

CITY OF TARPON SPRINGS

Staff Report

September 26, 2017

TO: MAYOR & BOARD OF COMMISSIONERS

FROM: PLANNING & ZONING DEPARTMENT

HEARING DATES: SEPTEMBER 18, 2017 (PLANNING & ZONING BOARD)
OCTOBER 3, 2017 (BOC 1ST READING)
TBD (BOC 2ND READING)

SUBJECT: APPLICATION #17-93 FUTURE LAND USE AMENDMENT FOR EAGLE RIDGE TARPON SPRINGS HOUSING AUTHORITY

a. **Ordinance 2017-25:** Amending the future land use for 9.45 acres of real property located on the south side of Mango Street at 721 Mango Circle (APP-17-93), from RU (Residential Urban) to RLM, (Residential Low Medium);

I. APPLICATION

- A. Application: Request to amend the future land use designation from RU (Residential Urban) to RLM (Residential Low Medium).
- B. Applicant: City of Tarpon Springs, 324 Pine Street, Tarpon Springs, FL 34689
- C. Owners: Tarpon Springs Housing Authority, 500 Walton Avenue, Tarpon Springs, FL 34689

II. PROPERTY INFORMATION

- A. Location: The south side of Mango Street at 721 Mango Circle.
- B. Property Size: **Future Land Use Parcel:** 9.45 acres more or less
- D. Subject Parcel Future Land Use Plan/Zoning Designations:
Future Land Use: RU (Residential Urban)
Zoning: RM-15 (Residential Multifamily)
- D. Surrounding Zoning and Existing Uses:

<u>Direction</u>	<u>Future Land Use / Zoning</u>	<u>Existing Use</u>
North:	RU/RM-15, MHP	Multifamily & Mobile Home Park
East:	RU / MHP	Mobile Home Park
West:	RU/ RM-15	Multifamily
South:	RU/ MHP	Mobile Home Park

- E. Tax Parcel Number(s): 18-27-16-47520-002-0140,
 18-27-16-47520-000-0001, &
 18-27-16-47520-007-0010

III. BACKGROUND

The applicant is proposing a Future Land Use Map amendment for several parcels totaling 9.45 acres located on the south side of Mango Street at 721 Mango Circle. The proposed Future Land Use Map amendment will change the Land Use designation of the site from RU (Residential Urban) to RLM (Residential Low Medium). The zoning designation of the property will remain RM-15 (Residential Multi-Family). With the proposed land use amendment, the future density will be capped at 10 units per acre.

The Tarpon Springs Housing Authority plans to redevelop the Mango Circle multifamily housing project. Existing development onsite consists of 61 units and is proposed to be redeveloped with 71 units. The proposed 71 units exceeds the current density of 7.5 units per acre. While the property being amended is 9.45 acres, a portion of that acreage includes roadways. The owner is aware that a right of way vacation is necessary to utilize the entire 9.45 acres. At this point the number of proposed units is based on the net acreage of approximately 7.2 acres, which is not sufficient for the number of proposed units. The owner will be requesting a vacation of right of way at a later date. Since the roadways proposed for vacation meet the Land Development Code criteria the staff is including the roadways in the Future Land Use amendment request.

IV. REVIEW CRITERIA - COMPREHENSIVE PLAN MAP AMENDMENT:

The future land use amendment is a legislative decision of the Board of Commissioners. The Future Land Use locational characteristics of the existing and proposed land uses are shown below:

	Existing FLU	Proposed FLU
	RU	RLM
Intent	The Residential Urban Land Use Category is intended for areas in close proximately urban activity centers, and is generally intended for areas that are to be developed in an urban low density residential manner. This category is generally intended to serve as a transition between suburban and urban residential areas.	The Residential Low Medium Land Use Category is intended for areas in close proximately urban activity centers, and is generally intended for areas that are to be developed in a low medium density residential manner. This category is generally intended to serve as a transition between low density and high density residential areas.
Primary Uses	Residential	Residential
Max. Density	7.5 d.u./ac.	10 d.u./ac.
Max. FAR¹	0.40	0.50
Max. ISR²	0.65	0.75

1. Floor Area Ratio
2. Impervious Surface Ratio

REVIEW OF COUNTYWIDE PLAN MAP CATEGORIES

The Countywide Land Use is Residential Low Medium and no change is required.

