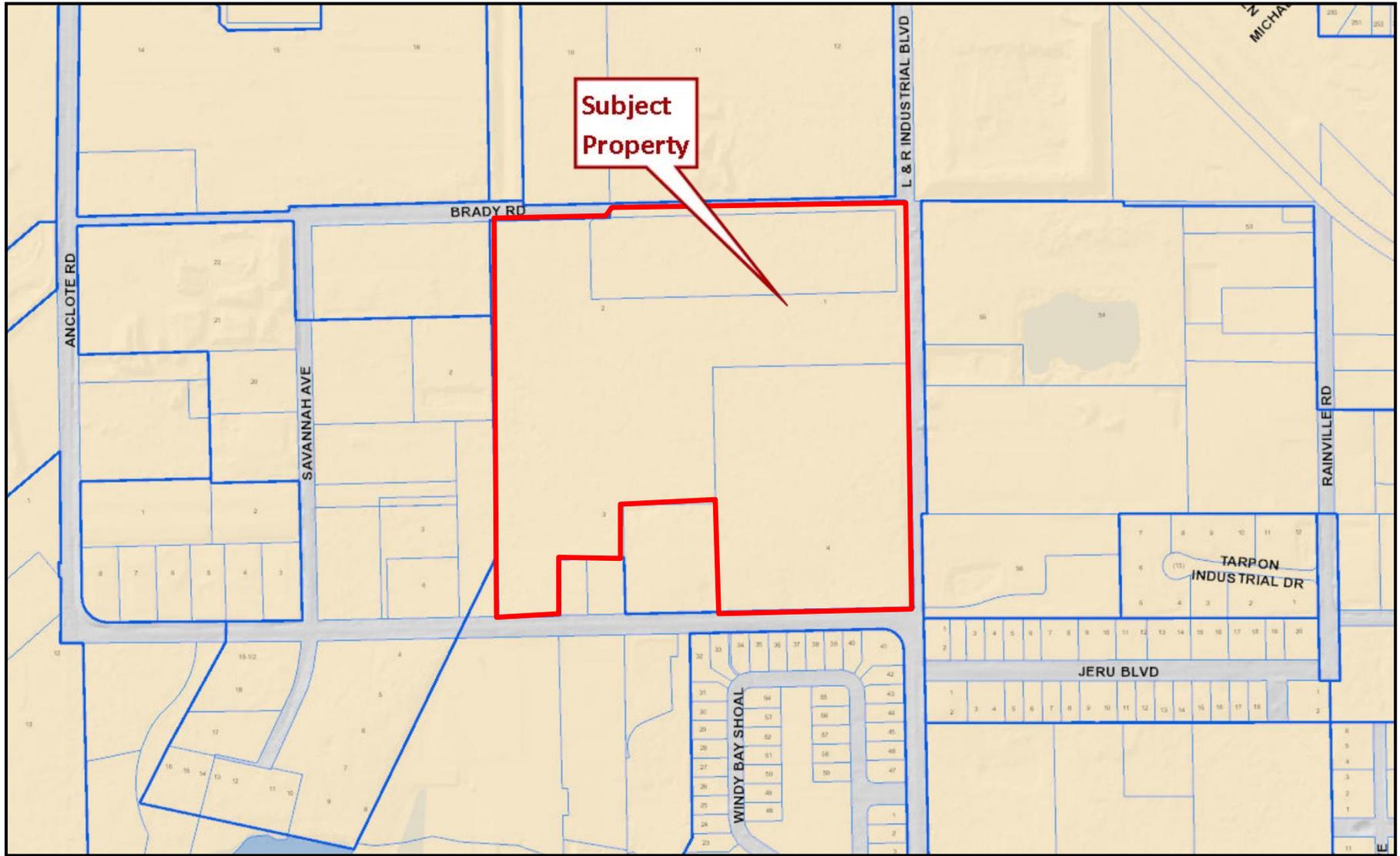
VII. STAFF RECOMMENDATION

Staff recommendation is to **approve** the request for annexation (Application 20-03) with accompanying approvals of the Future Land Use Map (FLUM) amendment and the Preliminary Planned Development/ rezoning (Application Numbers 20-04 and 20-05, respectively). The adoption hearing (second reading) for annexation is scheduled to take place in conjunction with the adoption hearing (second reading) for the residential portion of the project (FLUM amendment to Residential Low (RL) and rezoning to Residential Planned Development (RPD)). The adoption hearing (second reading) for the industrial/employment portion of the project will take place after review by the State of Florida and Forward Pinellas have been completed.

