FUTURE LAND USE ELEMENT

CITY OF TARPON SPRINGS

Prepared By

THE CITY OF TARPON SPRINGS

PLANNING AND ZONING DEPARTMENT

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THE CITY OF TARPON SPRINGS
COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT

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I. INTRODUCTION

The Future Land Use Element was mandated by Chapter 163.3177(6)(a), otherwise known as the Local Government Comprehensive Planning and Land Development Regulation Act (Required and Optional Elements), and Rule 9J-5.006, Florida Administrative Code. The content of this element was designed to be consistent with the criteria of those regulations, the Tampa Bay Region's (TBRPC) Comprehensive Regional Policy Plan, and the Countywide Future Land Use Plan and Rules Concerning the Administration of the Countywide Future Land Use Plan as administered by the Pinellas Planning Council (PPC).

This element includes an inventory of existing land use characteristics, and an analysis of future needs based upon projected population, available land, and available infrastructure, supported by a set of goals/objectives/policies and a future land use map. The policies are designed to be specific programs and the objectives are designed to be measurable in accordance with Rule 9J-5, F.A.C. The future land use map describes the appropriate location of future development based upon such factors as timing, cost, compatibility, geographic characteristics, and current development trends. Land development regulations adopted subsequent to the Comprehensive Plan must be consistent with the Future Land Use Element and associated maps.

A. Purpose

The purpose of the Future Land Use Element is to serve as a guide to the future development and redevelopment of the City. Essentially, it is a spatial regulation of residential, commercial, industrial, and agricultural land uses. In addition, each land use category is described in terms of both the types of uses allowable as well as specific standards to govern the density or intensity of use.

B. Interrelationship of Other Elements

Each element of the Comprehensive Plan is equally important, and all the different parts of the plan must be internally consistent. While the Future Land Use Element is the most recognizable part of a plan, land development proposals must be consistent with the other divergent elements as well. The Future Land Use Element completes the Comprehensive Plan package by tying together aspects of the other elements which follow:

- Historic Resources
- Coastal Management
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Transportation Element
- Sanitary Sewer
- Potable Water
- Solid Waste
- Drainage and Groundwater Aquifer Recharge
- Housing
- Capital Improvements
- Public Schools Facilities

II. GENERAL SETTING

The Tarpon Springs Planning Area is shown by Figure 1. Generally, the area is bounded by the Pasco County line on the north, Klosterman Road on the south, the Gulf of Mexico on the west, and Lake Tarpon and the Salt Lakes on the east. This area is referenced as Sector 1 in the Pinellas County Comprehensive Land Use Plan (CLUP), and includes portions of unincorporated Pinellas County. The Tarpon Springs City limits are also shown by Figure 1.

The study area encompasses approximately 14 square miles, 9.2 of which are located in the City. The gross acreage of the study area excluding waterbodies is over 7,200 acres.

The City of Tarpon Springs is in excess of 100 years old. A majority of the south side of the Anclote River is heavily urbanized, and future growth is expected to occur in the form of infill development, redevelopment or renovation, and growth north of the Anclote River. The City's urban service boundaries for fire protection, emergency services, sanitary sewer, and potable water are coterminus with the study area boundaries.

There are three (3) major waterbodies within the study area:

- Lake Tarpon
- Anclote River
- Gulf of Mexico

Development occurs primarily in the form of single family and low-medium density multi-family residences along the west bank of Lake Tarpon.

The Anclote River and associated bayous cross the northern third (1/3) of the study area. The north bank of the river has traditionally been undeveloped and part of unincorporated Pinellas County. However, urban services (particularly water and sewer) are the responsibility of the City and therefore annexation has occurred. The north bank of the river is characterized by a mix of residential and water dependent uses. The south bank of the river is primarily residential around the bayous westward to the mouth of the river. From the bayous eastward to Alternate U.S. 19 is the City's historic sponge dock area, a mix of water dependent and water related tourist oriented uses. Much of the river's associated floodplain wetlands have been retained east of Alternate U.S. 19.

The Gulf of Mexico shoreline is primarily urbanized with a mix of residential uses.

Six major open spaces are located within the study area. Two are Pinellas County operated parks; Fred Howard Park on the Gulf of Mexico, and Anderson Park on the shoreline of Lake Tarpon. A third park, North Anclote Nature Park, is operated by the City of Tarpon Springs. A fourth passive open space area of approximately 75 acres is owned by Pinellas County. The City owns, operates and maintains the municipal golf course. A sixth major open space area is the now capped landfill that is proposed for re-development as a major park facility for recreation fields. All recreation and open space areas are identified on the existing land use map as well as within the Recreation Open Space Element.

Two (2) Federal aid highways which primarily function to provide regional mobility traverse the study area from north to south; U.S. 19 and Alternate U.S. 19. Both highways have traditionally developed with commercial uses.

The City's economy is directly related to the area's temperate climate, in terms of both the tourist trade and its attractiveness as a residential and retirement community. Several important events occur during the year including the Epiphany Celebration, Spring Art Festival, and Gavel and Grapes.

III. EXISTING LAND USE DATA REQUIREMENTS

A. Existing Land Use Plan

The Existing Land Use Map is shown in Figure 2. . The map is based upon the Pinellas County Geographic Information System, which utilizes the Pinellas County Property Appraiser records to identify use. An explanation of the land use categories utilized is provided by Appendix B. Generally, the following land use categories are shown on the Existing Land Use Map:

1. Single Family
2. Mobile Home
3. Duplex/Triplex

4. Multifamily
5. Commercial
6. Industrial
7. Public/Semi-Public
8. Agricultural
9. Recreation/Open Space
10. Vacant
11. Miscellaneous
12. Conservation/Preservation
13. Marinas

Educational uses, public buildings and grounds, and other public facilities have been combined into the Public/Semi-Public land use category. This category includes such facilities as public and private schools, government owned and operated buildings (eg. - City Hall), hospitals, cemeteries, post offices, day care facilities, and railroad facilities.

The residential use category has been broken down into single family, mobile home, duplex/triplex, and multifamily. the multifamily category includes apartments, condominiums, and residential retirement homes. Other land use categories not specifically required by Rule 9J-5 but identified for the purposes of this element are Marinas and Miscellaneous. The miscellaneous category includes streets, rivers, lakes, and pipelines.

The historic resource inventory can be found in the Historic Element which is included as a part of this comprehensive plan.

B. Natural Resources

1. Waterwells and Well Head Protection areas

The City of Tarpon Springs currently owns and operates seven (7) municipal wells identified in Figure 3. Wells 1,2, & 3 have active Consumptive Use Permits that expire in 2015 and produce an average of .73 MGD. Well 5A is permitted for irrigation with a capacity of .012 MGD. Wells 5B and 5D are permitted through SWFWMD in a standby status with an average daily permitted withdrawal of .252 MGD. Well 5C has higher than allowable iron concentrations.

A wellhead protection area is defined by Rule 9J-5 as:

an area designated by local government to provide land use protection for the groundwater source for a potable water wellfiled, including the surface and subservace area surrounding the wellfield. Differing level of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Welhead protection areas shall be delineated using professiona accepted methodologies based on the best available data and taking into account any zone of contribution described in existing data.

For the purposes of land use planning a wellhead protection area is the area surrounding a waterwell on which a land use activity has the potential to have a negative impact upon the aquifer. In order to have a negative impact, contaminated water must penetrate the aquifer. The purpose of delineating a wellhead protection area is to protect the water supply from a detrimental land use.

There are generally two (2) types of aquifers; unconfined and confined. Unconfined aquifers have no separation between the surface and the aquifer. Water is either drawn down or percolates into the pumping well from the surface. Confined aquifers are characterized by a separation (i.e. - confining bed) between the surface and the aquifer. Surface water must penetrate this "confining bed" in order to reach the aquifer.

In general, much of Pinellas County is underlaid by a thick confining bed. However, the upper Floridian Aquifer in the Tarpon Springs area is generally characterized as unconfined to poorly confined. Discontinuous clay layers exist, but only provide localized confinement. A cross-section of the confining bed for the Southwest Florida Water Management District can be found in Figure 4.

Production of a potable water supply from wells 1, 2, & 3 began around 1955. The first consumptive use permit (C.U.P.) granted to the City by the Southwest Florida Water Management District was issued in 1976 for an annual average of 370,000 GPD.

Wellhead protection areas and significant impacts upon wells are shown in Figure 3. Significant impacts include potentially contaminating land uses, such as industrial, landfills, and non-sewered areas.

Well number 1 is located on Grosse Avenue just north of Lemon Street at the site of the old City Waterworks. This is adjacent to the City's traditional downtown (or Main Street), and the area is heavily urbanized with commercial and residential uses. The area is served by central water and sewer. There are no heavy industrial uses in the vicinity, however, there are scattered industrial uses in the form of workshops and storage yards in the area. These uses should be inventoried as potential small quantity hazardous waste generators. The City's Class III landfill is located approximately 3/5 th's of a mile to the south. Output from Well #1 has been traditionally low. Recent drawdown monitoring indicates drawdown of the surface water aquifer to be 1.5 to 2.5 feet within a 300 foot radius

Well Number 2 is located on Tarpon Avenue just east of Jasmine Avenue. The area south of Keystone Road is characterized by single family homes developed in the range of 5 to 6 units to the acre. This area is also not connected to central sewer, and although none has been detected, seepage from faulty septic systems could occur.. The area north of Keystone Road is characterized by scattered development. As this area develops it should be kept below 6 units to the acre and be required to hook up to central sewer. Recent drawdown monitoring of the surface water aquifer indicates a drawdown of 2.5 to 3.5 feet within a 300 foot radius.

Well number 3 is located on Highland Avenue just north of Wegman Drive. The site is located adjacent to Lake Tarpon, a major source of aquifer recharge for the area. Again, this area is single family residential in nature but lacks centralized sewer. Monitoring of septic seepage should occur. Recent drawdown tests indicate a resultant drawdown of the surficial aquifer of 2 to 2.5 feet within a 300 foot radius.

Well site number 5 is located along Disston Avenue just north of Klosterman Road). This wellfield actually consists of four (4) wells (A,B,C, & D) spaced at 200 foot intervals pumping at the rate of 150 gallons per minute (GPM). The area is primarily urbanized, and characterized by low to moderate density residential development. The City owned landfill is located approximately 1/2 mile to the north

Hydrogeologic monitoring and computer modeling utilizing drawdown techniques to calculate the aquifer properties of transmissivity, storativity, and leakance have been performed. These tests confirmed the unequal characteristics of the confining layer.

Two significant land use sites are located within this protection area. One is the City owned landfill which was closed in 1990 and continues to be monitored per FDEP requirements. The second land use is a City owned retention pond adjacent to the wellfield site. Due to its proximity to the wellfield the potential for aquifer penetration from this site is high. Therefore, restricted access to this pond should be considered.

2. Beaches, Shores, and Estuarine Systems

No significant beach or dune areas are located in the study area. There are small manmade beach areas located at Sunset Beach and Fred Howard Park. Anclote Key represent the northern extent of the Gulf Coast barrier island system and is protected through the state park system.

The shoreline and estuarine systems were inventoried as a part of the Coastal Management/Conservation Element and are identified in Figure 19 of that element.

3. Rivers, Bays, Lakes, Floodplains, and Harbors

The major waterbodies located within the boundaries of the study area are shown by Figure 19 of the Coastal and Conservation Element. Almost 3/4's of the study area is located within the 100 year floodplain (Figure 20 of the Coastal and Conservation Element). This area is already predominantly urbanized.

4. Wetlands

Figure 20 of the Coastal and Conservation Element provides a wetlands inventory of the study area taken from the U.S. Department of the Interior National Wetlands Survey as provided by SWFWMD GIS. Descriptions of each category can be found within the Coastal and Conservation Element.

Wetlands occur in and around Tarpon Springs, but are primarily associated with the major waterbodies; Gulf of Mexico, Anclote River, and Lake Tarpon. Isolated wetlands which were once part of a larger system of interconnected wetlands are also present. Wetlands are a type of ecological community which support a variety of plant and wildlife, and are dependent upon water inundation. This inundation may be permanent, seasonal, or temporary. In addition to serving as a wildlife and plant habitat wetlands serve to retain water, regulate the flow of water, filter nutrients, and protect upland areas from flooding and storm surges. Problems associated with the development of wetlands include flooding, loss of aquifer recharge, loss of habitat, loss of impact absorption during storm surges, the undermining of roads, structures, and public facilities, and malfunctioning septic systems. The development of wetlands is subject to the jurisdiction of the Army Corps of Engineers, the State Department of Environmental Regulation, the State Department of Natural Resources (aquatic preserves, submerged land leases), the Water Management Districts, and can be subject to review by local governments and the Regional Planning Councils. The permitting process is known as dredge and fill. A more detailed inventory of wetland species and wildlife habitat can be found in the Coastal Management/Conservation Element of the Comprehensive Plan.

5. Minerals and Soils

No mineral deposits of commercial value are known to occur within the study area.

Figure 5 provides a map showing soil associations found in the study area. A map showing soil associations can be a useful guide for site selection and planning. However, management of the specific site will depend upon such details as slope, density, depth, storiness, drainage, permeability, and other characteristics. Appendix C contains excerpts and tables from the Pinellas County Soil Survey that provide information regarding suitability for various development types as well as the ability of various soils to support vegetative habitats and wildlife.

Soil limitations are described as slight, moderate, severe, and very severe. Slight limitations are generally minor and can be easily overcome. Properties associated with these soils are favorable for the indicated use and can be expected to provide good performance with low maintenance cost. Moderate limitations can be overcome by careful planning, good design, and special maintenance measures. Soils for the indicated use types that are described as severe are difficult and costly to overcome. Development of these soils requires major soil reclamation, special design, and intensive maintenance. Very severe limitations are so unfavorable that the indicated use is cost prohibitive in most cases. Again, the ratings are not intended to show site specific suitability, but are intended to indicate the degree or intensity of development related problems that can be expected to occur.

Soil characteristics and suitability for the intended use should be examined with each development proposal.

C. General Range, Density, and Intensity of Existing Land Uses

1. Breakdown of existing land uses

Table 1 provides a summary of the existing land use acreage by category for the Tarpon Springs . Table 2 provides the percentage of category usage for the study area, Tarpon Springs City limits, and unincorporated Pinellas County.