ANALYSIS:

The zoning of this property is RM-15. However the maximum allowed density is 7.5 units per acre. This restricts the number of potential units on this site. The owner would like to add approximately 10 additional units as part of a redevelopment project. The proposed project is a bona fide affordable housing project. Policy 1.1.3 and Objective 1.2 of the City’s Housing Element of the Comprehensive Plan states that the City shall work with other state, county and local partners to create and preserve affordable housing within the City. See the relevant objective and policy below:

“Policy 1.1.3 The City shall continue to assist owners, or interested parties, of very low, low and moderate income residential units along with other county and state agencies that administer housing programs (such as the City of Tarpon Springs Housing Authority, Pinellas County Community Development Department, the state Housing Finance Agency and the U.S. Department of Housing and Urban Development.”

“Objective 1.2 The City shall create and/or preserve affordable housing for all current and anticipated future residents.”

The proposed land use amendment is for a property owned by the Tarpon Springs Housing Authority and the property will be redeveloped to provide additional affordable housing units.

VI. OTHER EVIDENCE

A. Technical Review Committee

The TRC reviewed this application at the August 24, 2017 meeting and had no objections to the request. The TRC comments were as follows:

PLANNING & ZONING REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

- 1. Proposed amendment is necessary to allow for future redevelopment of multifamily housing on the property

INITIALS: HMU

BUILDING REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

- 1. No Objection

INITIALS: AM

ENGINEERING REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: SW

FIRE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: RK

POLICE DEPARTMENT REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: JU

PUBLIC SERVICES REVIEW COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: FF

PUBLIC WORKS COMMENTS:

APPROVE DENY DEFER SEE BELOW NO COMMENTS

INITIALS: TF

- B. Public Correspondence:** The property owners within 200 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times* and the property was posted. Staff has not received any questions or comments from the public on this application by phone. No written correspondence has been received.

VII. STAFF RECOMMENDATION

Staff recommendation is to approve the following:

Future Land Use from RU (Residential Urban) to RLM (Residential Low Medium).

VIII. Planning and Zoning Board Recommendation

The Planning and Zoning Board heard this application at the September 18, 2017 meeting. After limited discussion the Planning and Zoning Board voted unanimously to recommend approval to amend the future land use from RU (Residential Urban) to RLM (Residential Low Medium).

List of Exhibits:

- 1) Location map
- 2) City Future Land Use designation description
- 3) Application
- 4) Ordinance