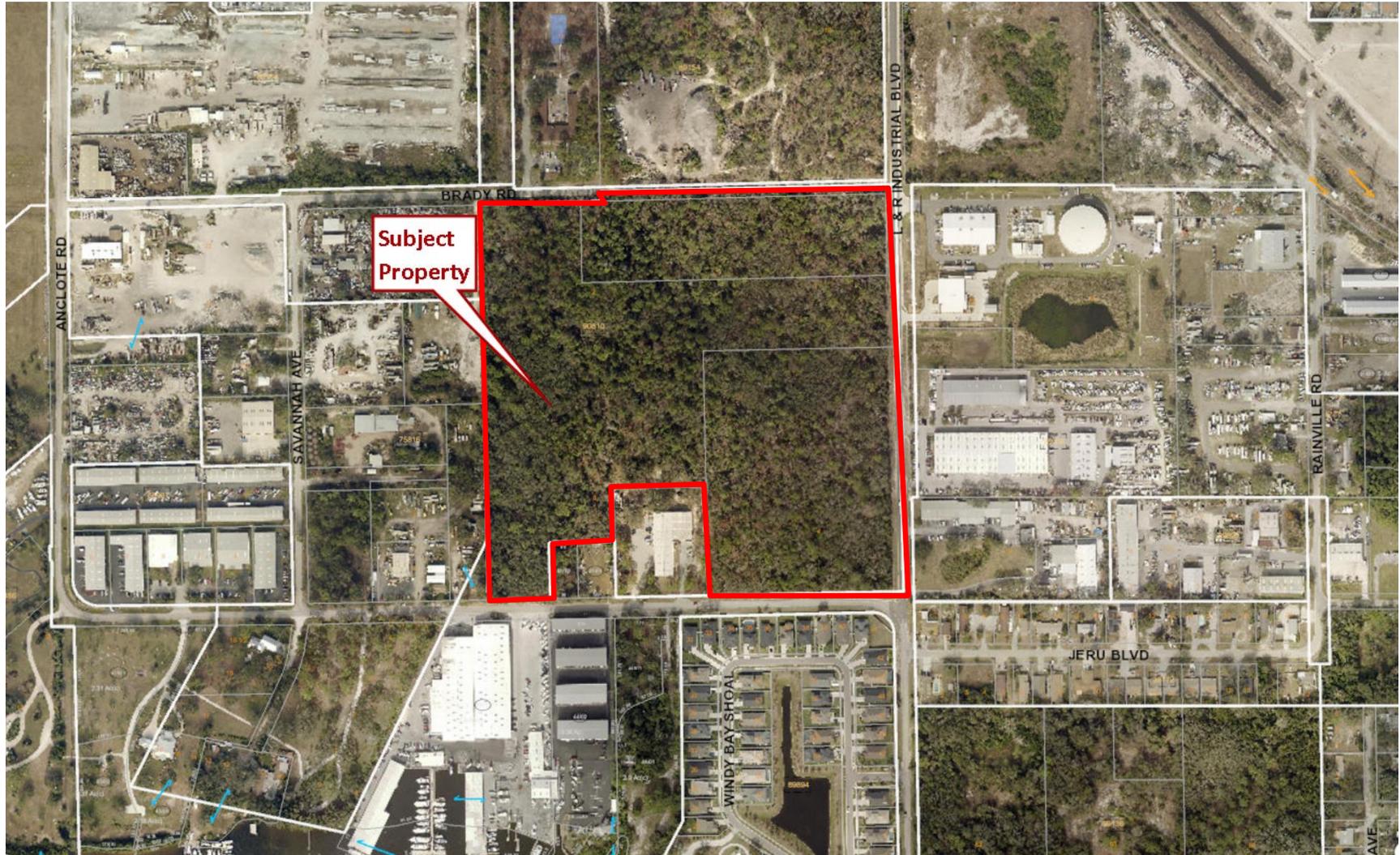
List of Exhibits:

1. Maps
 - a. Location Map
 - b. Aerial Map
 - c. City Land Use Map
 - d. Pinellas County Land Use and Zoning Map
 - e. City Zoning Map
2. Application and Narrative
3. Survey
4. Ordinance 2020-14 with Exhibits