Table 1 Existing Land Use, Incorporated City

DESCRIPTION	EXISTING LAND USE ACREAGE	% of Total Land Parcel
Single Family	1,609.940	33%
Mobile Home	190.790	4%
Duplex/Triplex	26.840	1%
Multifamily	290.620	6%
Commercial	285.680	6%
Industrial	139.830	3%
Public/Semi-Public	352.220	7%
Agricultural	8.470	0%
Recreation/Open Space	709.430	14%
Vacant	573.810	12%
Miscellaneous	69.173	1%
Conservation/Preservation	664.180	13%
Marinas	23.850	0%
SUBTOTAL - LAND PARCELS ONLY	**4,944.833**	100%
Submerged Lands	175.665	
ROW	839.850	
SUBTOTAL - LAND PARCELS, ROW, AND SUBMURGED LANDS	**5,960.348**	
Other Water Within Municipal Limits	5,304.295	
TOTAL	**11,264.64**	

Pinellas County Planning Department, January 2007
Pinellas County Property Appraiser's Office, October 2006
Various municipal staff, March through June 2007

Table 2 Existing Land Use, Planning Area

Existing Land Use for Planning Area (1)			Gross Acreage: 7196.806
DESCRIPTION	NET ACRES	% OF NET	% OF GROSS
Agricultural	29.58	0.46	0.41
Commercial	353.58	5.48	4.91

Conservation/Preservation	911.64	14.13	12.67
Duplex / Triplex	54.03	0.84	0.75
Industrial	257.24	3.99	3.57
Marinas	34.61	0.54	0.48
Miscellaneous	478.81	7.42	6.65
Mobile Home	259.06	4.02	3.6
Multi-Family	312.16	4.84	4.34
Public/Semi-Public	344.9	5.35	4.79
Recreation/Open Space	732.95	11.36	10.18
Single Family	1920.75	29.78	26.69
Vacant	761.19	11.8	10.58
TOTAL	6450.51	100	89.63

1. Does not include submerged lands, rights of way.
2. Provided Pinellas County Planning Department, August 2007

2. Adjacent Land Uses

The Greater Tarpon Springs Planning area includes portions of unincorporated Pinellas County. The existing land use map in Figure 2 provides information as to the nature of adjacent unincorporated land uses within Pinellas County. The north boundary of the Planning area is Pasco County. This area is characterized primarily as residentially development land with a central corridor of commercial uses fronting on US Highway 19.

The City of Tarpon Springs is responsible for providing fire service, emergency medical service, sanitary sewer, and potable water to the entire planning area. Portions of unincorporated Pinellas County located within the service area are as follows:

- Residentially designated sector south of Curlew Place (CR 80) and north of Klosterman Road;
- Commercial outparcels along Alternate U.S. 19 south of the Tarpon Springs General Hospital;
- Commercial and mobile home park outparcels in the vicinity of the U.S. 19 and Klosterman Road intersection;
- Areas along the north bank of Lake Tarpon and west of Salt Lake;
- The north bank of the Anclote River.

An enclave is defined as a unit of land completely enclosed within a separate jurisdiction. Figure 1 graphically illustrates the City boundaries and unincorporated territory. County enclaves are identified in Figure 1 also.

A municipal enclave located in Pinellas County is the St. Petersburg Junior College Campus at Tarpon Springs on the south side of Klosterman Road.

Along the north shore of Lake Tarpon there are several residential parcels which are partially located in the City and partially in Pinellas County. These parcels are not technically enclaves but represent an unusual anomaly.

The majority of unincorporated land is located on the north bank of the Anclote River. This area is virtually cut off from the mainstream of Pinellas County by geography and represents a logical future extension of the City boundaries.

With the passage of Ordinance 2006-33 (Appendix D) the City of Tarpon Springs mandates that any unincorporated parcel of land seeking to establish connections to City utilities or increase existing service of

City utilities must annex (if contiguous) or agree to an annexation covenant upon contiguity with the City of Tarpon Springs city limits. As a result, the City of Tarpon Springs anticipates a more rapid rate of annexation of the remaining land within the Greater Tarpon Springs Planning Area.

3. Areas of Critical State Concern

There are no areas designated critical State concern pursuant to Section 380.05, Florida Statutes, located within the study area.

D. POPULATION PROJECTIONS

From 1990 to 2000, the City's population grew from 17,874 to 21,003, a 17.5% increase. Since 2000, the City of Tarpon Springs has had an estimated growth of approximately 2.1% per year according to annual population estimates by the University of Florida Bureau of Economic and Business Resarch (BEBR). For the purposes of projecting population, the City utilizes projections provided by Pinellas County for the both the City and for the Annexation Planning Area (also referred to as the Greater Tarpon Springs Planning Area as shown in Figure 1). The City's service boundaries for Police and Fire Protection, Sanitary Sewer and Potable are co-terminus with the Greater Tarpon Springs Planning Area. In addition, specific to the Housing Element, the City utilizes population projections provided by the Schimberg Housing Needs Assessment. Projected population is provided below. Methodology for the Shimberg projection is provided in Appendix E. Pinellas County utilizes a Double Exponential Growth Model.

Table 3 Permanent and Seasonal Population Projections

Projection Method and Area	2005	2010	2015	2020	2025
City Population[1]	24465	26108	27361	28306	29012
City Population[2]	23660	25876	28107	30359	32603
City Seasonal Population [3]	2380	2562	2696	2796	2875
Greater Tarpon Springs Planning Area Population [4]	28131	30033	31487	32582	33401
Greater Tarpon Springs Planning Area Seasonal Population [5]	2842	3059	3224	3348	3442

1. Municipal Population Projections, Pinellas County Planning Department
2. Municipal Population, Florida Housing Data Clearing House, Shimberg Housing Needs Assessment
3. Municipal Seasonal Population Projections, Pinellas County Planning Department
4. Annexation Planning Area (Greater Tarpon Springs Planning Area) Population Projections, Pinellas County Planning Department
5. Annexation Planning Area (Greater Tarpon Springs Planning Area Seasonal Population Projections, Pinellas County Planning Department

IV. LAND USE ANALYSIS REQUIREMENTS

A. AVAILABILITY OF FACILITIES

1. Transportation

Roads located within the study area include those under the responsibility of the Florida Department of Transportation (FDOT), Pinellas County and the City of Tarpon Springs. The major transportation routes serving Tarpon Springs are U.S. 19, U.S. Alternate 19, Tarpon Avenue, and Keystone Road (see Figure 6).

All of these roads are the maintenance responsibility of the State of Florida with the exception of Keystone Road, which is a Pinellas County roadway. All four (4) roadways are essential to regional mobility, and a majority of the current congestion levels can be attributed to regional growth in the Pinellas/Pasco/Hillsborough tri-county area.

The Transportation system within Tarpon Springs generally follows a grid pattern. The exception being along the City's Bayous where the roadways follow the natural contour of the waterfront.

The road pattern north of the Anclote River is not developed to a great extent with the exception of the major roadways. If industrial growth is to occur in this area improved access conditions for truck traffic will be necessary. Transportation circulation impacts must be considered with all new development order proposals in this area (as well as Citywide) and access improvements should be with developer participation. Three major road segments are identified within the Transportation Element that are necessary to ensure continued adequate levels of service and completion of the major grid pattern within the city. Those segments are: Meres Blvd from Alternate 19 to US 19; Disston Ave (Belcher Road Extension) from Klosterman Road to the Meres extension; and L&R Industrial Blvd from Anclote Road to Anclote Blvd.

In 2007 the City contracted with a consultant to assist in drafting and gaining approval for a Multi-Modal Transportation District for the urban core of the City of Tarpon Springs. The intent of establishing the MMTD is foster development and redevelopment within the City's adopted Community Redevelopment Area. The MMTD will require developers to utilize design techniques that foster "livable walkable communities" in exchange for increased densities and intensities. The MMTD also recognizes the limited ability of the City to add new vehicle lanes and instead opts for improved sidewalks, bike lanes, and other improvements to improve modal split toward alternatives to the personal vehicle. It is also the intent of the City, upon adoption of the MMTD to focus increased population density back into the traditional urban area where services already exist. The MMTD boundary is identified in Figure 7.

A more detailed analysis can be found in the Transportation Element of this comprehensive plan.

2. Sanitary Sewer

The City of Tarpon Springs is responsible for providing sanitary sewer to a service area coterminus with the boundaries of the Greater Tarpon Springs Planning Area. This includes portions of unincorporated Pinellas County. Isolated pockets of non-sewered development currently exist at scattered locations throughout the City. (refer to Sewer Sub-Element of the Utilities Element).

The City of Tarpon Springs original sewer system was constructed in 1914. The system served downtown, the Sponge Docks, and associated residential areas east of Spring Bayou, Whitcomb Bayou and Tarpon Bayou. There was no treatment of effluent, but rather direct discharge into the Anclote River and bayous. A more extensive sewage treatment plant and collection system was constructed in 1950 and was upgraded to a "secondary" treatment level utilizing the "contact stabilization" process in 1975. This upgraded sewage treatment plant was designed for a capacity of 1.0 million gallon per day (MGD) and was subsequently modified to achieve a capacity of 1.25 MGD. Over the next several years the treatment process was changed from "contact stabilization" to "complete mix-activated sludge" which increased the capacity to 2.5 MGD. In 1984, the City began construction of a 4.0 MGD Type I Wastewater Treatment Facility. The facility began operation in 1986 and uses the Bardenpho Biological Nutrient Removal (BNR) process. Bardenpho BNR treatment is a five-stage complete mix sludge process designed to provide efficient and economical removal of biochemical oxygen demand (BOD), nitrogen, phosphorus and total suspended solids (TSS) by alternating stages of anoxic and aerobic conditions. The wastewater treatment facility is currently operating above advanced wastewater treatment (AWT) standards and in 2004 won a State of Florida Department of Environmental Protection (DEP) award for Excellence in Operations and Maintenance, and a State of Florida DEP award for Excellence in its Industrial Pretreatment Program. The current average daily flow of the wastewater treatment plant is 2.14 MGD or 53% of capacity. The

unicorporated service area generates approximately 8.9% of total flow. The land uses served are a combination of residential, commercial and industrial. The current Level of Service for the plant is 82 gallons per capita per day. Based upon maintaining this standard the City has additional capacity to serve an additional 22,400 persons. This is adequate to accommodate the city's projected planning area population of 33, 401 by year 2025 with no additional capacity requirements.

The City estimates that there are currently 1,267 households within the sewer service area that utilize septic systems. Eight major areas were identified along with prioritization for funding by Parsons Engineering Services, Inc. in 2000.

A more detailed analysis can be found in the sanitary sewer sub-element of the comprehensive plan.

3. Potable Water

The City of Tarpon Springs is responsible for providing potable water to a service area coterminus with the boundaries of the Greater Tarpon Springs Planning Area. This includes portions of undeveloped Pinellas County.

The City of Tarpon Springs is a wholesale water customer of Tampa Bay Water through Pinellas County Utilities. Pinellas County provides approximately 80% of the City's water needs with the remainder generated from wells that are owned and operated by the City.

The City of Tarpon Springs distributed an average of 3.6 MGD in 2006. The population of the water service area is estimated at 30,631 (service area population is based on the number of active water accounts, plus an assumed 5 percent seasonal/transitional, and 3.5 persons per connection). Therefore, the level of service provided is currently 117 gpcd. This level of service is less than the adopted level of service standard for Pinellas County of 125 gpcd. Based on the adopted level of service standard for Pinellas County of 125 gpcd, population growth in the service area is estimated to increase the demand for water to 4.6 MGD by the year 2015 and 6.3 MGD by the year 2030. This is a conservative estimate which assumes 100% connection to potable water and the actual demand will most likely occur at a slower rate. If the City continues to provide 20% of its water needs, the City must produce 920,000 gpcd by the year 2015 and 1.26 MGD by the year 2030. The remainder would have to be purchased from Pinellas County Utilities or secured from an alternative water source.

In a proactive effort to gain water supply independence, the City of Tarpon Springs has begun a feasibility analysis to determine if an adequate water supply can be extracted from the aquifer within the Tarpon Springs municipal boundaries. A preliminary investigation is being performed to assess the feasibility of developing additional groundwater from the area along Disston Avenue. Furthermore, in 2006, the citizens of Tarpon Springs approved a referendum for the financing of a Reverse Osmosis (RO) water plant, the purchase of land/easements and the ability to execute the necessary construction contracts. The RO plant will utilize brackish groundwater as the source of a sustainable water supply for the City. The approach for this project will be a phased one with the most economical groundwater sources developed first, followed by sequentially more brackish sources.

Phase I, when complete, will provide 1.37 MGD of drinking water. Factoring in seasonal variations in fresh groundwater production, approximately 25% of the City's demand can be met with Phase I. An additional 5.0 MGD of supply would provide the additional water needed to meet the City's current and future demand and would provide an additional 1.5 MGD for possible wholesale to Tampa Bay Water. Phase II involves the development of a slightly brackish water supply with membrane treatment. A 5.0 MGD facility is recommended for consideration as a means to supply the City's current and future needs, and the ability to sell surplus water to the region. Upon successful completion of Phase II, a Phase III expansion for an additional 3.0 MGD should be considered for additional supply capacity.

A more detailed analysis can be found in the Potable Water sub-element of the comprehensive plan.

4. Solid Waste

The City of Tarpon Springs previously operated a Class III municipal landfill located at the southern end of Levis Avenue (See Figure 3). The landfill was limited to the disposal of trash, yard clippings and the spreading of sludge from the wastewater treatment facility. Due to escalating financial and environmental concerns, the landfill was closed in 1990 under FDEP closure permit #016-01-YT

Solid waste collection in the City of Tarpon Springs is provided by Waste Management of Pinellas County under a franchise agreement which will expire September 30, 2012. Waste Management disposes of the solid waste at the WTE (Waste to Energy Facility) and also provides curbside recycling services. In 2006, the City of Tarpon Springs generated 10,510 tons of solid waste. The City's solid waste generation is primarily from residential land uses, although commercial and industrial land uses also generate small amounts of solid waste.

The 2006 Pinellas County Concurrency Test Statement stated that the solid waste and resource recovery system is operating at an acceptable level of service. Pinellas County has an adopted level of service standard of 1.30 tons per person per year. The projected demand for 2007 is 1,217,478 tons per year (1,214,082 tons per year plus 3,396 tons (associated with the Service Area population growth). The projected level of service demand for the solid waste and resource recovery system is 1.08 tons per person per year.

A more detailed analysis can be found in the Solid Waste sub-element of this comprehensive plan.

5. Stormwater Management

Approximately 3/4's of the City of Tarpon Springs lies within the 100 year floodplain. Many of these low-lying areas are heavily urbanized and were developed before current stormwater regulations were put into effect. Frequent flooding of these areas can occur during heavy rains coupled with high tides. In 1990 the City contracted with Dames & Moore to create a Master Drainage Plan. A five phase plan was developed with the following objectives:

- To develop an inventory of the existing stormwater drainage facilities, the watershed drainage basins, and other related hydrologic parameters;
- To evaluate existing and proposed stormwater drainage systems and identify problem areas and deficiencies;
- To establish a desired level of service criteria for the various components of the stormwater drainage system;
- To develop and apply a stormwater management computer model capable of simulating storm runoff and pollutant loadings under existing land use conditions within the City of Tarpon Springs watershed areas;
- To evaluate alternative management plans to meet the service level desired based on major deficiencies identified through data collection and modeling;
- To generate a Master Drainage Plan with established improvement priorities and engineering and construction cost estimates;
- To develop a ten-year Capital Improvement Plan based on system requirements identified in the Master Drainage Plan;
- To identify and develop potential sources of funding for stormwater improvements, including Stormwater Utility; and
- To implement proposed recommended improvements, including detailed design, plans and specifications, and services during bidding and construction

In 1999, the City established a Stormwater Enterprise Fund to support the cost of providing stormwater services on a continuing basis. However, the funds collected under this system only covered a small portion of the operation and maintenance costs and initial National Pollution Discharge Elimination System (NPDES) permit activities. Subsequently in 2002, the City contracted with Parsons Engineering Science, Inc. to perform a Stormwater Utility Impervious Rate Study with the purpose of creating a dependable revenue stream to meet the City's stormwater management responsibilities.