cc: Subject File - Application #17-93

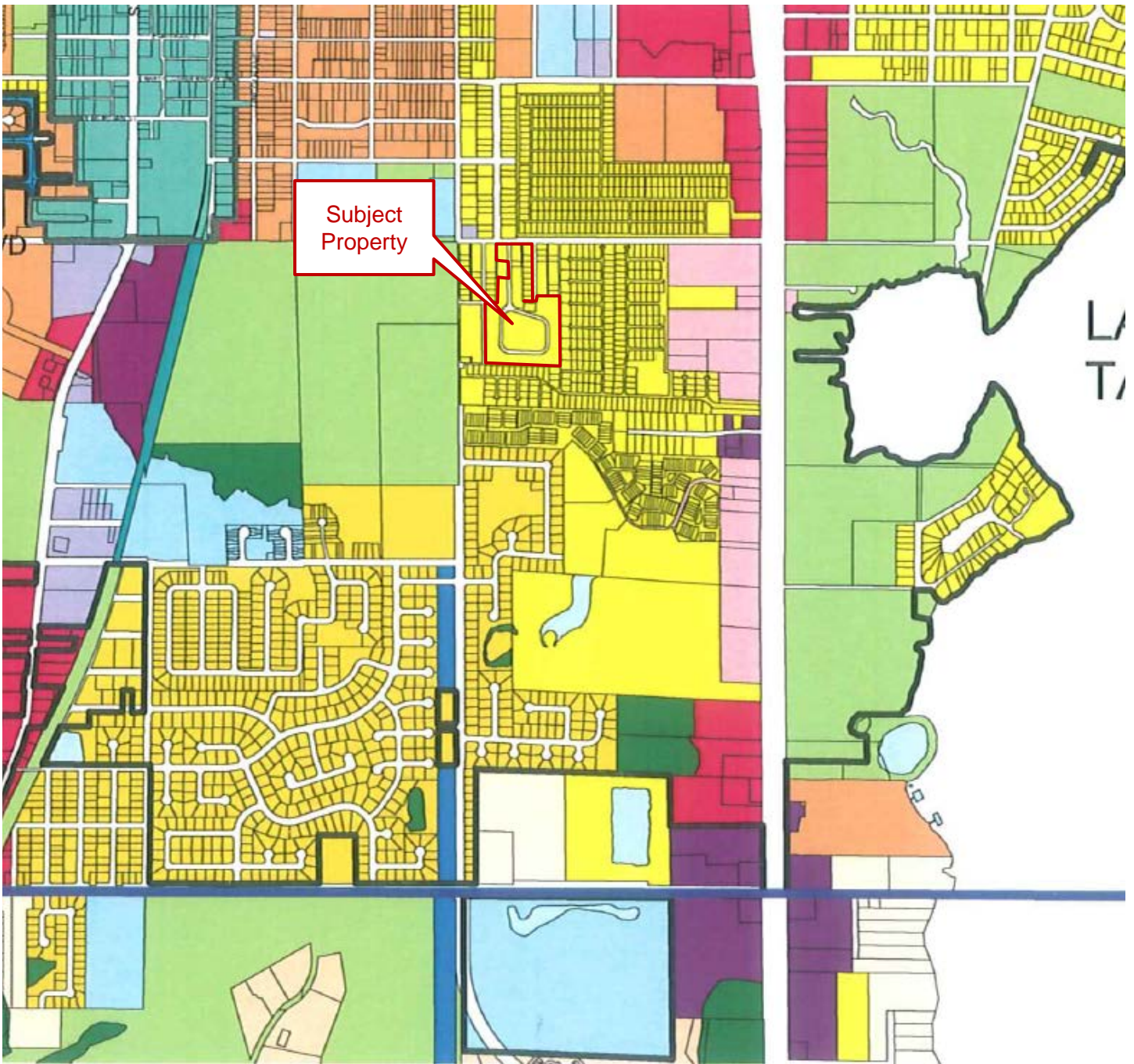
LOCATION MAP



AERIAL MAP



FUTURE LAND USE MAP



4. Residential Urban (RU) (0-7.5 units/gross acre)

The Residential Urban Land Use Category is intended for areas in close proximity urban activity centers, and is generally intended for areas that are to be developed in an urban low density residential manner. This category is generally intended to serve as a transition between suburban and urban residential areas.

(a) Primary Uses - Residential

(b) Secondary Uses - Residential Equivalent; Public/Semi-Public; Ancillary Non-Residential; Public Educational Facilities; Community Gardens.

(c) Density / Intensity Standards

- Residential Use shall not exceed seven and one-half (7.5) dwelling units per acre.
- Residential Equivalent use shall not exceed and equivalent of 3.0 bed per permitted dwelling unit at 7.5 dwelling units per acre.
- Non-Residential use shall not exceed a floor area ration of .40, nor an impervious surface ratio of .65.

(d) Acreage Limitations: The following uses shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), which exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:

- Ancillary Non-Residential; Transportation Utility use: Shall not exceed a maximum area of three (3) acres.
- Institutional Use (except Public Educational Facilities which are not subject to this threshold): Shall not exceed a maximum area of five acres

5. Residential Low Medium (RLM) (0-10 units/gross acre)

The Residential Low Medium Land Use Category is intended for areas in close proximity urban activity centers, and is generally intended for areas that are to be developed in a low medium density residential manner. This category is generally intended to serve as a transition between low density and high density residential areas.