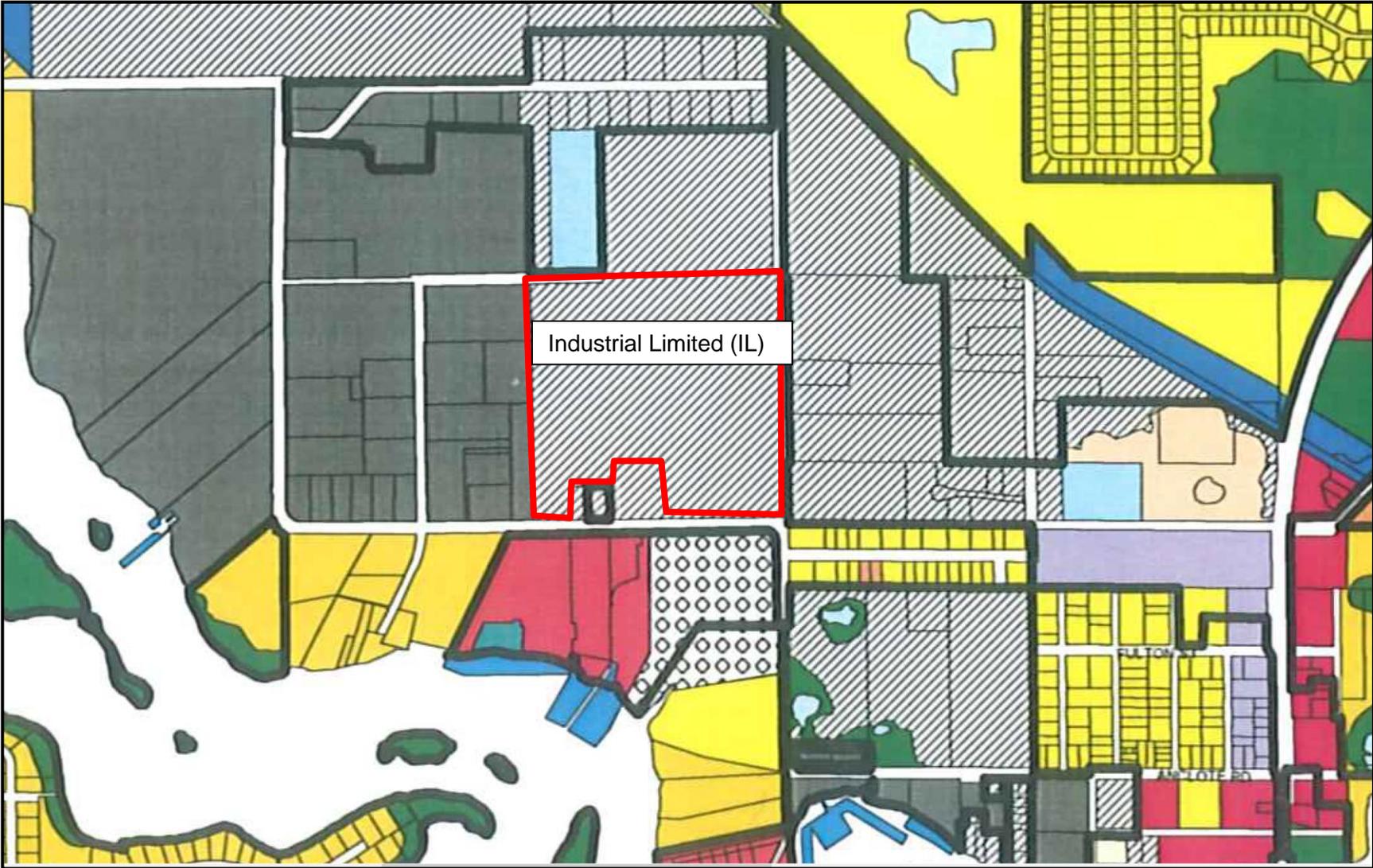
Application 20-03 Location Map



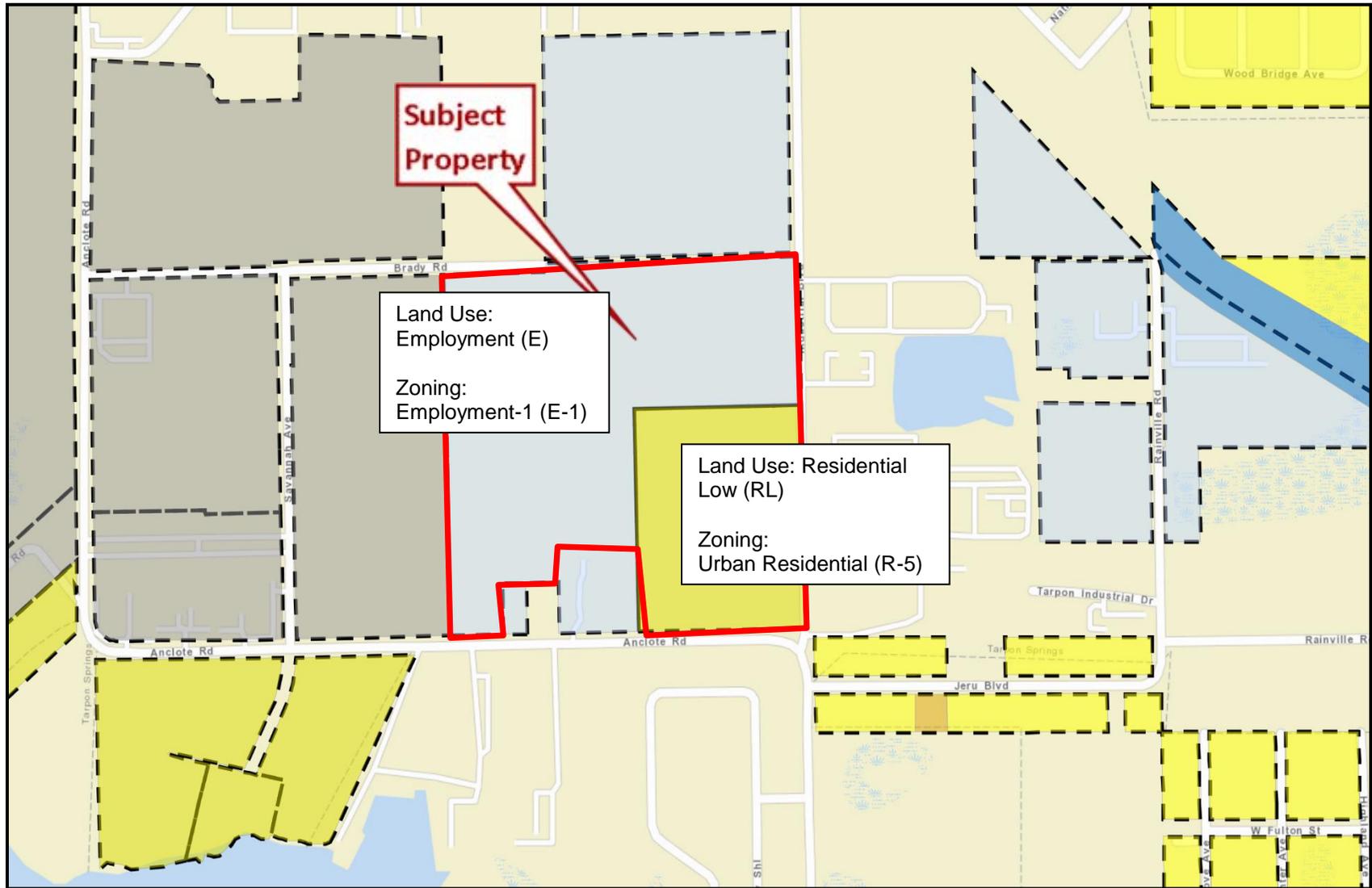
Application 20-03 Aerial Map



Application 20-03 City Land Use Map



Application 20-03 Pinellas County Land Use and Zoning



Subject Property

Application 20-03 City Zoning Map



**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)

20-03

Name GGR Anclote 11 LLP; GGR Anclote LLC; AND Anclote 35 LLC		Email	
Address 46 West 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 West Lemon Street			
City Tarpon Springs		State Florida	Zip 34689
Phone	Fax		Cellular

Agent (if applicable)

Name Katherine E. Cole, Esq. and 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

General Information

Project Name River Bend Village		
Property Location or Address Anclote Road, Tarpon Springs		
Legal Description (attach additional sheets as necessary) Please see Attachment A.		
Tax Parcel Number(s) 02-27-15-90810-000-0040; 02-27-15-90810-000-0010; 02-27-15-90810-000-0011	Site Acreage 36.1 acres	Percentage of City .32%

Land Use & Zoning Information

Present Designations of Property (County)		Proposed Designations for Property (City)	
Land Use Category	Zoning District	Land Use Category	Zoning District
E AND RL	E-1 AND R-5	IG AND RL	IPD AND RPD
Land Use Plan Amendment Required? For Industrial General/IPD <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		If yes, Countywide Plan Amendment Required? <input checked="" type="checkbox"/> YES <input 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

PLACEHOLDER - REPLACE WITH
EXECUTED ANNEXATION AFFIDAVIT

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 Katherine E. Cole, Esq. and Hill Ward Henderson 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.

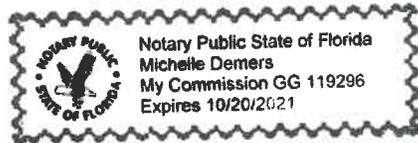
Date: <u>1/8/20</u>	Title Holder: <u>[Signature]</u>
Date: <u>1/8/20</u>	Title Holder: <u>[Signature]</u>
Date: _____	Title Holder: _____
Date: _____	Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 8th day of January, A.D., 20 20 by George P. Starnes and George Zutes, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____
Signature: Michelle Demers
Stamp: _____