The City of Tarpon Springs regulates drainage through Article IX of the Comprehensive Zoning and Land Development Code (LDC). The LDC requires all new development provide for on-site stormwater retention and treatment. The use of retention ponds, swales, vault systems, etc. are some of the mechanisms that achieve this purpose. An engineering analysis on the quantity, direction of flow and percolation rates for the 25-year frequency storm, 24-hour duration is required. Further, the LDC includes a stormwater retrofit requirement whereby development/redevelopment projects that meet certain thresholds are required to upgrade the entire stormwater system to the current regulations.

A more detailed analysis including prioritization of drainage improvement projects can be found in the Stormwater sub-element of the utilities element.

6. Groundwater Aquifer Recharge

The Southwest Water Management District (SWFWMD) has classified Pinellas County as an area of either generally no recharge, or very low known recharge. Much of the City is heavily urbanized where the surface is impermeable or located where saltwater intrusion has invaded the water table. A 1987 SWFWMD report lists an area west of Lake Tarpon as a location for moderate recharge.

A more detailed analysis can be found in the Groundwater Aquifer Recharge sub-elements of the Utilities Element.

7. Active Development Orders

Generally, a development order will expire within one year unless the City receives an application for a building permit. Table 4 summarizes current development orders that are either under construction or have not otherwise expired:

Table 4 Active Development Orders

		Units	Square Footage	Location	Primary Use
1	Riverwatch Commercial Center, Phase I		89,000	N. US 19	Hard Goods / Retail sales
2	Walmart		225,000	N US 19	Retail Sales
3	Regions Bank		3,820	S. Alt 19	Financial
4	Gulf Breeze Plaza		7, 500	W. Gulf Rd	Retail/Office Spec
5	The Banyans	62		W. Meres Blvd	Single Fam Attached
6	Callista Cay Townhomes	62		S. Alt 19 / Meres BLVD	Single Fam Attached
7	Anclote Bend	17		N. US 19	Single Fam Detached
8	Riverview at Tarpon Townhomes	10		Athens St	Single Fam Attached
9	Riverside Estates	15		N. Florida Ave	Single Fam Detached
10	Rainville Park Rd Townhomes	81		N. Alt 19	Single Fam Attached
11	Hidden Ridge Townhomes	34		Curlew Place	Single Fam Attached
	Total	**281**	**325,320**		

8. Public Facility Summary

A summary of the public facility issues identified by this section of the report is provided as follows:

- Major roads within the study area primarily provide for regional mobility
- These regional roadways will be managed according in accordance with the requirements of Senate Bill 360 effective July 1, 2009.
- The primary transportation issues will relate to the ability of the regional roadways to function and to implement alternative transportation choices within the MMTD.
- Development north of the Anclote River will require improved access and should include a mix of uses to foster shorter travel times to work and secondary trip ends.
- The majority of potable water is purchased from Pinellas County. However the City has begun the process of permitting, financing, and constructing it's own Reverse Osmosis water treatment plant.
- Solid Waste Collection is provided by contract with Waste Management of Pinellas County.
- Solid Waste is disposed of at the Pinellas County resource recovery facility
- Prioritized stormwater retention facilities will need to be constructed to improve existing drainage problems.

The primary active development order issue is the impact of projects north of the river on Alternate 19 and U.S. 19 traffic congestion, however according the 2007 MPO Level of Service Report both of these roadways are operating at an acceptable level of service

B. SUITABILITY OF UNDEVELOPED LAND FOR DEVELOPMENT

1. Gross Vacant Land

As shown by Table 2 there is approximately 760 acres of vacant land in the study area. From this inventory of vacant property, growth is expected to primarily occur in two (2) major areas:

- North of the Anclote River
- Within the boundaries of the Community Redevelopment Area.

a) North Anclote

As shown by Table 2, approximately 11% of upland land area is identified as vacant land. Much of this land is located on the north side of the Anclote River. As previously discussed, this area is isolated from the rest of unincorporated Pinellas County and is primarily served by City facilities. Therefore, physically the area represents a logical extension of City boundaries and development activities are expected to require annexation. A significant portion of this land has historically been designated for, but underutilized for industrial development. As municipal water and sewer service becomes more readily available growth is inevitable, however even with improved roadways and utilities, the general location of Tarpon Springs makes industrial development problematic Citywide due to very difficult access to Interstate 75 or a regional airport. For these reasons, the City should consider appropriate complimentary uses to add to the targeted industrial uses. This area is also unique in its historical development of marine industrial uses, commercial fishing related industries, wet and dry slip marinas, and general water dependent uses. The City should coordinate with Pinellas County and Pinellas Planning Council to develop a cohesive development plan in the form of a Special Area Plan for the north side of the Anclote River to ensure proper protection of existing water dependent uses. Residential development of the area will primarily occur east of Alternate U.S. 19.

b) Community Redevelopment Area

The City adopted a Community Redevelopment Area (CRA) in 2001 in conjunction with the Downtown Redevelopment Plan. The CRA is identified in Figure 7. The City intends to adopt a Special Area Plan (SAP) under the Countywide Plan Rules, in conjunction with the Multi-Modal Transportation District (MMTD) intended to focus future development within this area. The SAP will utilize a parallel development code based upon the Smartcode ©. Developers utilizing the Smartcode based plan will gain the benefit of increased density and intensity. The results of the feasibility analysis of the MMTD indicated that the current jobs-to-housing ratio is sufficiently imbalanced to warrant increased residential densities within the MMTD. The City's intent is to further focus that density within the smaller CRA.

2. Soils

Soil suitability is an important consideration in land development activities. Suitability can be a hindrance to septic tank usage, building foundations, facility construction, and recreation areas. Generally, soils with a high water table, low degree of compaction, and slow permeability present limitations for urban uses.

Building sites require stable foundations, and should be reasonably free from flooding. Tarpon Springs is characterized primarily by the Astatula series, which occur on upland ridges. Soil limitations are slight to moderate. However, areas adjoining wetlands, the shoreline, the Bayous, and Lake Tarpon present more severe problems. Development along these areas should be reviewed more closely. The soils map is shown in Figure 5.

Septic tanks are more commonly in use in rural areas but also occur in developed areas where sewer service is nonexistent or inadequate. To function properly, a septic tank must have soils with adequate absorptive capacity and a low water table. Conversely, soils which have rapid permeability and perform well perform well present a hazard to pollution of the ground water. Again, areas near wetlands, Lake Tarpon, and the shoreline present severe limitations. It is recommended that the proliferation of septic systems be discouraged.

Roadway infrastructure requires the preparation of a strong foundation and gentle slopes. High water tables and flood hazards present a severe limitation. The expansion of infrastructure should avoid wet areas with flooding potential.

3. Topography

The northwestern part of Pinellas County is characterized by rolling ridges from 25 to 97 feet above sea level. Although Tarpon Springs has ridges, the majority of the area is low due to the Anclote River drainage basin. Native vegetation consists of pine, turkey oak, and grasses.

A majority of the lowlands are already urbanized. Undeveloped properties are primarily located in upland areas. However, some of the expired development order sites are located adjoining wetlands and should be designed properly, taking the wetland constraints for development into consideration.

4. Natural Resources

Natural resources which characterize the study area and affect the development of vacant land include the following:

- Estuaries
- Wetlands (Marine, Estuarine, Freshwater)
- Transitional Zones
- Uplands
- Surface Water Bodies (Anclote River, Lake Tarpon, Bayous, Gulf of Mexico)
- Groundwater
- Wildlife Habitats
- Soils
- Air Quality

The characteristics of these resources are discussed in detail in the Coastal Management/Conservation Element, and the resources should be managed in accordance with the recommendations found there.

5. Historic Resources

The historic resources which most often affect the suitability of vacant land for development are archeological and prehistoric resources. The locations of these resources have been inventoried and can be found in the Historic Element of this Comprehensive Plan. Generally, prehistoric resources are found in close proximity to a freshwater source and on well drained elevated soils. Often the sites are found in small knolls and ridges. Several of the inventoried sites border vacant parcels and the locations of expired development orders. Therefore, sites which exhibit the known locational characteristics should be inventoried for pre-historical resources prior to development taking place. The Historic District is shown in Figure 7.

C. Amount of Land Needed to Accommodate Projected Population Growth

1. Residential

The results of the 2000 census indicate that the City of Tarpon Springs had a population of 21,003 persons and 10,759 housing units. At that point in time the vacancy rate was 15.7% and the average household size was reported as 2.27 persons. The methodology utilized to project needed land for residential units assumes that the average household size will remain constant through the 2005-2025 planning period. A review of building permit data indicates that a net increase of 1,041 dwelling units (single family and multifamily) were added between 2000 and 2005. Additionally, the Bureau of Business and Economic Research estimates that the City's population increased from 21,003 in year 2000 to 23,660 in year 2005. Two sets of population data are recognized in the Comprehensive Plan. For the purposes of projecting housing needs, the higher estimates of the Shimberg Housing Needs Assessment will be utilized. These population estimates are somewhat lower than the Pinellas County projections up to 2010, however the Shimberg projections are higher from 2015-2025 and will provide a more conservative estimate for planning purposes. Population and Housing Projections are shown in Table 5 below. Interestingly, as Table 5 shows, in 2005 there was an over-supply of housing.

Based upon a net increase of 1041 housing units from 2000-2005 and projected 281 units within active development orders, there is adequate housing stock to accommodate projected population beyond the year 2010. Vacant lands designated for residential development and buildout potential is shown in Table 6. The table includes projections for City and Planning Area lands. A comparison of needs to availability through 2025 indicates a need for approximately 720 additional housing units above what can reasonably be expected through the development of residentially designated vacant lands. While some of these needs can be met through annexation of lands within the Planning Area, it will be necessary to accommodate additional density through 2025 and beyond. The most appropriate location for this density is within the existing urban downtown. As indicated earlier, the City intends to adopt an overlay district for the City's CRA that will increase density and intensity in association with a multi-modal transportation district with a clear focus on creating a more livable walkable downtown and urban core.

Table 5 Population and Housing Needs Projections

	2000 Census	2005 Estimate	Projections 2010	2015	2020	2025
Population (Schimberg) [1.]	21003	23660	25876	28107	30359	32603
Calculated units needed [2.]	10759	10423	11399	12382	13374	14363
Actual Units [3.]	10759	11800	12081	na	na	na
Additional Units needed [4.]	n/a	-1377	-682	301	1293	2282

1. Year 2000 is from US Census, 2005 estimate is from BEBRS, 2010-2025 is Shimberg projections.
2. Calculated units I derived by dividing population by 2.27 persons per household to get projected number of units needed
3. For year 2000 Actual Units is provided from 2000 Census. For 2005 City of Tarpon Springs Building Permit data was added to 2000 data (net increase of 1041 units). For 2010, projected completion of 281 units within active development orders was added to 2005 estimate. No projections are made about actual units beyond 2010.
4. Additional units needed is calculated by subtracting Actual Units from Calculated units. For years 2015-2025, Actual units is based upon 2010 estimate of 12081 units.

Table 6 Residential Land Available for Development

Vacant Residential Land, 2006 by FLUE Designation	Citywide Acres	Planning Area Acres	Density	Total Units, City	Total Units, Planning Area
RR .5 UPA	22.53	97.41	0.5	11.265	48.705
RS 2.5 UPA	0.59	15.44	2.5	1.475	38.6
RL 5 UPA	164.4	195.01	5	822	975.05
RU 7.5 UPA	76.25	108.29	7.5	571.875	812.175
RLM 10 UPA	9.83	11.92	10	98.3	119.2
RM 15 UPA	38.5	68.5	15	577.5	1027.5
Total Projected Build Out				2,082.4	3,021.2
Build-out Assuming 25% reduction for infrastructure				**1,562**	**2,266**

Source: Pinellas County Planning Department, 2005.

2. Commercial

Future commercial land uses are estimated based upon per capita of commercial acreage present in 2005 The per capita approach assumes that the commercial acreage per person present in 2005 is satisfactory for current demand, and will grow at the same per capita rate in the future.

The future demand for commercial acreage is based upon the City of Tarpon Springs permanent population and does not estimate the demand of the unincorporated study area. Table 7 estimates a demand for 106 additional commercial acres to the year 2025. The majority of these future commercial acres are located along the Alternate U.S. 19 and U.S. 19 corridors.

Table 7 Commercial Acreage Needs

	2005	2010	2015	2020	2025
Population (Schimberg)	23660	25876	28107	30359	32603
Per Capita Commercial Acreage [1.]	84.5	84.5	84.5	84.5	84.5
Projected Acreage Needs [2.]	280	306.2	332.6	359.3	385.8
Net New Acreage Needed [3.]		26.2	26.4	26.7	26.6

1. Year 2005 population divided Year 2005 Commercial Acreage (280 acres) = 84.5 per capita commercial acreage.
2. Projected commercial acreage is calculated by dividing the projected population by the constant 84.5 acres from 2005.
3. Net new acreage for each five year increment for a total of 105.6 new acres needed.

Based upon acreage available (Table 8), there is adequate lands designated for commercial development to meet expected needed additional acreage of 106 acres out to year 2025. Only approximately 7 additional acres of commercially designated vacant lands are located within the Planning Area. Given increasing trends toward higher density mixed use developments the City may actually see a decreasing need for commercial lands (on a per capita basis) during the planning period out to 2025. Due to the availability of commercially designated land outside of the CRA it becomes increasingly difficult to attract new development into the CRA especially when floor area ratios are only marginally higher within the CRA compared to locations along US 19. In order to address development inequities and spur commercial and mixed use redevelopment within the CRA the City intends to increase the floor area ratios and total development potential within the CRA. Such increases in density and intensity will require adherence to form based urban design requirements based upon the Smartcode.

Table 8 Commercial Acreage Available

Vacant Land Use by Future Land Use Designation	Acres Available with City of Tarpon Springs
Residential Office Retail	20.91
Commercial Neighborhood	2.94
Commercial Limited	6.68
Commercial General	74.19
Total	104.72

3. Industrial

Vacant acreage currently designated for industrial development in the Planning Area is summarized by Table 9. Of the 188 vacant industrial acres, ninety-five percent (95%) are located north of the Anclote River. The majority of the vacant acreage (70%) is unincorporated.

Table 9 Industrial Land Available

Vacant Land Use by Future Land Use Designation	Acres Available with City of Tarpon Springs	Acres Available within the Planning Area
Industrial Limited	53.21	86.01
Industrial General	1.97	46.53
Total	**55.18**	**132.54**

It is significant that these numbers have remained virtually unchanged since 1990. Lack of adequate infrastructure, most notably transportation access to rail, interstate, shipping, or air freight terminals is non-existent. The designations of industrial use for this area have been held over from the past when Stauffer Chemical was operational and rail access operated through the area. While preservation of industrial lands is important Countywide, continuing to restrict vacant lands to industrial designation in many areas of the City should be evaluated as a policy decision. Further, the City of Tarpon Springs should conduct an evaluation of other suitable uses for these lands. Of particular interest is the future of the industrially designated lands directly adjacent to the Anclote River. These areas (designated as working waterfront in the Coastal Element) have provided for the water dependent uses associated with operating and maintaining a working port. Boat yards, commercial dockage for fishing, etc rely upon the continued availability of these industrially designated lands. Overall, given the lack of industrial development from 1990 to present, there is more than adequate lands designated for industrial use to meet demand.

4. Public/Semi-Public

Growth in this land use category will primarily come from churches, light utility switching stations/antennas, day care schools, and private clubs. The total new acreage will be negligible.

