

Part I

Introduction

BACKGROUND

The RMPK Group of Sarasota, FL was commissioned by the City to create the Downtown Development Action Plan (DDAP). The purpose of the Downtown Development Action Plan is to devise strategies to remedy the physical and functional problems of the Downtown area through a community based planning and design process. The DDAP set forth implementation strategies that define the actions required by the City to succeed in revitalizing the Downtown. Chief among these was a recommendation to create a Community Redevelopment Agency (CRA) pursuant to Florida's Community Redevelopment Act of 1969, Chapter 163, Part III, F.S. The DDAP also contained a listing of proposed capital improvements and funding strategies. On December 12, 2000 the City approved the DDAP.

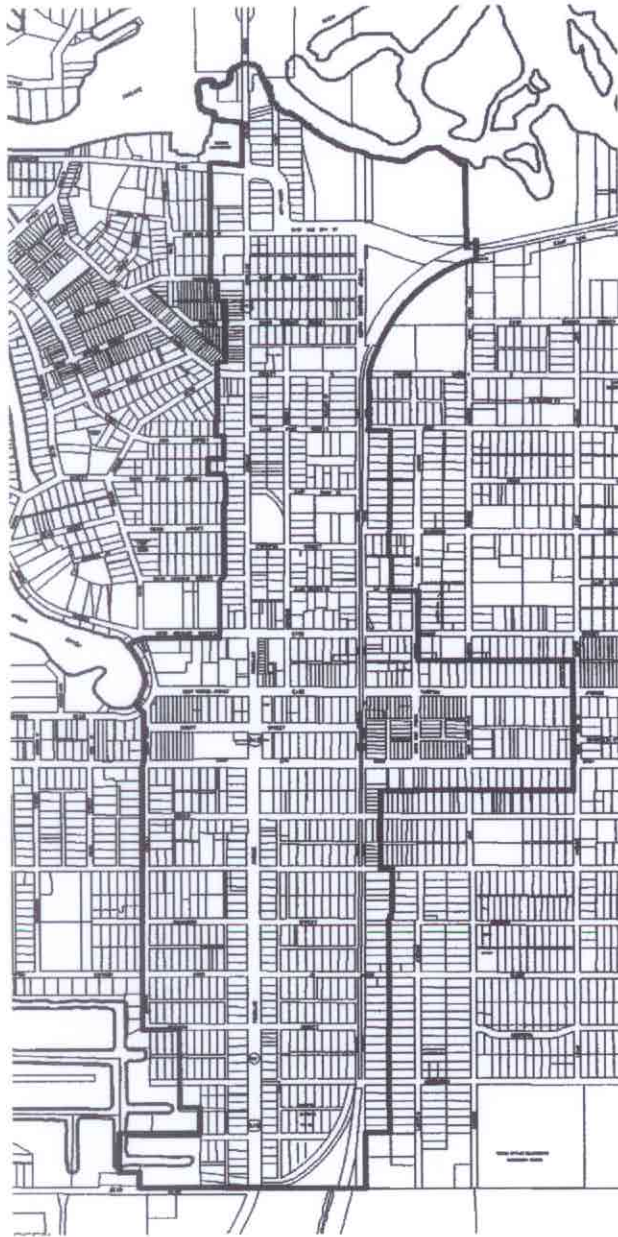
On April 24, 2001 the Tarpon Springs Board of Commissioners adopted Resolution 2001-22 determining that conditions of blight exist within Downtown Tarpon Springs and that a need exists for the creation of a Community Redevelopment Agency for the purpose of promoting redevelopment and revitalization of Downtown. On June 5, 2001 the Pinellas County Board of Commissioners adopted Resolution 01-100 delegating its authority to establish a CRA to the Tarpon Springs Board of Commissioners (BOC). On July 3, 2001 the BOC adopted Resolution 2001-35 in accordance with Chap. 163.357, F.S. declaring itself to be the Community Redevelopment Agency and directed City staff to prepare this Redevelopment Plan.

This Plan is based upon the aforementioned DDAP but was adapted to comply with the additional requirements of Chapter 163.360 and .362, F.S. It is divided into eight parts:

- Part I This introductory chapter that includes the legal description and background of the Plan.
- Part II An inventory of existing conditions in the Downtown Redevelopment Area.
- Part III An urban conditions analysis that is an in-depth look at how the community functions from a land use, circulation and urban design perspective.
- Part IV A community assessment that resulted from a public design workshop series held with area merchants, residents, property owners, and public officials.
- Part V An urban design framework that includes a conceptual future development plan and urban design plan.
- Part VI An urban design character and theme that presents a written and graphic illustration of future development opportunities and proposed improvements.
- Part VII Implementation strategies including phased capital improvements, cost estimates, funding sources and a time certain for completing redevelopment activities.
- Part VIII A final section that addresses specific statutory requirements contained in Section 163 F.S. Comprehensive Plan consistency, and neighborhood impact statement.

REDEVELOPMENT AREA

The proposed redevelopment area contains 224.6 acres. It generally follows the historic Downtown and commercial area of Tarpon Springs. There are 592 tax parcels within this area.



The proposed CRA is bound on the north by the Anclote River; on the west by the zoning line lying west of Pinellas Avenue south to Orange Street, Spring Bayou to Lemon Street; Banana Street to Morgan Street; thence along the zoning line lying west of Pinellas Avenue to Meres Boulevard. Meres Boulevard and its easterly extension form the southern boundary. The east boundary is east of Safford Avenue (The Fred Marquis Recreation Trail) northerly to Boyer Street; thence easterly along a line south of Lemon Street to Levis Avenue; thence north along Levis Avenue to one lot north of Tarpon Avenue; thence northerly along Ring Avenue; thence northerly along a line one lot east of Safford Avenue; thence northerly along the east side of the Pinellas Trail to Live Oak Street and back to the Anclote River.

Particular attention has been paid to avoid splitting any parcel ownership, which would have the effect of leaving a portion of such property in the CRA and a portion lying outside the limits. The professionally licensed land surveying firm of Michael Baker and Assocs. was retained by the City to provide a metes and bounds description of the proposed CRA. This legal description can be found in Appendix "B" to this report. A sketch of the area is located on the left side of this page.

Figure 1 - Geographic Area of the Redevelopment District