Anclote Road - River Bend Village

City of Tarpon Springs Annexation Application Package

January 9, 2020

Property Owners: GGR Anclote 11 LLP, GGR Anclote LLC, Anclote 35 LLC

Applicant: Pioneer Developers of America, Inc.

Subject Property (Parcel Nos.): 02-27-15-90810-000-0040; 02-27-15-90810-000-0010; 02-27-15-90810-000-0011 (collectively, the "Property")

Nature of Request:

The above-named Applicant is currently in the process of constructing a single-family detached and industrial general project on the above-named Property, pursuant to that certain Development Agreement approved by Pinellas County and dated July 18, 2017, as recorded at Book 19710, Page 1156, of the Public Records of Pinellas County, a copy of which is included with this submittal.

As it is currently under development, the site requires water and sewer. Pursuant to Section 20-23 of the City of Tarpon Springs Code of Ordinances, the Property must first be annexed into the City of Tarpon Springs in order to receive these necessary municipal services.

Utilities are complete on site. The streets on site will be dedicated to the City of Tarpon Springs. The City of Tarpon Springs will be responsible for maintenance of the streets and utilities. Drainage maintenance will be the responsibility of the Homeowner's Association.

The Applicant also requests credit against applicable impact fees for a sewer lift station and the construction of Brady Road improvements consistent with the following amounts:

Public Lift Station - \$254,039.22

Brady Road – 338,961.50

Contents of Application Package:

1. Completed Annexation Application
2. Completed Rezoning and Comprehensive Plan Amendment Application
3. Completed Preliminary Development Plan Application
4. Completed Final Development Plan Application
5. Submittal Fee \$1,500 for Applications – Anclote 35 CK#1061
6. Legal Descriptions of Parcels
7. Copies of Warranty Deeds to Parcels
8. Certificate of Concurrency
9. Traffic Analysis
10. Listed Species (Wildlife) Assessment / Tortoise Relocation After Action Report / AAR Acceptance by State
11. Copy of Development Agreement
12. SWFWMD ERP Construction Approval
13. Six (6) Sets of Site Plans