It is anticipated that City will require a new City Hall facility within the next 5 years. There are two potential sites for construction that are already owned by the City and will most likely be utilized.

Expansion of the City's wastewater treatment facility will occur at the present site. Additional public facility needs over and above the capacity of that property currently owned by the City is not anticipated.

The Pinellas County School Board does not estimate the need for an additional public school site in the Tarpon Springs area. Additional rail facilities are not projected as CSX has been in the process of dismantling its existing rail lines in the area. Future industrial uses will be based solely upon roadway transportation facilities.

The City purchased 11 acres in 2007 on the north side of the Anclote River to construct the Reverse Osmosis Water Treatment Plant.

5. Agriculture

This category currently occupies less than one percent (1%) of the total land use mix.

6. Recreation/Open Space

The Recreation and Open Space Element of this comprehensive plan, identifies all City and County parks. Approximately 1,336 acres of land is currently designated in the Recreation / Open Space or Conservation/Preservation Land Use Designation. The sites are currently City or County owned or in some

cases, are set aside conservation lands owned by HOA's and comprise approximately 26% of the land area of the City.

7. Conservation/Preservation

Vacant Lands desirable for preservation/conservation are designated by Figure 19 of the Coastal Management/Conservation Element, and will be managed in accordance with the policies recommended by that element.

8. Marinas

Marina sites currently occupying a small percentage of the total land use. As of 2006 there were 1,130 combined wet and dry slips within the City of Tarpon Springs. Conversely to what has occurred elsewhere throughout the County, the City has seen an increase in the number of slips available to the public. Most of the potential marina sites are located on the north side of the Anclote River where access to deep water occurs. A few smaller areas are available in the Lake Lutea area (Roosevelt Blvd) as either new development or redevelopment of existing wetslip marinas. Marina development on the south side of the Anclote River must compete for space with other uses and will be more limited. Marinas traditionally occur within industrial or commercial land use categories.

D. Need for Redevelopment

From 2000 to the present several key planning efforts, both local and countywide, have occurred that have the potential to shape the future redevelopment of the City of Tarpon Springs. In November, 2005, Dan Burden, a senior urban designer with Glatting Jackson, presented a report on the walkability of Tarpon Springs to the Board of Commissioners. Burden walked through the City with a number of citizens as they discussed ideas, general strategies and a potential model to help develop an economically viable and walkable Tarpon Springs. The report gave an overview and made recommendations on the walkability, livability and active living conditions in four (4) Tarpon Springs neighborhoods: public safety building area, industrial and marine area north of the Anclote River, downtown historic district and Lemon Street area, and the Sponge Docks. The following recommendations for improving walkability were made in the report:

- Complete sidewalk system.
- Develop people friendly streets and connectivity in and between each district.
- Intensify and mix land uses by adding density (18-60 du/a) in select areas and allow accessory units in most areas.
- Provide right-sized housing by encouraging developers to build affordable units that are scaled for neighborhoods.
- Provide clear route information to pedestrians with adequate signs and maps.
- Put focus on the Pinellas Trail as more than for recreation and travel, but as a vitalizing backbone to urban development that will offer a place for residents and tourists to gather and share the city.
- Placemaking by aesthetic considerations of built environment.
- Utility and street furniture to be attractive and coordinated.
- Create play areas for children.
- Make sidewalks and other areas barrier-free for the safety of seniors and people with special needs.
- Enhance walkability by connecting the areas of Tarpon Springs.

A countywide study, Pinellas By Design, began in 2000 within the Economic Development Department of Pinellas County Planning and the Board of County Commissioners. The process used the knowledge of consultants in economics, real estate, and urban design, and has included broad participation from all twenty-four local governments, developers, business community, homeowner and neighborhood associations, and interested citizens. Pinellas By Design creates guidelines and standards for redevelopment that supports livable communities and attracts positive economic development.

Lastly, the Metropolitan Planning Organization created and adopted in 2007 a model set of Goals, Objectives and Policies that foster livable, walkable communities and alternative transportation options. The findings acknowledge the near built-out condition of Pinellas County and its cities and encourage a shift toward other modes of transportation. The model Goals, Objectives, and Policies have been incorporated within Goal 4 of this element and are intended for application within the MMTD.

All of these planning efforts support the City's goal of encouraging quality development and redevelopment within the City of Tarpon Springs. The following areas are specifically identified as focus areas for fostering a livable walkable community through redevelopment.

1. Community Redevelopment Area

The Community Redevelopment Area is identified in figure 7 and contains approximately 230 acres. The CRA, associated TIF, and Downtown Redevelopment Plan were adopted in 2001. Subsequently one amendment has occurred which added the Pappas' Restaurant site to the CRA (not to the TIF) and amended the Downtown Redevelopment Plan to allow for a Special Area Plan to be adopted in accordance with the Countywide Plan Rules. There are five key areas identified within the CRA for special redevelopment needs:

a. North Pinelllas Avenue: North Pinellas Avenue from Center Street to Live Oak Street is currently designated for general business. The area is characterized by nonconforming service stations and heavy repair shops. Virtually none of the uses along this roadway are neighborhood oriented. North Pinellas Avenue functions as an access corridor for through traffic and tourist oriented trips destined for Tarpon Avenue and the Sponge Dock area. The existing nonconforming uses are unsightly and nonconducive to the tourist oriented economy. This corridor can serve as a tourist oriented link between Tarpon Avenue and the Sponge Docks, and should be designated for redevelopment in this regard, encouraging mixed use development.. Nonconforming uses should be restricted from expansion and eventually phased out as redevelopment occurs. Strong design controls are needed as properties redevelop to foster a more pedestrian friendly link between the Sponge Docks and Tarpon Avenue. Narrow right of way widths along this corridor should limit building heights to no more than three stories, with two being ideal.

b. S. Pinellas Avenue: South Pinellas Avenue from Boyer Street to Meres Boulevard was traditionally developed for auto oriented services. Many of the buildings are at the end of their useful life and are located below the base flood elevation. The most recent new development has also catered to the automobile with drive through facilities and parking lots fronting along the thoroughfare. This area possesses the widest rights of way and can easily accommodate building heights of 4 to 5 stories. This area is envisioned in the Downtown Redevelopment Plan for office/financial/ and community commercial. Ideally, residential above ground floor commercial is desired with an emphasis toward build to lines and strong pedestrian friendly improvements.

c. Tarpon Avenue: The traditional Tarpon Springs downtown is located along Tarpon Avenue and is the heart of the City's National Register Historic District. Major issues that impede adaptive re-use of these buildings include lack of flexibility with regard to parking, excess commercial (truck) traffic that creates noise and unpleasant pedestrian conditions, and restrictive density and floor area ratios as compared to other downtown areas., Many store fronts are vacant and in need of repair. A better mix of retail uses and residential uses is needed to compliment the predominant use of antique shops. Lastly, Tarpon Avenue is a state maintained right of way which limits local control over streetscape improvements and amenities.

d. Safford Avenue: Safford Avenue, from Meres Boulevard extended to Pine Street, is an underutilized and deteriorated north/south corridor. Traditionally, Safford Avenue served as the rail corridor for passenger train service. The rails have been removed and replaced with the Pinellas Trail, a 38 mile greenway for bicycle and pedestrian use that stretches from Tarpon Springs to St. Petersburg. Scattered along the corridor are several intensive businesses, such as small warehouses and storage yards. Portions of the southernmost and northernmost segments of

the corridor are designated for residential development, although many of the parcels are currently vacant. Much of the corridor is currently deteriorated, and is the focus of criminal activity. The Downtown Redevelopment Plan calls for this area to redevelop as a mixed used corridor. Properties between Safford Avenue and Pinellas Avenue are well suited for intensive commercial / residential mixed use with on street parking on the side streets. Parcels on the east side should be of a less intensive use to protect nearby residential. The primary focus is to enhance the multi-modal aspects of the Pinellas Trail and encourage community commercial uses that cater to local residents, "park once" visitors to the area, and cyclists taking advantage of the trail.

e. Lemon Street: Lemon Street from Safford Avenue to Levis Avenue is mainly underutilized with non-conforming uses, structures that are at the end of useful life, and vacant properties. This area is envisioned by the Downtown Redevelopment Plan an arts related district. Right of way widths are good for up to 4-story buildings with on-street parking as well as bike lanes, landscape strips, and sidewalks. As with the general intent of the CRA, redevelopment should emphasize a mix of office, retail and residential uses.

2. Sponge Dock Area

The Sponge Dock Area has long had cultural ties to the sponging industry and Greek settlers who founded the industry.. Although the sponging industry has seen resurgence, the economy is primarily tourist oriented. Mixed among the retail and docking facilities are heavy boat works and boatyards. These heavier marine industrial uses are inconsistent with the lighter tourist oriented water related uses. However, the presence of these uses are also an integral part of the uniqueness and eclectic nature of the area. A walk along Dodecanese Blvd, Athens Street and Cross Streets has a unique feeling that is reminiscent the rural Greek Islands from which the local culture of Sponge Docks emerged. Notably lacking in the area are accommodations for overnight guests. As such, the City recently adopted new zoning guidelines for this area that emphasize redevelopment in a context sensitive manner and also amended height limits to accommodate "boutique" hotels.. The City should also explore implementation of a Special Area Plan to further guide development and investigate the possibility of increasing allowable floor area ratios to foster two-three story development.

3. Union Academy Neighborhood

The Union Academy Neighborhood is primarily residential, including public housing sites, and has been traditionally a low income and minority population. This area has been the recipient of Community Development funds in the past. Additional Community Development funds, primarily for housing needs, should be concentrated in the area in the future. This area adjoins the Community Redevelopment Area and special attention must be taken to ensure that redevelopment within the CRA does not adversely affect the neighborhood. Since 2002 a local developer, in conjunction with the Tarpon Springs Housing authority has constructed 28 new units of affordable single family detached structures within the Union Academy neighborhood.

4. Pine Street/City Hall

The area bounded by Spruce Street, Grosse Avenue, Center Street, and Huey Avenue is predominantly an older residential neighborhood. The area is primarily stable, and the major redevelopment needs relate to road resurfacings and water/sewer infrastructure improvements.

5. Stauffer Chemical Plant

The Stauffer Chemical Plant is a 60 acre site located on the north side of the Anclote River in unincorporated Pinellas County. The plant itself is no longer in operation and due to age/modern technology is beyond its

useful economic life. Efforts should be made to have this site redevelop as a light industrial park or water dependent use such as a major marina and boatyard facility. The site is identified as a "Superfund" site and a clean-up plan is under review by the US Environmental Protection Agency.

E. Flood Prone Areas

As previously stated, almost 3/4's of the study area is located within the 100 year floodplain (see Figure 8). The area is predominantly urbanized and served by public facilities. Additional development in the floodplain will occur on an infill basis, and must conform to current FEMA and Building Code Requirements. Many existing structures located within the 100 year flood plain are located below the minimum base flood elevation and are at the end of useful life. As these structures are replaced compliance with FEMA elevation requirements will be mandated. Of special concern is redevelopment of commercial structures within traditional urban downtown and tourist areas along the Sponge Docks. These areas have well established urban street patterns with buildings at or near grade. When structures are replaced flood-proofing should be required rather than elevating structures to meet FEMA requirements. Residential should only be allowed over ground floor commercial in these areas. Similarly, predominantly residential areas within the 100 year flood-plain (not within a V-zone) located within the historic district should use building techniques that use a combination of fill and partial elevation transitioned from grade with porches and stoops. This building style is very characteristic of historical homes in Tarpon Springs.

Mobile home parks and subdivisions located in the 100 year floodplain are shown in Figure 8. Mobile home parks located within the 100 year special flood hazard area should not be permitted to expand and unit replacements, additions, and improvements must meet FEMA requirements.

F. Dredge Spoil Disposal Sites

The City is responsible for maintenance dredging of the recreational channels within the City's bayous and those parts of the Anlcote River that are not within the federal channel maintained by the USACOE. The City has an approved permit for the local maintenance dredge activities and has an active dredge disposal site located on City owned property on the south side of the Anclote River. The permit establishes minimum dredge depth requirements and will allow for continued maintenance dredging to those depths in the future. The disposal site is temporary until completion of the project and will reverted to open space upon completion. The site is sufficient for the existing dredge requirements. The temporary dredge spoil disposal site is shown in Figure 7.

G. Hazard Mitigation Reports

The City will review any applicable future hazard mitigation reports and implement appropriate review of development proposals.

~~I. MULTI MODAL TRANSPORTATION DISTRICT~~
H. Multi-Modal Transportation District

Like much of Pinellas County, the City of Tarpon Springs is faced with the challenge of encouraging quality redevelopment that fits the desired community character while also ensuring adequate mobility for residents, employers and visitors. That is no small challenge for any community. Widening roads to meet those needs in the nearly built-out environment of coastal Pinellas County, with its associated right-of-way costs, impacts to historic buildings and cultural resources, community opposition and lack of financial resources, is an increasingly impractical solution. The City of Tarpon Springs is proposing to adopt a Multimodal Transportation District (Figure 7), as allowed by Florida Statutes, as the financially feasible concurrency management system supporting future development in the City's designated redevelopment area.

A multimodal approach must make a stronger connection between urban form, development character and transportation to ensure an improved array of choices for personal mobility and accessibility that can support desired redevelopment in the City. A Multimodal Transportation District (MMTD) – which requires minimum densities,

human scaled design, and a mix of uses that encourage and support transit use, walking, and bicycling – will simultaneously encourage desired redevelopment while improving mobility for both residents and visitors.
The principal roadways providing access to Tarpon Springs' historic downtown – Pinellas Avenue (Alternate US 19) and Tarpon Avenue (SR 582) – are constrained roadways that cannot be widened to meet the existing traffic levels or future demand generated by redevelopment and growth in other areas. US 19, located about one mile east of downtown Tarpon Springs, is on the Strategic Intermodal System (SIS). Tarpon Springs is also a connecting point for Pasco County and Pinellas County fixed-route transit service. Within that transportation context, Tarpon Springs is seeking to revitalize its downtown core areas and encourage redevelopment that provides for a vibrant, thriving destination with a wide range of travel options. Rather than viewing this situation as an inherent conflict, it presents an opportunity to link land use and transportation objectives in a way that promotes more compatible, resource-efficient mobility options at the local level, while supporting countywide and regional mobility and livability initiatives.

To support those objectives, the City is in the process of adopting a Smartcode that will change the zoning code to require that all new development will have an urban form that is pedestrian friendly. The City has also evaluated its pedestrian, bicycle, and transit facilities to determine what capital improvements are needed to transform the Community Redevelopment Area (CRA) to a walkable, transit friendly community. The analysis has also evaluated street connectivity conditions and needs. Tarpon Springs and the Florida Department of Transportation have spent more than $16 million on streetscaping and related improvements for Pinellas and Tarpon Avenues to make the pedestrian experience more pleasant, but a complementary strategy for density, diversity, and design is needed to complete the redevelopment and mobility goals of the City.