(a) Primary Uses - Residential

(b) Secondary Uses - Residential Equivalent; Public/Semi-Public; Ancillary Non-Residential; Public Educational Facilities; Community Gardens.

(c) Density / Intensity Standards

- Residential Use shall not exceed ten (10) dwelling units per acre.
- Residential Equivalent use shall not exceed and equivalent of 3.0 bed per permitted dwelling unit at 10 dwelling units per acre.
- Non-Residential use shall not exceed a floor area ration of .50, nor an impervious surface ratio of .75.

(d) Acreage Limitations: The following uses shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), which exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:

- Ancillary Non-Residential; Transportation Utility use: Shall not exceed a maximum area of three (3) acres.
- Institutional Use (except Public Educational Facilities which are not subject to this threshold): Shall not exceed a maximum area of five acres

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment 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)

Name <i>Tarpon Springs Housing Authority</i>		Email <i>deb.aman@tarponhousing.com</i>	
Address <i>500 S. Walton Ave</i>			
City <i>Tarpon Springs</i>		State <i>FL</i>	Zip <i>34689-4714</i>
Phone <i>727-937-4411</i>	Fax <i>727-279-2814</i>	Cellular <i>—</i>	

Applicant

Name <i>City of Tarpon Springs</i>		Email <i>huawillerecstfl.us</i>	
Address <i>P.O. Box 5004</i>			
City <i>Tarpon Springs</i>		State <i>FL</i>	Zip <i>34689</i>
Phone <i>727-942-5611</i>	Fax	Cellular	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Project Name <i>Eagle Ridge</i>
Property Location or Address <i>Mango Circle</i>
Legal Description (attach additional sheets as necessary) <i>See attached</i>
Tax Parcel Number(s) <i>18-27-16-47520-002-0140, 18-27-16-47520-000-0001, 18-27-16-47520-007-0010</i>

Existing Land Use & Zoning Information

Present Designations of Property		Proposed Designations for Property	
Land Use Category <i>RU</i>	Zoning District <i>RM-15</i>	Land Use Category <i>RLM</i>	Zoning District <i>RM-15</i>
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	
Is property defined as a Coastal High Hazard Zone? [s. 163.3178(2) (h), F.S.] <input type="checkbox"/> YES <input type="checkbox"/> NO			

Site Acreage:

Upland _____ Wetland _____ Submerged _____ Total _____

CITY OF TARPON SPRINGS, FLORIDA
Conventional Rezoning and/or Comprehensive Plan
Amendment 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 Robbin Sotelo Redd 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.

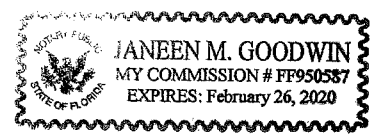
Date: 8-22-17
Date: _____
Date: _____
Date: _____

Title Holder: Housing Authority of Tarpon Springs
Title Holder: _____
Title Holder: Robbin Sotelo Redd E.D.
Title Holder: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 22 day of AUGUST, A.D., 20 17 by ROBBIN SOTELO REDD, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: JANEEN M. GOODWIN
Signature: Janeen M. Goodwin
Stamp: _____



ORDINANCE 2017-25

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP, FOR APPROXIMATELY 9.45 ACRES OF PROPERTY LOCATED AT 721 MANGO CIRCLE (APP-17-93), FROM RU, (RESIDENTIAL URBAN), TO RLM, (RESIDENTIAL LOW MEDIUM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city on behalf of the owner of said property totaling 9.45 acres, MOL, has applied to amend the future land use map designation of the property from RU (Residential Urban) designation to RLM (Residential Low Medium) designation; and

WHEREAS, the permitted uses within the RLM, Residential Low Medium Future Land Use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on September 18, 2017; and

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

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

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The approval of this amendment does not in any way relieve the future developer of the site from meeting all required transportation concurrency management requirements of the City of Tarpon Springs Comprehensive Land Development Code, including provisions for appropriate access for this property.
3. The Board of Commissioners finds that this amendment to RLM, Residential Low Medium land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended for the property described in Attachment A.