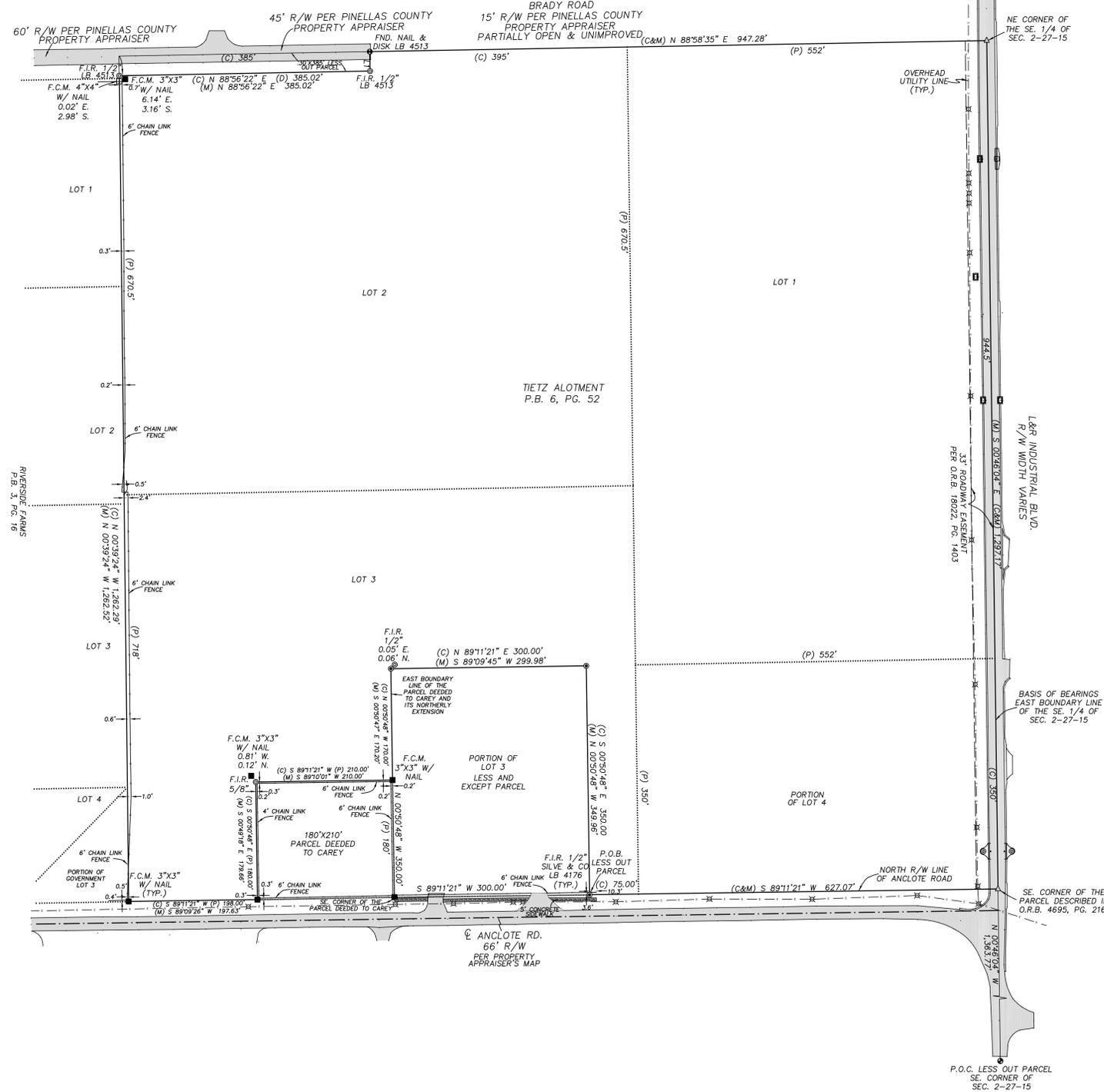
14. Property Survey
15. One (1) Hard Copy of Approved Site Plans Pursuant to Pinellas County Site Plan Approval (full document submitted digitally with this application package)
16. Pinellas County Site Plan - SP#4670 Final Administrative Approval Letter
17. River Bend Village Plat (Anclote Site) Submitted to Pinellas County for Review

GENERAL NOTES

SEC. 2, TWP. 27 S., RNG. 15 E.

1. THE PROPERTY DESCRIPTION SHOWN HEREON IS RECORDED IN OFFICIAL RECORDS BOOK 4695, PAGE 2161 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND WAS PROVIDED BY THE CLIENT. THE LEGAL DESCRIPTION OF THE LESS AND EXCEPT PARCEL 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 ON THE GRID BEARING OF SOUTH 00°46'04" EAST, FOR THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.
6. THE PLAT OF TIETZ ALOTMENT DOES NOT SHOW ANY BEARINGS OR ANGLES FOR THE DIRECTION OF THE LOT LINES.
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. THE PROPERTY SHOWN HEREON IS VACANT.

LINE BEARING	DISTANCE
(C) N 00°42'02" W	(D) 30.00'
(L)(M) N 00°42'02" W	29.69'



PLAT OF SURVEY
 ALL OF LOT 1, AND ALL OF LOT 2, LESS THAT PART OF THE WEST 385 FEET THAT LIES WITHIN THE NORTH 30 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST; ALL THAT PART OF LOT 3, LESS THE 180 FEET BY 210 FEET PARCEL DEEDED TO CAREY; AND ALL THAT PART OF LOT 4, LYING NORTH OF THE ANCLOTE ROAD RIGHT-OF-WAY, TIETZ ALOTMENT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO.