In short, the purpose of the MMTD is to link the CRA with important destinations in the vicinity, including the Helen Ellis Memorial Hospital, a major employment center for the City; Saint Petersburg College, a proposed recreational complex located south of Meres Boulevard between Pinellas Avenue and Disston Avenue, tourist destination such as the Sponge Docks and the Greek Village, and the Tarpon Mall. Effective multimodal linkages between these destinations make it easier for a student or professor to get a cup of coffee downtown or Greek food downtown between classes, a visitor to leave the sponge docks and stroll through the "Hibiscus Walk" artist district, or a resident of the historic district to go to the grocery store, all without traveling in a single-occupant vehicle. The following graphic illustrates the City's vision, the proposed MMTD boundary, and the proposed linkages between these and other key destinations. The MMTD boundary is larger than the CRA to capture a better mix of land uses and enable better connectivity between the redevelopment area and surrounding trip origins and destinations.

I. Energy Efficient Land Use Patterns & Reduction of Green House Gas Emissions

The City of Tarpon Springs is committed to the long-term goal of reducing greenhouse gas emissions. The Policy Guide On Planning and Climate Change, published by the American Planning Association April 27, 2008, identifies 18 findings related to Climate Change Policy. These findings serve as the basis for the City's approach to reducing greenhouse gases through the methods listed below with references to applicable Goals, Objectives and Polices (new and existing) that address each strategy. Where appropriate, these strategies are included in Figure 10 of the Future Land Use Map Series.

1. Reducing Vehicle Miles Traveled

The MMTD serves as the "spine" for the City's approach to reducing VMT. It is the goal of the City to promote future residential growth into the City's MMTD in order to improve upon the jobs to housing ratio (see MMTD Quality of Service Analysis, Appendix B of Transportation Element). The MMTD requires improved cycling, pedestrian and transit levels of services and reduces emphasis on traditional vehicle levels of service. Improvement of the jobs to housing ratio, along with improved alternative transportation modes will reduce overall VMT within the district. The central location of the MMTD allows it to conveniently serve as a major employment and shopping district for the entire City. A key implementation strategy is the completion of a bicycle and pedestrian masterplan which focuses on using these alternative modes to bring residents to the central MMTD. A second strategy to reduce VMT is to allow limited neighborhood commercial nodes at key intersections in predominantly residential districts. This would apply to the western ½ of the City. These uses must be well designed to integrate with the residential character of the area. A

third strategy to reduce VMT is to promote Transit Oriented Redevelopment (TORD) at key intersections on US Highway 19 (SIS Facility) which has been identified on the TBARTA (Tampa Bay Area Regional Transit Authority) Master Plan as an Express Bus route. Lastly, it is important to protect the City's existing and future employment centers so that residents who wish to live and work locally may continue to do so. The industrially designated area on the north side of the Anclote River is a prime area for future employment opportunities and should be protected from conversion to residential uses. The following listing provides references to the Goals, Objectives, and Policies addressing reduction of VMT.

- FLUE Goal 1, Objective 1.1, Policy 1.1.11
- FLUE Goal 2, Objective 2.4, Policy 2.4.2 & 2.4.4
- FLUE Goal 4 and Transportation Element (TE) Goal 1 and all associated Objectives and Policies adopting / implementing the Multi-Modal Transportation District
- FLUE Goal 5 and all associated Objectives & Policies
- TE Goal 2, Objective 2.1, Policy 2.1.5
- Recreation Open Space Element (ROE) Goal 1, Objective 1.3, Policies 1.3.5 & 1.3.6

2. Protection of existing "carbon sink" areas (lands designated as Preservation, Conservation, and/or Recreation / Open Space

The City has a long history of protecting open space and recreation spaces from conversion to other uses. The City currently has approximately 25% of its land (not including waterways and water bodies) designated as Preservation or Recreation Open Space. The following Goals, Objectives, and Policies protect these spaces.

- FLUE Goal 2, Objective 2.4, Policy 2.4.8

3. Shortening the food supply chain.

The City is currently limited in its ability to grow food locally. However, there are several "roadside" markets that offer alternatives to the traditional grocery store. Many of these sell produce from neighboring counties that remain in agricultural use. Agricultural uses such as hydroponics are proposed for inclusion, on a limited basis, in the City's under-utilized industrial areas. Community gardens are also proposed for inclusion in all residential districts, after conditional use review. The City, by nature of its location, is a producer of local wild-caught seafood. The City has recently identified that a lack of available properties for commercial seafood processing. This has the unwanted effect of requiring local seafood to be transported out of the area for processing and packaging and back into the City for sale at local retailers. In an effort to shorten supply lines, the city has proposed allowing this use within designated waterfront industrial lands. The following Goals, Objectives and Policies address these initiatives:

- Goal 5, Objective 5.3, Policies 5.3.1, 5.3.2 & 5.3.3

4. Renewable Energy Resources

The only local, viable option to traditional electric power generation, supplied by Progress Energy, is that of solar power. For a wider discussion of promoting solar power, see the Housing Element and Coastal/Conservation Element.

V. FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES

Goal 1.
Protect the cultural heritage, historic resources, tourist economy and environmental setting of Tarpon Springs.

Objective 1.1
Ensure that all development is reviewed for compatibility with the cultural heritage, historic resources, tourist oriented economy, and impact upon natural resources and the environmental setting of Tarpon Springs;

Policy 1.1.1 Restrict the future expansion of nonconforming uses, and the establishment/expansion of uses not compatible with the established character of adjoining uses and the surrounding neighborhood

Policy 1.1.2 Protect the use of wetlands in accordance with the recommendations and policies of the Coastal/Conservation Element

Policy 1.1.3 . Protect the use of historic resources in accordance with the recommendations and policies of the Historic Element

Policy 1.1.4 Require development proposals in the Coastal Planning Area to comply with the local and regional hurricane evacuation plan and the policies of the Coastal/Conservation Element

Policy 1.1.5 Require infill development, redevelopment and new development to take into account the natural floodplain functions in order to minimize disruption

Policy 1.1.6 Regulate development proposals in accordance with the requirements of the Future Land Use Map Section of this element;

Policy 1.1.7 Restrict the encroachment of incompatible, institutional, commercial, industrial and other uses with non residential characteristics into residential areas, and require their development where the use of existing facilities are maximized;

Policy 1.1.8 Utilize the Planned Development performance zoning regulations to buffer or separate residential development from high traffic areas, areas prone to flooding or natural disasters, and incompatible uses which may cause problems with noxious odors and noise

Policy 1.1.9 Prioritize light industrial uses over more potentially polluting heavier industries;

Policy 1.1.10 Require development proposals to evaluate and preserve sensitive areas as identified by Figure 19 of the Coastal/Conservation Element, where appropriate.

Policy 1.1.11 Require large scale development / redevelopment (40 acres or more) to adhere to mixed use and livable community objectives and policies set out in Goal 4 of this element.

Objective 1.2
Encourage redevelopment and renewal of the City's designated Community Redevelopment Area and promote the Sponge Docks as a tourist area.

Policy 1.2.1 Adopt a Special Area Plan, in accordance with the Countywide Future Land Use Plan Rules for the Community Redevelopment Area and establish a future land use designation of CRD, Community Redevelopment District by 2009.

Policy 1.2.2 Review all site plans and conditional uses for conformance with the adopted Downtown Redevelopment Plan.

Policy 1.2.3 Allow the use of clustering and mixed uses under the Countywide Plan Rules Planned Re-Development Districts and Special Area Plans, (Objectives 8, 10, and 14)

Policy 1.2.4 Provide for the diversification of uses in the downtown area; (Objectives 8, 10, &14)

Policy 1.2.5 Conduct a market study for the Sponge Dock Area by 2010 with the intent of:

a) diversifying uses
b) expanding the tourist base
c) integrating the needs of the sponging industry with the tourist economy
d) integrating the cultural heritage with the tourist economy

e) preserving the local commercial fishing and shrimping industry
f) addressing parking and access

Policy 1.2.6 Limit the use Eminent Domain for projects deemed to have a beneficial interest to the general public, such as parks, government buildings, and other public uses.

Goal 2.
Ensure that new development and redevelopment is consistent with the public facility needs of current and future residents and discourages the proliferation of urban sprawl

Objective 2.1
Protect the City's municipal water supply from encroachment by incompatible land uses and coordinate future land uses appropriate topography and soil conditions.

Policy 2.1.1 Review the detrimental impact of high water tables, flooding, and low soil compaction at the time of development proposal through the review of standards and regulations in the Land Development Code

Policy 2.1.2 Require the issuance of development orders to review the impact of the intended use upon well head protection areas for all municipal well sites;

Policy 2.1.3 Require the review of soil suitability for the intended use with each development proposal

Policy 2.1.4 Monitor municipal wells for septic and agricultural seepage

Policy 2.1.5 Restrict industrial uses in the cone of influence of municipal Well #2;

Policy 2.1.6 Restrict new development to residential below 6 du/acre and require hookup to central sewage in the well head protection area of Well #2 (North of Keystone Road)

Policy 2.1.7 Manage municipal Well site #4 as follows:
a) monitor the capped landfill per Florida Department of Environmental Protection standards
b) monitor the Oakleaf Retention Pond for possible stormwater contamination
c) restrict access to the Oakleaf Retention Pond

Objective 2.2
Eliminate or reduce land uses that are inconsistent with interagency hazard report recommendations, where applicable.

Policy 2.2.1 Periodically review applicable interagency hazard reports and implement recommendations where appropriate.

Objective 2.3
Limit coastal planning area population densities to what can be safely sheltered or evacuated in accordance with county and regional hurricane evacuation plans.

Policy 2.3.1 The City shall prohibit future land use density increases within the Coastal High Hazard Area. Within the Community Redevelopment Area, or an area designated with an approved Special Area Plan, a density increase within the CHHA for mixed use projects may be considered subject to meeting one of the following criteria identified below. Such mixed use projects may only allow residential above the ground floor.

1. There is adequate public shelter space to accommodate the increased density when considering the entire Tarpon Springs Planning Area.

2. There is a demonstrated "no net increase" in density over the entire CHHA considering all land use amendments that have occurred since 2000. The City of Tarpon Springs shall maintain a tracking mechanism to ensure compliance.
3. There is an acceptable mitigation plan approved by the City of Tarpon Springs and Pinellas County Emergency Management.

Policy 2.3.2 Require development proposals to comply with the local hurricane evacuation needs, shelter space, and local/regional disaster preparedness plans;

Objective 2.4
Ensure the availability of suitable land for utility facilities necessary to support proposed development, discourages urban sprawl, and meets established Level of Service standards.

Policy 2.4.1 Require the issuance of development orders to comply with adopted levels of service found in the Capital Improvements Element

Policy 2.4.2 Prohibit development proposals which promote the proliferation of urban sprawl. Urban sprawl shall be contained through the use of the infill development of vacant properties, compact growth contiguous to the existing developed area, and the provision of public services and facilities in a cost effective manner which maximizes the use of existing facilities that are in place

Policy 2.4.3 Retain City owned property for future public facility use in accordance with the recommendations and policies of the Recreation and Open Space, Transportation, Sanitary Sewer, Potable Water, Solid Waste, Drainage, Groundwater Aquifer Recharge, and Capital Improvements Elements

Policy 2.4.4 Utilize the Planned Re-Development future land use and zoning concept where use and design control is necessary to assure land use compatibility, prevent urban sprawl, promote the infill development of vacant properties, and maximize the efficient cost effective provision of public services and facilities

Policy 2.4.5 Manage all development along U.S. 19 and Alternate 19 north of the Anclote River as follows:

a. utilize the Planned Development review procedure (within the Land Development Code) where designated which allows the City more flexibility in terms of use selection and design
b. .20 to .40 maximum floor area ratio, depending upon the need to retain consistency with the Pinellas Planning Council Countywide Land Use Plan and interlocal planning agreement with Pinellas County unless otherwise approved as a Special Area Plan.
c. require controlled access
d. require cross access
e. require side street access
f. cluster development in activity centers
g. utilize mixed use zoning districts and land use categories where necessary to enhance the potential for activity centers and reduce the need for external vehicle trips

Policy 2.4.6 Restrict commercial uses from developing along Keystone Road, and other County, State, and local roadway corridors where commercial uses are not presently dominant

Policy 2.4.7 Ensure that all development is reviewed for consistency with the requirements of the Transportation and Utility Elements of the Comprehensive Plan.

Policy 2.4.8 Recreation and park sites shall be held inviolate against diversion to other uses except in instances of overriding public need

Policy 2.4.9 Issue development orders where compliance with the locally established level of service standards has been demonstrated, where facilities and services are available concurrent with the impacts of the development order, where development orders can be conditioned upon the availability of the necessary facilities and services to serve the proposed development, and where utility services are authorized at the time the development is authorized

Objective 2.5
Ensure that dredge spoil disposal sites are coordinated and managed by the City of Tarpon Springs when required for intermittent recreational dredge projects and dredging of the federal channel within the Anclote River.

Policy 2.5.1 The City of Tarpon Springs shall utilize existing City owned property, where practical, as temporary dredge spoil disposal sites for intermittent recreational dredge projects.

Policy 2.5.2 The City of Tarpon Springs will coordinate and assist the Army Corps of Engineers in procuring suitable temporary dredge spoil disposal site for the federal channel within the Anclote River.

Goal 3.
To comply with Chapter 88-464, Laws of Florida, as amended, by participating in the Countywide planning process through representation on and coordination with the Pinellas Planning Council, to ensure consistency between the City and the Countywide Comprehensive Plans.

Objective 3.1
The Future Land Use Element of the City of Tarpon Springs Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan and Rules

Policy 3.1.1 . Through its Future Land Use Element, the City shall maintain consistency with the Countywide Future Land Use Plan by requiring the following:

a. Identification of any inconsistencies between the Future Land Use Element and Plan Maps of the City of Tarpon Springs and the Countywide Future Land Use Plan and Rules.
b. Processing for action by the Pinellas Planning Council and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between respective land use plans, such processing to be initiated by the City.

Policy 3.1.2 Per Chapter 88-464, Laws of Florida, as amended, the City's Land Development Regulations shall contain density/intensity standards and "other standards" consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended, (“Countywide Plan Rules”) including criteria and standards for nomenclature, continuum of plan classifications and categories, use and locational characteristics, map delineation, other standards, and special rules. Where certain standards are not identified or may be in conflict with the minimum criteria established in the Countywide Plan Rules, the standards of the Countywide Plan Rules shall be applied.

Policy 3.1.3 The City of Tarpon Springs shall review and amend all Future Land Use categories to establish/maintain consistency with the Countywide Plan Rules during the 2007 EAR based amendment cycle.

Goal 4.

Improve the quality of life in Tarpon Springs by providing diverse, well designed and walkable destinations by creating and maintaining choices in housing, offices, workplaces and travel choices. The primary implementation of this goal shall be through the adoption of the Multi-Modal Transportation District (MMTD) shown in Figure 7.

Objective 4.1
Create livable, walkable streets that are designed and oriented toward pedestrians, bicycles, and transit. The primary focus for this application shall be within the Multi-Modal Transportation District, however large scale development / redevelopment projects shall also consider application of these standards.

Policy 4.1.1 Design pedestrian-oriented streets to include continuous sidewalks with a minimum width of five feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, bus / transit shelters, and lighting.

Policy 4.1.2 Provide a sense of vertical enclosure on streets through minimal front setbacks, similar building heights, and street trees. Building heights should be proportional to the width of the street, preferably a ratio of 1:1 to 1:3. Heights in excess of a ratio of 1:1 shall be required to setback proportionally above the first story.

Policy 4.1.3 Buildings shall be served by walkways that directly link the building's main entryway to the street. These primary walkways must be visually distinct from parking lot and driveway surfaces and may include textured or colored materials. Paint or striping along will not suffice to meet this requirement.