Section 3. EFFECTIVE DATE

That this Ordinance shall be effective upon approval at second reading.

ATTACHMENT "A"

PARCEL I:

LOT 14, BLOCK B AND LOT I, BLOCK G, LAKE BUTLER HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 5, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

PART OF LAKE BUTLER HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS L, 2, 3, 7, 8, 9 AND JO, BLOCK C; LOTS 11, 12, 13, 15, 16, 17, 18, 19 AND 20, TOGETHER WITH THE JO FOOT ALLEY ADJACENT TO THE REAR OF THESE LOTS, BLOCK B; LOTS 1 THRU 20, TOGETHER WITH THE 10 FOOT ALLEY ADJACENT TO THE REAR OF THESE LOTS, BLOCK H; LOTS 2 THRU 20, TOGETHER WITH THE 10 FOOT ALLEY ADJACENT TO THE REAR OF THESE LOTS, LESS AND EXCEPT THE EASTERLY ONE-HALF OF THE AFOREMENTIONED 10 FOOT ALLEY ADJACENT TO THE REAR OF LOT I, BLOCK G; LOTS I THRU 20, TOGETHER WITH THE 10 FOOT ALLEY ADJACENT TO THE REAR OF THESE LOTS, BLOCK F; TOGETHER WITH AND INCLUDING THAT PART OF FLETCHER AVENUE ADJACENT TO LOTS 7, 8, 9 AND 10, BLOCK C, AND LOTS 17, 18, 19 AND 20, BLOCK B, LOTS I THRU 10, BLOCK F, AND LOTS 11 THRU 20, BLOCK G; TOGETHER WITH AND INCLUDING THAT PART OF KNIGHT AVENUE ADJACENT TO BLOCK G AND H, LESS AND EXCEPT THE WESTERLY ONE-HALF OF KNIGHT AVENUE ADJACENT TO LOT 1, BLOCK G; TOGETHER WITH AND INCLUDING THAT PART OF POTTER AVENUE ADJACENT TO BLOCK H, AND THAT PART OF POTTER AVENUE ADJACENT TO LOT 10, BLOCK A; TOGETHER WITH AND INCLUDING THAT PART OF BURKE STREET LYING EAST OF THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF STACHELBERG AVENUE, LESS AND EXCEPT THE NORTH ONE-HALF OF BURKE STREET LYING BETWEEN THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF STACHELBERG AVENUE AND THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 10, BLOCK C, ALSO LESS AND EXCEPT THAT PART OF THE SOUTH ONE-HALF OF BURKE STREET LYING BETWEEN THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE 10 FOOT ALLEY ADJACENT TO THE REAR OF LOT L, BLOCK G, AND THE CENTERLINE OF KNIGHT AVENUE; LOTS L O AND 20, BLOCK A TOGETHER WITH THE 10 FOOT ALLEY ADJACENT TO THE REAR OF THESE LOTS; THAT PART OF HEDRICK STREET EAST OF THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF STACHELBERG AVENUE. THE AFOREDESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 16 EAST AND GO S. 89°44'06" E., 408.90 FEET, ALONG THE NORTH BOUNDARY OF SAID SW 1/4 (CENTERLINE OF MANGO STREET-CAMPBELL STREET); THENCE S. 00°33'2511 E., 15.00 FEET, TO THE NE CORNER OF LOT I, BLOCK C OF LAKE BUTLER HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FOR A P.O.B.; THENCE S. 00°33'2511 E., 142.59 FEET, ALONG THE EAST BOUNDARY OF LOTS I, 2 AND 3, BLOCK C, OF THE AFOREMENTIONED LAKE BUTLER HEIGHTS; THENCE N. 89°31 '1211 W., 86.05 FEET, ALONG THE SOUTH