RECORDED IN OFFICIAL RECORDS BOOK 4695, PAGE 2161 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT
 A PORTION OF LOT 3, TEITZ ALOTMENT, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, NORTH 00°46'04" WEST, A DISTANCE OF 1,363.77 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 2161 OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ANCLOTE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°11'21" WEST, A DISTANCE OF 627.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°11'21" WEST, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DEEDED TO CAREY; THENCE ALONG THE EAST BOUNDARY LINE OF SAID CAREY PARCEL AND ITS NORTHERLY EXTENSION, NORTH 00°50'48" WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 89°11'21" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°50'48" EAST, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

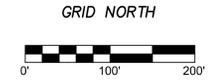
THE OVERALL DESCRIBED PARCEL CONTAINS 36.09 ACRES MORE OR LESS.

PROPOSED RECORD PLAT LEGAL DESCRIPTION

LOT 1 AND A PORTION OF LOTS 2, 3 AND 4, TEITZ ALOTMENT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, NORTH 00°46'04" WEST, A DISTANCE OF 1,363.77 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 2161 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ANCLOTE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°11'21" WEST, A DISTANCE OF 627.07 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 19885, PAGE 2146 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL NORTH 00°50'48" WEST, A DISTANCE OF 349.96 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°09'45" WEST, A DISTANCE OF 299.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL SOUTH 00°50'47" EAST, A DISTANCE OF 170.20 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 15140, PAGE 0959 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL AND THE NORTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6570, PAGE 1232 OF SAID PUBLIC RECORDS SOUTH 89°10'01" WEST, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6570, PAGE 1232; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL SOUTH 00°49'18" EAST, A DISTANCE OF 179.66 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID ANCLOTE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°09'26" WEST, A DISTANCE OF 197.63 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 2161 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL AND THE EAST BOUNDARY LINE OF RIVERSIDE FARMS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3, PAGE 16 OF SAID PUBLIC RECORDS NORTH 00°39'24" WEST, A DISTANCE OF 1,262.52 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 2161 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL NORTH 88°58'35" EAST, A DISTANCE OF 947.28 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL, THE SAME BEING THE EAST BOUNDARY LINE OF SAID SOUTHEAST 1/4 SOUTH 00°46'04" EAST, A DISTANCE OF 1,297.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 36.1 ACRES MORE OR LESS.



LEGEND

- 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
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CHD. = CHORD
- RNG. = RANGE
- FND. = FOUND
- PGS. = PAGES
- RAD. = RADIUS
- SEC. = SECTION
- TYP. = TYPICAL
- TWP. = TOWNSHIP
- BDY. = BOUNDARY
- C = CENTERLINE
- CONC. = CONCRETE
- NOT SET
- UTILITY POLE
- WATER METER
- WATER VALVE
- TELEPHONE BOX
- CENTRAL ANGLE
- POWER PEDESTAL
- STORM SEWER MANHOLE
- CABLE TELEVISION PEDESTAL
- SET 5/8" IRON ROD WITNESS LB-6734
- SET NAIL & TAB PRECISION LB-6734
- FOUND 5/8" IRON ROD WITNESS LB-6734
- FOUND NAIL & TAB 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
- INV. = INVERT
- CONC. = CONCRETE
- ELEV. = ELEVATION
- (D) = DEED DATA
- (P) = PLAT DATA
- P.B. = PLAT BOOK
- (F) = FIELD DATA
- R/W = RIGHT-OF-WAY
- (M) = MEASURED DATA
- F.I.R. = FOUND IRON ROD
- (C) = CALCULATED DATA
- ASPHALT
- GRATE INLET

WORK ORDER NO.: 170001
 FOR: PIONEER DEVELOPERS OF AMERICA, INC.
 DATE OF SURVEY: AUGUST 1, 2017
 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.

REVISIONS									
CHECKED BY	DATE	J.S.R.	FIELD BOOK	PAGE	SCALE	DATE	DATE	DATE	DATE
DRAWN BY	J.M.M.	17001	72	1" = 100'	8-1-17				
PRECISION SURVEYING & MAPPING, INC. CERTIFICATE OF AUTHORIZATION NO. LB-6734 7710 MASSACHUSETTS AVENUE NEW PORT RICHEY, FLORIDA 34653 (727) 841-8414									
JOB NUMBER	170001	SHEET NUMBER	1 OF 1	FILE NUMBER					

ORDINANCE 2020-14

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 36.1 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF L&R INDUSTRIAL BLVD. AND ANCLOTE ROAD; 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 property is subject to an annexation agreement (Exhibit B) for the provision of utility services to the property by the City of Tarpon Springs; and

WHEREAS, the property owner has also applied to amend the Future Land Use Map and zoning designations of the property; 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 July 20, 2020; 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 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, 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.

Exhibit A to Ordinance 2020-14

ATTACHMENT A:

Legal Descriptions

Parcel No.: 02-27-15-90810-000-0010

Legal Description: TIETZ ALOTMENT LOTS 1, 2 & 3 LESS W 385FT OF N 30FT OF SD LOT 2 FOR BRADY RD & LESS THAT PART LYING WITHIN THAT TRACT DESC FROM SE COR OF SEC 02-27-15 TH N00D46'04"W 1363.77FT FOR POB TH S89D11'21"W 927.07 FT TH N00D50'48"W 350FT TH N89D11'21"E 300FT TH N00D50'48"W 429.5FT TH N89D11'21"E 628.15FT TH S00D46'03"E 779.5FT TO POB ALSO LESS THAT PART OF LOTS 1 & 2 DESC FROM SE COR OF SD SEC TH N00D46'04"W 2660.94FT TH S88D58'35"W 33FT TH S00D46'04"E 29.1FT FOR POB TH CONT S00D46'04"E 260FT TH S88D56'22"W 979.82FT TH N00D39'03"W 245FT TH N44D08'40"E 21.29FT TH N88D56'22"E 964.29FT TO POB.