Policy 4.1.4 Prohibit the location of permanent structures such as utility poles, traffic control poles and associated equipment boxes within the sidewalk.

Policy 4.1.5 Provide direct routes between destinations, minimizing potential conflicts between pedestrians and motor vehicles

Policy 4.1.6 Locate sidewalks along both sides of all public streets, particularly along routes that attract high volumes of pedestrian activity such as those leading to schools, recreational facilities, activity centers and employment districts.

Policy 4.1.7 Provide a clear passage zone of 5 feet in areas with movable obstructions, such as outdoor seating. Place benches on a separate pad behind the back of sidewalk or between the sidewalk and street to avoid clear passage zone obstruction.

Policy 4.1.8 Drive-through windows shall not be permitted along building façades facing the public right-of-way.

Policy 4.1.9 Require access across property lines that allow vehicular and pedestrian movement between properties without returning to the street.

Policy 4.1.10 Require site plans for new development and redevelopment of mixed use and non-residential sites to show any gaps or barriers to the pedestrian or bicycle network within ¼ mile of the proposed development.

Objective 4.2
Encourage the development of pedestrian-scale centers that offer a variety of retail and services with varying scales that compliment neighborhood character.

Policy 4.2.1 Two types of mixed use centers are appropriate for the City of Tarpon Springs: The Neighborhood Center and the Town Center. Definitions of each center are as follows:

Town Center Town Centers are characterized by a significant area of development that is smaller than an Urban Center but provides convenient daily retail and personal service within walking distance of surrounding residential areas. Town centers consist of short, compact blocks that contain a variety of uses, mixed both horizontally and vertically, generally within a five square mile area.

Neighborhood Center Neighborhood Centers are characterized as traditional "Main Street" communities organized around a focal point with a sense of community identity. Neighborhood Centers typically consist of a limited number of commercial establishments that fulfill the basic needs of residents within one mile of the center. This category is typically applied to historic neighborhood or smaller town environments with a main street, but is also appropriate for neighborhoods with higher levels of connectivity that may have commercial areas that can be redeveloped to be more transit and pedestrian friendly.

General Standards for all Mixed-Use Centers:

Policy 4.2.2 Mixed-use centers shall be permitted in areas defined as redevelopment areas, as well as in proximity to existing activity centers, such as employment centers, large scale commercial developments, recreational facilities, and transit stops.

Policy 4.2.3 Mixed-use centers shall be well defined through the creation of focal points, as well as transition in scale, density, and intensity from center to edge.

Policy 4.2.4 Mixed-use centers shall have integrated infrastructure, vertical and/or horizontal integration of different land uses and coordinated access.

Policy 4.2.5 For all mixed-use centers, land uses that can be included in the vertical and horizontal mix are:

a. Residential;
b. Food services (including neighborhood grocery stores; bakeries; cafes; coffee shops; neighborhood bars or pubs; restaurants, not including drive-throughs);
c. Retail uses (including florists or nurseries; hardware stores; stationery stores; book stores, studios and shops of artists and artisans);
d. Services (day care centers; music, dance or exercise studios; offices, including professional and medical offices; banks, barber; hair salon; dry cleaning);
e. Accommodations (bed and breakfast establishments, small hotels or inns).

Additional uses that can be included in a horizontal mix are:

a. Civic uses (government buildings, community theatres, museums, churches);
b. Open space (linear parks, pocket parks, plazas, trails)

Policy 4.2.6 All mixed use centers shall have a maximum build-to line of 15 feet from the right-of-way (ROW). Building heights should be proportional to the width of the street, preferably a ratio of 1:1 to 1:3.

Policy 4.2.7 At least 50 percent of the development shall front the public ROW, and all parking shall be located to the rear of structures that front the ROW.

Policy 4.2.8 All uses must be within a one-half mile of each other, and must be interconnected with sidewalks. In order to prevent long, circuitous routes, the sidewalk facility between each use may not be more than 1.2 times the straight line or "as the crow flies" distance.

Policy 4.2.9 In order to encourage mixed use centers, the City of Tarpon Springs shall amend its Land Development Code to reduce parking requirements and create maximum parking standards.

Policy 4.2.10 Specific requirements for each mixed use center are exhibited in Table 1 below:

Table 1: Mixed Use Center Requirements

Center Type	**Minimum % Mix of Uses**				**Density**		**FAR**
	Offic	**Comm**	**Res**	**Civic**	**Min**	**Max**	**Max**
Town Center	15%	20%	35%	5%	10	40	2.0
Neighborhood Center	10%	10%	45%	10%	8	15	1.0

Notes: Density is expressed in units per acre. Commercial uses include retail. Civic uses include open space, and residential uses include all residential types, excluding accessory dwelling units.

Policy 4.2.12 Mixed Use centers shall adhere to the requirements of the City's Multi-Modal Transportation District, where applicable.

Policy 4.2.13 Proposed Mixed Use Centers that exceed the maximum allowable density/intensity allowed within the standard Future Land Use designations shall require a Special Area Plan in accordance with the Countywide Plan Rules of Pinellas County and an amendment to an appropriate Future Land Use Designation.

Objective 4.3
Promote high quality design standards that support the community's image and contribute to its identity and unique sense of place.

Policy 4.3.1 Encourage building design to provide an ordered variety of entries, porches, windows, bays and balconies along public rights of ways where it is consistent with neighborhood character.

Policy 4.3.2 Buildings with facades greater than 50 feet in length should be broken down in scale by means of the articulation of well-proportioned and separate areas. Strategic elements include the variation of architectural treatment and elements such as colors, materials, and heights.

Policy 4.3.3 For any ground-level façade that faces a right-of-way, a minimum of 50% to a maximum of 80% of the ground level façade shall be transparent (including windows and door openings) for any building containing non-residential uses. This requirement shall apply to both facades of a building on a corner lot.

Policy 4.3.4 Buildings shall include street level elements oriented to the pedestrian, such as awnings, arcades, and signage.

Policy 4.3.5 Within the National Register Historic District new development shall be designed to maintain an support existing character.

Policy 4.3.6 The City of Tarpon Springs shall preserve the character of existing residential neighborhoods by requiring infill or remodeled structures to be compatible with the neighborhood and adjacent structures.

Policy 4.3.7 To promote housing diversity and to avoid creation of monotonous developments, the City of Tarpon Springs shall promote the inclusions of a variety of housing types in all

residential communities through the City of Tarpon Springs Comprehensive Land Development Code.

Policy 4.3.8 The City of Tarpon Springs shall revise setback requirements to allow porch easements in subdivision design and require living areas of the structure to be closer to the street than garage areas.

Policy 4.3.9 The City of Tarpon Springs shall amend its Comprehensive Land Development Code to require that single family attached and multi-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.

Policy 4.3.10 Open vistas and open spaces shall be integrated into the design of all mixed use centers.

Objective 4.4
Increase workforce housing opportunities, particularly within proximity to places of employment and transit facilities.

Policy 4.4.1 Workforce housing shall be defined as the housing needs of households whose median income is between 80% and 120% of the area's median income, with no more than 30% of their income spent on housing costs.

Policy 4.4.2. Priority shall be given to assisting affordable work force housing projects which are proximate to employment concentrations, public transportation, or with easy access to a range of public services.

Policy 4.4.3 Within two years, the City of Tarpon Springs shall establish the necessary affordable housing plan / Special Area Plan to implement a policy allowing residential and mixed-use developments within ¼ mile of an existing or planned transit stop or station or a major employment center with a minimum of 50 employees per acre to be eligible for a density bonus of one market rate unit for every affordable unit, or an intensity bonus of up to 1.0 Floor Area Ratio. The City of Tarpon Springs shall amend its Comprehensive Land Development Code to establish criteria and a point system for the bonus. The primary application of this policy shall be within the Multi-Modal Transportation District.

Policy 4.4.4 The City of Tarpon Springs shall permit granny flats or other accessory dwelling units in residential or mixed use districts and shall not count such units against the allowable designated density established by future land use or zoning.

Objective 4.5
Parking lots and driveways shall be designed to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

Policy 4.5.1 The City of Tarpon Springs shall allow a parking requirement reduction for properties that share both cross access and a common entrance drive.

Policy 4.5.2 New commercial, office and retail buildings and centers shall be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

Policy 4.5.3 When redevelopment or re-use of a site results in the combination of one or more parcels of land that had previously operated as separate uses with separate driveways and parking, which are now proposed to operate jointly or to share parking facilities, the total number and location and width of driveways shall be reviewed. In order to reduce access points on the street system, driveways shall be eliminated when the area served can be connected within the site.

Policy 4.5.4 Parking lots and driveways shall provide pedestrian connections to storefronts. Dedicated walkways through parking lots and sidewalks should be included in the design of access roadways.

Policy 4.5.5 Parking lots shall include trees to provide shade and reduce temperature.

Policy 4.5.6 Service windows and stacking lanes for drive-through business shall not face public streets.

Policy 4.5.7 Mid-block and rear alleys should be utilized where feasible for access to parking, utilities, serve and unloading areas in order to minimize the number of required curb cuts along primary access routes.

Objective 4.6
The City of Tarpon Springs shall promote transportation choice through construction of well designed pedestrian, bicycle and transit facilities.

Policy 4.6.1 In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness in the Multi-Modal Transportation District and other large-scale redevelopments which may occur along road frontages. Such measures should include, where feasible, on-street parking, wide sidewalks, and abundant landscaping at the street edge.

Policy 4.6.2 The City of Tarpon Springs shall prioritize street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap improvements:
(1) proximity to public schools;
(2) proximity to major public parks or cultural facilities;
(3) proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking;
(4) arterial and collector streets;
(5) proximity to transit routes; and
(6) proximity to identified redevelopment areas.

Policy 4.6.3 Future arterial and collector road constructions, widening, or reconstruction projects shall require accommodation of bicycle travel and pedestrian needs.

Policy 4.6.4 In the planning and design of transit sites and stations, high priority shall be given to providing a safe, attractive, and comfortable environment for pedestrian and transit user; such amenities shall include weather protection, ample paved walkways, sidewalks, lighting and landscaping and may include ancillary uses that provide conveniences to transit patrons such as cafés, new stands, and food kiosks/vendors. Buildings shall be served by walkways that directly link the building's main entryway to the street and to the transit stop. These primary walkways must be visually distinct from parking lot and driveway surfaces and may include textured or colored materials. Paint or striping alone will not suffice to meet this requirement.

Policy 4.6.5 The provision of landscaping near the transit stop in the form of shade or ornamental / palm trees is encouraged to maximize passenger comfort.

Policy 4.6.6 City of Tarpon Springs shall consider travel lane width reductions or reducing the number of lanes in order to provide wider sidewalks, bike lanes, landscaping medians and/or on-street parking. Streets with right-of-way widths of 40 feet or less shall be evaluated for consideration as one-way streets.

GOAL 5.

Promote sustainable economic development, energy efficient land use patterns and responsible job growth within the City of Tarpon Springs

Objective 5.1
Evaluate various potential growth patterns for impacts upon the City's ability to provide long term sustainable services to the City's residents

Policy 5.1.1 The City will conduct a "cost of growth" analysis no later than 2009 to determine the most beneficial future growth patterns and review and amend as necessary the City's Comprehensive Plan to implement the recommendations of the study.

Objective 5.2
Ensure that small, locally owned independent businesses, unique to Tarpon Springs are able to compete with large retail chains.

Policy 5.2.1 The City will evaluate the impact of formula based businesses upon locally owned establishments and implement regulations or other incentives to ensure that locally owned businesses are able to fairly compete.

Objective 5.3
Encourage development / re-development that promotes sustainable urban development patterns.

Policy 5.3.1 Allow urban agriculture uses such as hydroponic crop production, self-sustainable urban farming, and local food production within the City's industrially designated lands.

Policy 5.3.2 Allow community gardens and cooperatives, after conditional use review, within residentially designated areas.

Policy 5.3.3 Allow vegetable/produce stands, after conditional use review in residentially designated areas.

Policy 5.3.4 Provide incentives to attract the types of businesses needed to provide a well-rounded mix of complimentary uses in the City's core business areas (industrial areas, downtown, tourist areas and highway business areas)

Objective 5.4
Encourage local job growth so that residents may choose to work, shop and play close to home and reduce vehicle miles traveled.

Policy 5.4.1 Protect the City's remaining industrially designated lands from incremental land use amendments to non-industrial uses.

Policy 5.4.2 Evaluate the permitted and conditional uses within the City's industrial districts and amend, where necessary, to protect the integrity of the industrial designations and priority use of these areas for primary job creation.

Policy 5.4.3 Encourage mixed use development patterns, where appropriate, to reduce commuting costs and vehicle miles traveled.

Objective 5.5 Promote transit oriented redevelopment along current / future transit routes

Policy 5.5.1 Identify current and future planned transit routes on Figure 10 of the Future Land Use Map Series. Transit routes shall be reviewed bi-annually for inclusion on the map.

Policy 5.5.2 Identify locations for future Transit Oriented Re-Development (TORD). Priority shall be given where multiple modes of transportation (bus, rail, cycling, pedestrian friendly) are in close proximity. TORD areas shall be evaluated bi-annually in conjunction with transit route evaluations and the map (Figure 10) updated as required.

Policy 5.5.3 Re-development projects located within a TORD location shall comply with minimum density to support transit (10-12 units per acre) and shall meet the mix of uses required for a Neighborhood Center as identified in Policy 4.2.10 of this element and the General Standards for all Mixed-Use Centers (Policies 4.2.2 through 4.2.13

Objective 5.6 Promote energy efficient land use patterns through diversification of uses

Policy 5.6.1 Identify those areas of the City currently developed as a singular land use (completely residential, or commercial, for example) on Figure 10 of the Future Land Use Map Series. These areas shall be evaluated bi-annually and the map updated as required.

Policy 5.6.2 Within the larger singular land use areas, identify on Figure 10 the major intersections where appropriately scaled, compatible retail/commercial nodes may be considered. These transportation nodes shall be evaluated bi-annually and the map (Figure 10) updated as required.

Policy 5.6.3 Future Land Use Amendments supporting appropriately scaled and designed mixed use development shall be supported within or adjacent to nodes identified in Policy 5.6.2. Specific development projects shall be reviewed for compliance with the General Standards for all Mixed Use Centers and well as Policies 4.1.1 through 4.1.10

Objective 5.7 Promote energy conservation by encouraging rehabilitation of existing structures and new construction to utilize energy efficient design

Policy 5.7.1 Promote sustainable communities by encouraging green building that conserves natural resources and reduces monthly operating costs

Policy 5.7.2 The City of Tarpon Springs will encourage construction that uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalitions' Green land development and building standards

Policy 5.7.3 By 2010, determine a threshold and criteria for requiring LEED standards/certification in development and redevelopment projects, and implement through update to the Land Development Code. In addition, consider an incentives program to encourage green building, development, and rehabilitation. Such incentives should include flexibility of zoning dimensional criteria and F.A.R. bonuses for minimum LEED compliance.

VII. YEAR 2025 FUTURE LAND USE MAP

The Year 2025 Future Land Use Map is identified in Figure 9 of Appendix A

A. Residential Land Use Categories

1. Residential Suburban (RS) (0-2.5 units/gross acre)

The Residential Suburban Land Use Category is intended for areas that are to be developed in a low density residential manner. This category is generally intended to serve as a transition between rural 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 two and one-half (2.5) dwelling units per acre.
- Residential Equivalent use shall not exceed and equivalent of 3.0 bed per permitted dwelling unit at 2.5 dwelling units per acre.
- Non-Residential use shall not exceed a floor area ration of .30, nor an impervious surface ratio of .60.