BOUNDARY OF LOT 3, BLOCK C; THENCE N. 00°31'52" W., 142.27 FEET, ALONG THE WEST BOUNDARY OF LOTS 1, 2 AND 3, BLOCK C; THENCE S. 89°44'0611 E., 85.98 FEET, TO THE NE CORNER OF LOT I, BLOCK C, THENCE S. 89°44'06" E., 30.00 FEET TO THE NW CORNER OF LOT 11, BLOCK B; THENCE S. 89°44'06" E., 95.98 FEET, ALONG THE SOUTH BOUNDARY OF MANGO STREET (CAMPBELL STREET), TO THE NW CORNER OF LOT I, BLOCK B; THENCE S. 00°34'5711 E., 476.88 FEET, TO THE SW CORNER OF LOT 10, BLOCK B; THENCE 89°01'20" E., 116.23 FEET, ALONG THE NORTH BOUNDARY OF BURKE STREET TO THE SW CORNER OF LOT 20, BLOCK A; THENCE N. 00°36'2911 W., 47.83 FEET, ALONG THE EAST BOUNDARY OF KNIGHT A VENUE, TO THE NW CORNER OF LOT 20, BLOCK A; THENCE S. 89°05'37" E., 197 .39 FEET, TO A POINT ON THE EAST BOUNDARY OF LAKE BUTLER HEIGHTS; THENCE S. 00°39'32" E., 573.89 FEET, ALONG SAID EAST BOUNDARY TO THE SE CORNER OF LAKE BUTLER HEIGHTS; THENCE N. 88°18'46" W., 623.99 FEET, ALONG THE SOUTH BOUNDARY OF LAKE BUTLER HEIGHTS TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF STACHELBERG AVENUE; THENCE N. 00°30'1911 W., 503.03 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BURKE STEET; THENCE S. 89°01'2011 E., 96.23 FEET, ALONG SAID CENTERLINE; THENCE N. 00°31'52" W., 204.70 FEET, TO THE NW CORNER OF LOT 7, BLOCK C; THENCE S. 89°18'22" E., 116.13 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FLETCHER AVENUE; THENCE N. 00°33'25" W., 95.14 FEET, TO THE NW CORNER OF LOT 15, BLOCK B; THENCE S. 89°26'4811 E., 96.07 FEET, TO THE SW CORNER OF LOT 4, BLOCK B; THENCE N. 00°34'57" W., 47.69 FEET, TO THE NW CORNER OF LOT 4, BLOCK B; THENCE N. 89°31 '07" W., 96.05 FEET, TO THE SW CORNER OF LOT 13, BLOCK B; THENCE N. 00°33'2511 W., 142.71 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NW CORNER OF LOT 11, BLOCK B; THENCE N. 89°44'06" W., 30.00 FEET, TO THE NE CORNER OF LOT 1, BLOCK C, AND THE P.O.B. LESS AND EXCEPT THAT PART OF DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF LOT 1, BLOCK G AND GO S. 00°36'29" E., 47.79 FEET, TO THE SE CORNER OF LOT I, BLOCK G AND THE P.O.B.; THENCE N. 88°57'05" W., 91.26 FEET; THENCE N. 00°34'57" W., 62.69 FEET, TO THE CENTER-LINE OF BURKE

STREET; THENCE S. 89°0 L '20" E., 106.23 FEET, ALONG SAID CENTERLINE, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF KNIGHT A VENUE; THENCE S. 00°36'29" E., 62.82 FEET, ALONG SAID CENTERLINE; THENCE N. 88°57'05.11 W., 15.01 FEET, TO THE P.O.B. SAVE AND EXCEPT THAT PROPERTY DESCRIBED IN INSTRUMENT FROM THE GRANTORS HEREIN TO THE CITY OF TARPON SPRINGS, FLORIDA, RECORDED UNDER CLERK'S NUMBER 74048405 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX PARCEL NUMBERS:

18-27-16-47520-002-0140

18-27-16-47520-000-0001

18-27-16-47520-007-0010