Parcel No.: 02-27-15-90810-000-0040

Legal Description: TIETZ ALOTMENT PART OF LOTS 1, 2, 3 & 4 LYING N OF ANCLOTE RD DESC AS FROM SE COR OF SE 1/4 OF SEC 2-27-15 TH N00D46'04"W 1363.77FT FOR POB TH S89D11'21"W 627.07 FT TH N00D50'48"W 779.50FT TH N89D11'21"E 628.15FT TH S00D46'04"E 779.50FT TO POB.

Parcel No.: 02-27-15-90810-000-0011

Legal Description: TIETZ ALOTMENT THAT PART OF LOTS 1 & 2 DESC FROM SE SEC COR TH N00D46'04"W 2660.94FT TH S88D58'35"W 33FT TH S00D46'04"E 29.1FT FOR POB TH CONT S00D46'04"E 260FT TH S88D56'22"W 979.82FT TH N00D39'03"W 245FT TH N44D08'40"E 21.29FT TH N88D56'22"E 964.29FT TO POB.

Exhibit B to Ordinance 2020-14



ANEXATION AGREEMENT (Municipal Services)

THIS AGREEMENT, made and entered into this 6th day of April, 2020, by and between the CITY OF TARPON SPRINGS, a municipal corporation (hereinafter referred to as "City"), and GGR ANCLOTE 11, LLP, a Florida limited liability partnership, GGR ANCLOTE, LLC, a Florida limited liability company, and ANCLOTE 35, LLC, a Florida limited liability company (hereinafter collectively referred to as "Owner") and whose address (as to each Owner) is 46 West Lemon Street, Tarpon Springs, FL 34689.

WITNESSETH:

WHEREAS, the Owner owns the following described real property, located outside the municipal boundaries of the City of Tarpon Springs:

Parcel ID#: 02-27-15-90810-000-0010; 02-27-15-90810-000-0040; 02-27-15-90810-000-0011

Legal Description: TIETZ ALOTMENT LOTS 1, 2 & 3 LESS W 385FT OF N 30FT OF SD LOT 2 FOR BRADY RD & LESS THAT PART LYING WITHIN THAT TRACT DESC FROM SE COR OF SEC 02-27-15 TH N00D46'04"W 1363.77FT FOR POB TH S89D11'21"W 927.07 FT TH N00D50'48"W 350FT TH N89D11'21"E 300FT TH N00D50'48"W 429.5FT TH N89D11'21"E 628.15FT TH S00D46'03"E 779.5FT TO POB ALSO LESS THAT PART OF LOTS 1 & 2 DESC FROM SE COR OF SD SEC TH N00D46'04"W 2660.94FT TH S88D58'35"W 33FT TH S00D46'04"E 29.1FT FOR POB TH CONT S00D46'04"E 260FT TH S88D56'22"W 979.82FT TH N00D39'03"W 245FT TH N44D08'40"E 21.29FT TH N88D56'22"E 964.29FT TO POB

AND

TIETZ ALOTMENT PART OF LOTS 1, 2, 3 & 4 LYING N OF ANCLOTE RD DESC AS FROM SE COR OF SE 1/4 OF SEC 2-27-15 TH N00D46'04"W 1363.77FT FOR POB TH S89D11'21"W 627.07 FT TH N00D50'48"W 779.50FT TH N89D11'21"E 628.15FT TH S00D46'04"E 779.50FT TO POB

AND

TIETZ ALOTMENT THAT PART OF LOTS 1 & 2 DESC FROM SE SEC COR TH N00D46'04"W 2660.94FT TH S88D58'35"W 33FT TH S00D46'04"E 29.1FT FOR POB TH CONT S00D46'04"E 260FT TH S88D56'22"W 979.82FT TH N00D39'03"W 245FT TH N44D08'40"E 21.29FT TH N88D56'22"E 964.29FT TO POB.

Also known as: River Bend Village

and

WHEREAS, the Owner desires to receive the following available City services, and the Owner is agreeable to signing an Agreement with the City for the following municipal services:

•WASTEWATER/SEWER •SOLID WASTE/RECYCLING and/or • POTABLE WATER; and

WHEREAS, the City is agreeable to furnishing these services upon certain conditions and considerations;

NOW THEREFORE, the parties hereto hereby covenant and agree as follows:

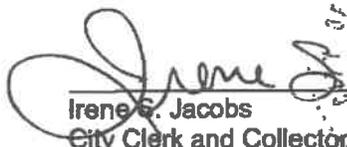
1. The City agrees to provide the above municipal services, subject to the terms of this Agreement, including:
 - a. to permit the Owner to immediately connect to its wastewater, sewer, and/or potable water main(s) at the Owner's expense, when applicable.
2. The Owner agrees:
 - a) to pay the appropriate annexation fee when this Agreement is submitted for processing;
 - b) to pay normal wastewater/sewer and/or potable water connection charges and all associated monthly service charges to the City on the same basis as service users outside the municipal boundaries are charged, for all relevant services received by Owner, as set out in the Code of Ordinances of the City, until the property is annexed;
 - c) that at such time as it becomes possible for the City to annex said real property, this Agreement will constitute an agreement to annex at that time, and the City will have the right, with no further notice to the Owner, to proceed and take action to annex the property into the City;
 - d) that it is to the mutual benefit of the Owner and the City, in recognition of the eventual incorporation of the property within the City, to have site plans and building plans reviewed and accepted by the City and any inspections conducted by and certificates of occupancy issued by the City, once annexed into the City, in the event the same has not occurred prior to Annexation;
 - f) that all of the property described above shall be deemed a single parcel subject to annexation as provided herein, and any sub-parcels of the property described above which are created by subdivision or by any other means shall be included for the purposes of the subsequent annexation procedure, subsequent sale and individual ownership notwithstanding;
 - g) that the terms and provisions of the Agreement shall be commitment and obligation which shall not only bind the present owner of said described real

- property, but shall be a covenant which shall run with the land and shall bind and be enforceable against the heirs, successors and assigns of the Owner; and
- h) if the Owner or the heirs, successors, and assigns of the Owner, shall default in the performance of the terms and provisions of this Agreement, and the City shall institute legal proceedings to enforce the terms and provisions hereof, the Owner or the heirs, successors, and assigns of the Owner shall pay all costs of such proceedings including the payment of a reasonable attorney's fee in connection therewith.
3. This Agreement is nonbinding until the Owner has connected to the City's wastewater, sewer, and/or potable water main(s) pursuant to the terms of this Agreement, at which point this Agreement shall become irrevocable. The City shall not be liable for any damage resulting from any cessation of service caused by Act of God, necessary maintenance work, any unavoidable cause beyond the control of the City, or due to City's termination of services for Owner's failure to develop or redevelop in accordance with all City requirements.
 4. All notices to be furnished hereunder shall be furnished to the City of Tarpon Springs, to the City Manager, 324 East Pine Street, Tarpon Springs, Florida, 34689 and to the Owner at the address for the property described above, at any other address which may be furnished by the Owner from time to time, or at the address for the Owner according to the property tax rolls of Pinellas County, Florida.
 5. This Agreement may be recorded in the Public Records of Pinellas County, Florida by either party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY:

ATTEST:

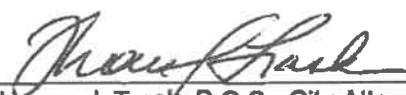

 Irene S. Jacobs
 City Clerk and Collector



CITY OF TARPON SPRINGS
a Florida municipal corporation

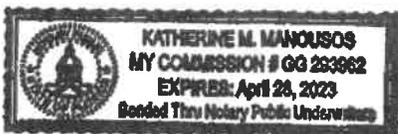
By: 
 Mark LeCouris
 City Manager

APPROVED AS TO FORM:


 Thomas J. Trask, B.C.S., City Attorney

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online authorization, by Mark LeCouris, as City Manager of the CITY OF TARPON SPRINGS, a Florida municipal corporation, who is personally known to me or has produced _____ as identification, this 24th day of March, 2020.



Katherine M. Manousos
Notary Public, State of Florida
My Commission Expires:

OWNER(S):

GGR ANCLOTE 11, LLP
a Florida limited liability partnership

WITNESSES AS TO OWNER:

David P. Norton
Witness
Print Name: DAVID P. NORTON

By: *George C. Zutes*
Print Name: George C. ZUTES
Print Title: PRESIDENT

Michelle Demets
Witness
Print Name: Michelle Demets

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online authorization, by GEORGE C. ZUTES as PRESIDENT of GGR ANCLOTE 11 LLP, a Florida limited liability partnership, who is personally known to me or has produced _____ as identification, this 16 day of MARCH, 2020.



David C. Norton
Notary Public, State of Florida
My Commission Expires: 03 -10 -2022

WITNESSES AS TO OWNER:


Witness
Print Name: DAVID C. NORTON


Witness
Print Name: Michelle Demers

GGR ANCLOTE, LLC
a Florida limited liability company


By:
Print Name: GEORGE P. STAMAS
Print Title: SECRETARY

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online authorization, by GEORGE P. STAMAS as SECRETARY of **GGR ANCLOTE, LLC**, a Florida limited liability company, who is personally known to me or has produced _____ as identification, this 16 day of MARCH, 2020.




Notary Public, State of Florida
My Commission Expires: 03-10-2022

WITNESSES AS TO OWNER:


Witness
Print Name: DAVID C. NORTON

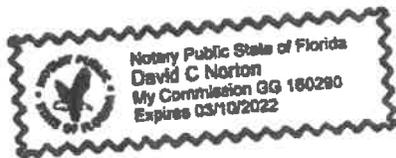

Witness
Print Name: Michelle Demers

ANCLOTE 35, LLC
a Florida limited liability company


By: _____
Print Name: GEORGE C. ZUTES
Print Title: PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online authorization, by GEORGE C. ZUTES, as PRESIDENT of **ANCLOTE 35, LLC**, a Florida limited liability company, who is personally known to me or has produced _____ as identification, this 16 day of MARCH, 2020.




Notary Public, State of Florida
My Commission Expires: 03-10-2022