(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.

2. Residential Low (RL) (0-5 units/gross acre)

The Residential Low Land Use Category is intended for areas outside urban activity centers, and is generally intended for areas that are to be developed in a low density residential manner. This category is generally intended to serve as a transition between suburban and rural 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 five (5) dwelling units per acre.
- Residential Equivalent use shall not exceed and equivalent of 3.0 bed per permitted dwelling unit at 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.

3. 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 Ecucational 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

4. 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

5. Residential Medium (RM) (0-15 units/gross acre)

The Residential 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 medium density residential manner. This category is generally intended to serve as a transition between less urban and more urban residential and mixed use 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 fifteen (15) dwelling units per acre.
- Residential Equivalent use shall not exceed and equivalent of 3.0 bed per permitted dwelling unit at 15 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

6. Location and Plan Consistency Criteria For Public Educational Facilities

The location of new public educational facilities, the expansion or significant change of program of an existing site, shall be allowed upon a determination by the Board of Commissioners that the proposed site is consistent with the Tarpon Springs Comprehensive Plan. In addition to general consistency with the Comprehensive Plan, new or expanded public educational facilities shall be reviewed and considered with the following criteria:

(a) The proposed location is compatible with present and projected uses of the adjacent property.

(b) The site is adequate for its intended use based on State Requirements for Educational Facilities and provides sufficient area to accommodate all necessary utilities and support facilities and allow for effective buffering of surrounding land uses. Minimum transportation requirements are as follows:

Elementary Schools and Special Educational Facilities - direct access to at least a minor collector road or as otherwise approved after a determination of traffic impacts on adjacent roads of lesser functional classification.

Middle Schools - direct access to at least a minor collector road or as otherwise approved after a determination of traffic impacts on adjacent roads of lesser functional classification.

High and Vocational-Technical Schools - direct access to at least a major collector road or as otherwise approved after a determination of traffic impacts on adjacent roads of lesser functional classification.

(c) Based on the adopted Five Year Capital Improvement Program of the School Board and/or City, there will be adequate public facilities and services to support the public educational facility.

(d) There will be no adverse impact on archaeological or historic sites listed in the National Register or designated by the City as a locally significant historic, cultural or archaeological resource.

(e) Drainage, soil types and flood hazard zone are suitable for development or are adaptable for development and outdoor educational purposes.

(f) The site can accommodate the required transit needs of the student population and/or provides adequate parking and vehicular stacking areas.

B. Mixed Use Land Use Categories

The Mixed Land Use categories are provided to allow and encourage a range of complimentary uses in close proximity to facilitate shorter vehicle trips and alternative transportation choices such as walking and cycling. All mixed use land categories shall require a mixture of uses distributed as follows within each category:

Residential (5 percent to 30 percent), and Non-residential (70 percent to 95 percent). This requirement may be waived for parcels less than one acre.

1. Residential/Office General (R/OG)

This category is generally appropriate to locations where it would serve as a transition from and urban activity center or more intensive non-residential use to low-density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof.

(a) The primary uses shall be business/professional offices and residential uses;

(b) The secondary uses shall include public educational facilities, institutional, transportation utility, recreation open space, ancillary non-residential, residential equivalent; Community Gardens

(c) Density / Intensity Standards

Residential uses may be permitted up to a maximum of 15 dwelling units per acre

- Residential equivalent shall not exceed 3 bed per residential unit at 15 units per acre.
- Non-residential uses shall not exceed a floor area ratio of .40, nor an impervious surface ratio of .75
- Mixed use – shall not exceed, in combination, the respective of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(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
- Personal Services/Office Support Use: Shall not exceed a floor area of 5,000 square feet; and no combination of such uses in any single multi-tenant building, or in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed 10 percent (10%) of the gross floor area of said buildings.

2. Residential/Office/Retail (R/OR)

(a) Primary Uses: Office, Retail, Personal Services, Transient accommodation, Residential.
Secondary Uses: Public/Semi-Public, Research and Development.

(b) Access to abutting major roadways shall be limited in accordance with FDOT access management standards;

(c) Cross-access to adjoining uses or parcels shall be required;

(d) This category is intended to be consistent with the R/O/R category of the Countywide Future Land Use Plan;

(e) Residential use – shall not exceed fifteen (15) dwelling units per gross acre;

(f) Transient Accommodations shall not exceed 30 units per acre.

(g) Residential equivalent use – shall not exceed an equivalent of 3 beds per unit at a maximum of 15 units per acre;

(h) Nonresidential use – shall not exceed a floor area ratio (FAR) of 0.20 for commercial uses and 0.30 for office uses. The impervious surface ratio (ISR) shall not exceed 0.75;

(i) Mixed use – shall not exceed, in combination, the respective of units per acre and floor area ratio permitted, when allocated in their respective proportion to the

gross land area.

(j) 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

(k) Research/Development shall require review of the following standards prior to site plan approval:
- Compatibility with neighboring uses and the character of the commercial area in which it is to be located
- Noise, solid waste and air quality emissions
- Hours of operation
- Traffic Generation
- Parking, loading, storing, and service provisions

3. Resort Facilities Overlay (RFO)

The Resort Facilities Overlay Land Use Category is intended for areas where it would identify existing low to moderately intensive mixed residential and small scale transient accommodation use in and adjacent to the tourist oriented areas of the city.

Principal Uses - Residential; Transient Accommodations
Secondary Uses - Residential Equivalent; Public/Semi-Public; Ancillary Non-Residential

(a) The Resort Facilities Overlay may be used to designate transient tourist accommodations in residential areas;
- Residential uses shall not exceed the density of the underlying residential category
- Residential equivalent uses shall not exceed 3.0 beds per permitted dwelling unit at the underlying residential density
- Transient Accommodation Use shall not exceed 1.67 units per unit of the underlying residential density.
- Non-Residential Use shall not exceed the maximum FAR or ISR of the underlying residential land use category.
- Mixed Use shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(b) Other tourist oriented commercial uses (eg. restaurants, retail) shall not be permitted;

(c) Appropriate locations shall be on the fringe of the Central Business District, in designated historic areas or structures, and along areas designated a scenic open space;

(d) The design and scale shall be compatible with adjoining uses.

(e) 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

4. Residential/Office Limited (R/OL)

(a) Primary Uses - Residential; Office
(b) Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Education Facility; Personal Service/Office Support; Ancillary Non-Residential; Recreation/Open Space
(c) Residential/Office Limited is generally appropriate where it would serve as a transition from more intensive non-residential use to low density residential or less intensive public/semi-public uses; and in areas where a combination of office and residential use is established or is determined appropriate as a means of encouraging reuse and neighborhood scale conversion.
(d) Density of Residential Use - Shall not exceed 7.5 dwelling units per acre.
(e) Density of Residential Equivalent Use - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre.
(f) Intensity of Non-Residential Use - Shall not exceed a floor area ratio (FAR) of 0.40, nor an impervious surface ratio (ISR) of 0.75.
(g) Intensity of Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area.
(h) 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
    - Personal Services/Office Support Use: Shall not exceed a floor area of 3,600 square feet; and no combination of such uses in any single multi-tenant building, or in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed 10 percent (10%) of the gross floor area of said buildings.

5. Resort Facilities Medium (RFM)

It is the purpose of this category to depict those areas that are now developed or appropriate to be developed in medium density residential and resort, tourist facility use; and to recognize such areas as well-suited for the combination of residential and transient accommodation use consistent with their location, surrounding uses, transportation facilities, and natural resource characteristics of such areas. Primary areas for consideration include areas within or in close proximity to the Sponge Docks, the Historic District, and the north bank of the Anclote River.

a. Primary uses: Transient Accommodation

b. Secondary uses: Residential, Tourist Facilities, Office, Personal Service; Commercial Recreation, Institutional; Transportation Utility; Ancillary Non-Residential; Recreation – Open Space.

c. This category is generally appropriate to locations where it would identify existing moderately intensive mixed hotel/motel use and residential use in the tourist areas of the City as well as locations where unique recreational assets warrant the combination of permanent and temporary accommodations in close proximity to and served by the arterial and major thoroughfare network as well as by mass transit.

d. Density/Intensity Standards

- Residential Use – Shall not exceed 15 units per acre and must be in combination with a transient use (minimum 75% transient). Properties located within the Coastal High Hazard Area shall not exceed 5 units per acre.
- Transient Accommodation shall not exceed 30 units per acre
- Non-Residential Use; Shall not exceed a FAR of .35 and an ISR of .65.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(e) 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

C. Commercial Land Use Catagories

1. Commercial Neighborhood (CN)

(a) Primary uses: Office, convenience shopping, and personal services oriented to a particular neighborhood or geographic segment of the community;
(b) Secondary uses: Residential, mixed use
(c) The maximum floor area ratio shall be .20; the maximum impervious surface ratio shall be .60
(d) Residential uses may be permitted up to a maximum density of 10 units per acre.
(e) The design shall include accommodations for bicycle and pedestrian access.
(f) Acreage Limitations: Institutional and Transportation/Utility Use shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.
(g) Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

2. Commercial Limited (CL)

The primary use shall be to designate areas for the development of commercial uses, attractions, and accommodations for the tourist oriented economy;

a. Primary uses: Retail Commercial; Commercial/Business Service; Transient Accommodation
b. Secondary Uses: Residential uses after a conditional use review ; Residential Equivalent
c. Density/Intensity Standards

- Residential Use shall not exceed 15 units per acre
- Residential Equivalent use shall not exceed an equivalent of 3 beds per permitted dwelling unit at 15 dwelling units per acre.
- Transient Accommodation Use shall not exceed 30 units per acre.
- Non-Residential use shall not exceed a floor area ratio of .45, nor an impervious surface ratio of .85.

(d) Acreage Limitations: Institutional and Transportation/Utility Use shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

3. Commercial Recreation (CR)

(a) The purpose is to establish a waterfront development pattern on the north side of the Anclote River consistent with the River's natural character and function;

(b) The primary uses shall be limited to the following:

1. Wet and Dry Slip Marinas

(c) Secondary Uses shall be limited to:

1. Residential
2. Residential Equivalent
3. Transient Accommodations
4. Personal Service/Office Support
5. Retail Commercial
6. Institutional
7. Recreation Open Space

(d) Marine repair shall be limited to minor repair services and does not include major mechanical or structural repair;

(e) Retail sales accessory to the primary use of the property may be permitted up to a maximum rate of 15% of the total gross floor area;

(f) Use of the Planned Development process shall be preferred;

(g) Recreational Vehicle Parks may be permitted as a secondary use requiring conditional use review for compatibility;

(h) Density / Intensity Standards

- Residential Use shall not exceed 10 units per acre
- Residential Equivalent use shall not exceed an equivalent of 3 beds per permitted dwelling unit at 10 dwelling units per acre.
- Transient Accommodation Use shall not exceed 30 units per acre. Non-Residential use shall not exceed a floor area ratio of .45, nor an impervious surface ratio of .85
- Mixed Use shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(i) Acreage Limitations: Institutional and Transportation/Utility Use shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

4. Commercial General (CG)

(a) The primary use shall be to designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity;

(b) Strip commercial development in areas not currently characterized as such shall be restricted. Infill of existing strip commercial may be permitted after an examination of the associated transportation impact;

(c) Intensive commercial uses may be permitted provided they are reviewed for land use compatibility and outdoor storage is restricted or opaquely screened. Screening shall include landscaping techniques;

(d) Primary Uses shall include Office, Personal Service/Office Support, Retail Commercial, Commercial/Business Service, Transient Accommodation, Wholesale/Distribution, Storage/Warehouse

(e) Secondary Uses shall include Commercial Recreation, Residential (requires conditional use review for compatibility), Residential Equivalent, Institutional,

Transportation/Utility, Recreation/Open Space, Research/Development, Light manufacturing/assembly.

(f) Density / Intensity Standards

- Residential Use shall not exceed 15 units per acre
- Residential Equivalent use shall not exceed an equivalent of 3 beds per permitted dwelling unit at 15 dwelling units per acre.
- Transient Accommodation Use shall not exceed 30 units per acre. Non-Residential use shall not exceed a floor area ratio of .45, nor an impervious surface ratio of .85
- Mixed Use shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(g) Acreage Limitations: Institutional and Transportation/Utility Use shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan map amendment which shall include such use and all contiguous like uses.

5. Commercial General - Fishing (CG-F)

(a) The primary use shall be restricted to commercial fishing establishments and canning/packing warehouses; Secondary uses may include marina facilities.

(b) Secondary uses are single family detached dwellings;

(c) Density / Intensity Standards

- Residential Use shall not exceed 7.5 units per acre.
- Residential Equivalent use shall not exceed an equivalent of 3 beds per permitted dwelling unit at 15 dwelling units per acre.
- Transient Accommodation Use shall not exceed 40 units per acre. Non-Residential use shall not exceed a floor area ratio of .40, nor an impervious surface ratio of .85
- Mixed Use shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property

D. Industrial Land use Categories

1. Industrial Limited (IL)

(a) The primary use shall be light industrial, and business/research parks; Secondary uses shall be limited to the uses identified in (e) below.

(b) Use of the Planned Development process shall be preferred;

(c) The maximum floor area ratio shall be .50; the maximum impervious surface ratio shall be .85

(d) Transient Accommodation Use shall not exceed 40 units per acre.

(e) Public/Semi-Public; Retail Commercial; Personal/Business; Commercial/Business Service; Food Crop Production; and Transient Accommodation Use - Shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such uses and all contiguous like uses.

(f) Buffering shall be required between industrial development and non-industrial development as per standards set out in the City of Tarpon Springs Comprehensive Land Development Code.

2. Industrial General (IG)

(a) The primary use shall be light industrial, and business/research parks;
(b) Heavy industrial uses may be permitted after a conditional use review for compatibility; Secondary uses shall be limited to those uses identified in (e) below.
(c) Use of the Planned Development process shall be preferred;
(d) The maximum floor area ratio shall be .60; the maximum impervious surface ratio shall be .90
(e) Public/Semi-Public; Retail Commercial; Personal/Business; Commercial/Business Service; Food Crop Production; - Shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such uses and all contiguous like uses.
(f) Buffering shall be required between industrial development and non-industrial development as per standards set out in the City of Tarpon Springs Comprehensive Land Development Code.
(g) Office, Retail Commercial, Personal Services/Office Support and Commercial/Business Service uses may be permitted as accessory uses in industrial areas, but shall be secondary in nature, subject to (e) above and in no event shall exceed 25% of the floor area of the principle use to which it is accessory.

3. Industrial General-Waterfront (IG-WF)

(a) The primary use shall be marine related industrial as follows:

1. Boat Yards and Ways
2. Boat Building
3. Marine Salvage/Construction
4. Commercial seafood processing

(b) Light industrial and intensive commercial use may be permitted subject to (f) below;
(c) Commercial fishing establishments may be permitted subject to (f) below;
(d) Office, Retail Commercial, Personal Services/Office Support and Commercial/Business Service uses may be permitted as accessory uses in industrial areas, but shall be secondary in nature, subject to (e) below and in no event shall exceed 25% of the floor area of the principle use to which it is accessory.
(e) The maximum floor area ratio shall be .60; The maximum impervious surface ratio shall be .90
(f) Public/Semi-Public; Retail Commercial; Personal/Business; Commercial/Business Service; - Shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such uses and all contiguous like uses.
(g) Buffering shall be required between industrial development and non-industrial development as per standards set out in the City of Tarpon Springs Comprehensive Land Development Code.

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E. Public/Semi-Public Land Use Categories

1. Preservation (P)

The Preservation Land Use Category is intended for areas that are now categorized or appropriate to

be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.

Primary Uses - Open and undeveloped consistent with the following natural resource features and considerations; Tidal Wetlands, Non-Tidal Wetlands; Undeveloped Barrier Islands and Spoil Islands; 25 year Floodplain; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Dune Systems; Habitat for endangered or threatened species as designated; and such additional areas as determined by the City.

Secondary Uses - Use Characteristics provided for and located in adjoining Categories which are accessory to or are the incidental extension of the permitted adjoining use.

Density/Intensity Standards: No use shall exceed a floor area ratio of .10 nor an impervious surface of .20.

2. Recreation/Open Space (R/OS)

The Recreation/Open Space Land Use Category is intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive. The maximum Floor Area Ratio shall be .25. The maximum impervious surface ratio shall be .45

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Primary Uses - Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse.

Secondary Uses - None.

3. Institutional (I)

The Institutional Land Use Category is intended for areas appropriate for educational, health, public safety, civic, religious and like institutional uses which are required to serve the community. The maximum Floor Area Ratio shall be .25. The maximum impervious surface ratio shall be .85.

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Primary Use - Public/Private Schools, Colleges; Hospitals, Medical Clinic; Churches, Religious Institution, Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building, Courthouse; Library; Public Safety Facility, Emergency Service Building; Convention Center.

Secondary Uses - Residential; Residential Equivalent.

* Residential uses shall not exceed 12.5 dwelling units per acre or the parcel's zoning category density.
* Residential Equivalent Uses shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre.

4. Transportation/Utility (T/U)

The Transportation/Utility Land Use Category is intended for areas appropriate for transport and public/ private utility services serving the City. The maximum Floor Area Ratio shall be .70. The maximum impervious surface ratio shall be .70.

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Primary Uses - Airport, Seaport, Marina; Coast Guard, Customs Facility; Electric Power Generating Plan; Utility Transmission Lines; Municipal Water Supply, Wastewater Disposal Facility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Public Works Garage/ Storage; Electric Power Substation; Telephone Switching Station.

Secondary Uses - Storage Warehouse.

Other Standards - Where a utility transmission line otherwise included within this category is located in a utility easement, not used as a right-of-way, this category shall be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category.

An appropriate buffer shall be provided within and between the Transportation/Utility Category and any other adjoining plan c~~l~~assification, other than Industrial.

F. Planned Redevelopment

1. Mixed Use (MU)

The Purpose of this category is to depict those areas that are developed with a collection of residential, office, commercial and tourism uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complimentary. This category should facilitate infill and redevelopment of these areas to create a desirable mix of non-residential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.

a. Use Characteristics- Uses allowed in this category must be set forth in the required special area plan (Paragraph I of this Section) and shall be selected from the and limited to the uses found within the Mixed Use Classification of Section 2.3.3.4 of the Countywide Plan Rules of Pinellas County.

b. Density/Intensity/Distribution of Uses Standards: Shall be designated within the Special Area Plan but at a minimum shall meet the percentage distribution of uses required as set forth in Table 1 under Policy 4.2.10 of this Element. Maximum residential density shall not exceed 40 units per acre. The maximum F.A.R shall not exceed 2.0.

c. Other Standards:

1. Area Requirements: This plan category shall be a minimum of 10 acres in size, must include residential, office, an/or commercial/tourism uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complimentary.

2. Acreage Limitations: Ancillary Non-Residential and Transportation Utility uses shall not exceed a maximum of three acres. Institutional uses (except Public Education facilities) shall not exceed a maximum of five acres. Any such use, along or when added to existing contiguous like uses, which exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous uses. These uses shall be compatible with and limit the negative impacts on surrounding mixed use areas. Development standards for such uses shall be identified and referenced in the special area plan.

A Special Area Plan is required (see paragraph H)

2. Industrial (IND)

Purpose – It is the purpose of this category to depict those areas of the County that are developed with intensive businesses generating extensive employment activity. These areas consist of a collection of manufacturing, office, institutional (i.e. higher educational or training facilities), and high-tech light industrial uses in areas that are interrelated and complimentary. This category should help to create a desirable employment district by promoting aesthetically pleasing, safe environments, interrelated uses, and buildings that are compatible with the stated character for the area.

a. Use Characteristics – Those uses allowed in this category must be set forth in the required special area plan and shall be selected from and limited to the uses found in the Industrial Classification in the Countywide Plan Rules; Public Educational Facilities; Private Schools; Colleges; and Public Service Agencies that offer training and education for targeted industries.

b. Density/Intensity Standards – Shall be specified in the special area plan (see paragraph H). Maximum F.A.R shall not exceed 1.0.

c. A Special Area Plan is required (see paragraph H)

G. Special Designations

1. Water/Drainage Feature (W/DF)

The Water/Drainage Feature Land Use Category is intended to depict those water and drainage features, now committed or proposed.

Principal Uses - Open and Undeveloped consistent with the water and/or drainage feature(s) which characterize these locations.

Secondary Uses - Use Characteristics provided for in the underlying FLUP Category in the case of the drainage feature overlay; and use characteristics provided for and located in the adjoining FLUP Category which are accessory to or are extensions of the permitted adjoining use in the case of a water feature.

Density/Intensity Standards - shall be as follows:

- Submerged land- no density/intensity allocated;
- Drainage overlay - as for the underlying plan category.

2. CRD, Community Redevelopment District

The City of Tarpon Springs Community Redevelopment Area, established by Resolution 2001-22 of the City of Tarpon Springs, Florida and amended by Resolution 2003-21 is identified in Figure 7. The City of Tarpon Springs Downtown Redevelopment Plan for the CRA was adopted by Ordinance 2001-23 and amended by Ordinance 2006-08.

Within the Community Redevelopment Area there are two development options identified within the adopted Downtown Redevelopment Plan:

A. Utilize the existing designated future land use and zoning with the following allowable increases in F.A.R.

1. Parcels designated as CG on the Future Land Use map may increase the allowable F.A.R. from .40 to .55
2. Parcels designated as CL on the Future Land Use map may increase the allowable F.A.R from .3 to .45

B. Adoption of the CRD Future Land Use Designation pursuant to the following criteria:

Purpose – It is the purpose of this category to depict those areas of the county that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan.

CRD Use Characteristics

Those uses appropriate to and consistent with this category include:

a. Primary Uses - Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan for an area so designated.

b. Locational Characteristics – This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan thereof.

c. Density/Intensity/Distribution of Use Standards – Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this category and shall generally parallel the medium to high density/intensity standards of the conventional categories for the respective types of use characteristics provided for thereunder. Minimum mix of uses shall be provided as per Table 1 of Policy 4.2.10 of this Element. The maximum residential density shall not exceed 40 units per acre. The maximum F.A.R. shall not exceed 2.0.

d. Special Area Plan Required – The utilization of this category shall require a special area plan as set forth paragraph H of this element.

3. Central Business District –(CBD)

(a) Development shall be consistent with the unique and historic character of the area;
(b) Mixed residential/commercial use of structures shall be permitted;
(c) Primary Uses shall include Residential, Office, Commercial, Industrial, Institutional and Transportation/Utility uses as approved by a Special Area Plan.
(d) Flexible parking regulations shall be instituted;
(e) On-street parking shall be retained and expanded where possible;
(f) Density / Intensity Standards Shall be set forth in the Special Area Plan in accordance with the Countywide Plan Rules.

H. ENVIRONMENTAL PROTECTION and URBAN INFILL DESIGNATIONS

In addition to the Future Land Use designations above that are generally adopted in compliance with the Countywide Plan Rules of Pinellas County, the following additional requirements/designations are set forth that are unique to the City of Tarpon Springs:

1. Vegetative Cover, Wildlife Habitat & Marine Resources (Figure 19, Coastal & Conservation Element)

Figure 19 of the Coastal and Conservation Element identifies undeveloped land areas by the Florida Land Use Cover and Classification System designation. The purpose for classifying the land in this manner is to identify those areas that may provide critical wildlife habitat. It is the intent to preserve

those areas identified as wetlands in their entirety and to conserve critical upland habitat by setting aside a percentage of upland for preservation while allowing full development rights to be transferred to the remaining upland areas. Development shall be located on the least environmentally sensitive areas. Sensitive areas include, but are not limited to, floodplains, wetlands, rare vegetative communities and listed species habitat. Property proposed for development which is identified on this map shall also require an endangered and threatened species analysis prior to any development order being issued. Development proposals which may impact wetlands shall be required to adhere to the Goal 1, Objective 1.1, and Policy 1.1.1 of the Coastal and Conservation Element regarding wetland impact and mitigation requirements.

Density and Intensity Standards for Development of areas identified in Figure 19:

- Maximum Impervious Surface: .50
- Minimum Open Space .30; Open Space shall be defined as any land or water in its natural condition essentially unimproved and set aside for the use and enjoyment of the owners and occupants of such land or the public if so designated. Open space shall be reserved adjacent to wetlands to the maximum extent practicable.
- These standards are in addition to the density and intensity standards of the underlying future land use designation.

Wetland buffers shall be provided as required in the Land Development Code and as outlined in the Goals, Objectives, and Policies of the Coastal Management and Conservation Element.

For all non-residential uses a minimum of 50% of the parking stalls provided which exceed the required number of spaces (overflow parking) as outlined in the Land Development Code must be in the form of impervious surface.

Where existing zoning classifications prohibit a development from complying with the standards above, the Board of Commissioners may waive such zoning criteria during the development review process without the need for a variance.

2. Urban Infill and Redevelopment Area

The Urban Infill and Redevelopment Area of the City of Tarpon Springs is identified in Figure 20 of this element.

I. Special Area Plans

Special Area Plans shall be required for Future Land Use Designations of CRD (Community Redevelopment District) and Planned Redevelopment Mixed Use (MU) and Planned Redevelopment Industrial (IND). Such special area plan shall be approved by Board of Commissioners in support of the proposed category, in a form sufficient to ensure compliance with the special area plan. The special area plan shall include, at a minimum, information addressing the following:

A. Plan Issues and Objectives

1. Existing land use and related characteristics of the area;
2. Issues to be addressed by the plan; and
3. Plan objectives in relationship to the local government comprehensive plan and Pinellas by Design: An Economic Development and Redevelopment Plan for the Pinellas Community.

B. Plan Composition

1. Permitted uses and any differentiation by location;
2. Density/intensity standards for permitted uses;
3. Design guidelines, if any, appropriate to the plan;
4. Affordable housing provisions, if any, appropriate to the plan;
5. Mixed-use provisions, if any, appropriate to the plan;
6. Special provision for mobility and circulation, including mass transit, access management, parking, pedestrians, and bicycles;
7. Identification of and reference to land development regulations that implement the plan;
8. Public and/or private improvements, contributions and/or incentives, if any, appropriate to the plan; and
9. The City of Tarpon Springs Special Area Plan approval process.

C. Plan Impacts

1. Identification of water, sewer, and stormwater drainage impacts that may be anticipated based on the plan, identification of overall system capacities, and an analysis of the difference between these anticipated impacts on the systems as compared to the impacts based on the current Countywide Plan Map designations; and
2. Relevant Countywide Consideration, as enumerated in Sections 5.5.3.1.1 through 5.5.3.1.6.

The special area plan must address the above items in one document, however references other documents (e.g., the City of Tarpon Springs Comprehensive Plan or Comprehensive Land Development Code) may be permitted as appropriate. The proposed Countywide Plan Map amendment, along with the special area plan, shall be reviewed in accordance with the provisions of Article 5 of the Countywide Plan Rules of Pinellas County.

Progress Assessment. The local government shall provide an assessment of the special area plan's progress with respect to its enumerated objectives five years from the effective date of a Countywide Plan Map amendment for such special area plan, which report shall be submitted to the PPC and CPA for receipt and acceptance.

Changes to Approved Special Area Plans. Substantive changes to an approved special area plan shall be reviewed according to the provisions of Article 5 of these Countywide Rules which require recommendation by the PPC and approval by the CPA in the same manner as for new special area plans accompanying Countywide Plan Map amendments. Substantive changes include:

1. Expansion or contraction of the geographic area of the plan;
2. Changes to the permitted uses, or their location within the plan area, if specified;
3. Increase in density/intensity or to projected traffic, water, sewer, or stormwater drainage impacting public infrastructure improvements;
4. Changes affecting the Relevant Countywide Considerations; and
5. Any other change determined by the local government, the PPC or CPA to be a material change to the approved plan, affecting the plan issues and objectives, plan composition or plan impacts that is relevant and fundamental to the basis on which the special area plan was approved and is to be administered under the Countywide Plan and Rules.

Minor plan changes that are not considered substantive shall not constitute an amendment to the Countywide Plan Map, and shall be submitted to the PPC and CPA for receipt and acceptance.

Relationship of Special Area Plans to Community Redevelopment Area Plans: In the event that a community redevelopment plan per Chapter 163, Part III, Florida Statutes, is prepared for the same area as the special area plan, all applicable provisions of the community redevelopment plan approval process shall be complied with prior to processing of the special area plan for Countywide Plan Map amendment.

J. Historic Land Uses

1. The Historic District is shown in Figure 7. Additional information regarding the Historic District, including the Florida Master Site File, can be found in the Historic Resources Element.

K. Waterwells and Wellhead Protection Areas

1. Wells and wellhead protection areas are shown in Figure 3.
2. Land uses within the wellhead protection shall be consistent with the policies and recommendations of this element.

L. Beaches, Shores, Estuarine Systems, Floodplains, and Wetlands

1. Beaches, shores, estuarine systems and wetlands are designated by Figure 19 of the Coastal Management/Conservation Element.
2. Floodplains (Special Flood Hazard Areas) are designated by Figure 22 of the Coastal Management/Conservation Element of this Comprehensive Plan.

M. Minerals and Soils

1. There are no commercially valuable minerals.
2. Soils are identified in Figure 5.

N. Coastal High Hazard Area

1. The Coastal High Hazard Area is shown in Figures 5 and 8 of the Coastal and Conservation Element. Figure 5 is based upon the 2006 SLOSH map. Figure 8 is the Coastal High Hazard Area as demonstrated by Pinellas County.

O. Definitions

1. Accessory Uses - A use of land incidental and subordinate to the primary use.

2. Buffer - A reserved area attractively landscaped and perpetually maintained as common open space, free of structures, impervious surface, roadways, storage, and other enclosures or appurtenances.

3. Commercial Recreation - A recreation facility operated as a business and open to the public for a fee or membership. For the purposes of this element a commercial recreation facility does not include golf courses.

4. Conditional Use - An approval permit granted by the governing body which includes a review of land use compatibility subject to specific conditions or criteria set forth in the Land Development Code.

5. Floor Area Ratio - The gross floor area of all buildings on a site divided by the site area.

6. Intensive Commercial - Commercial uses which typically involve major repair services, extensive outdoor storage, or the display of heavy equipment, vehicles, or materials.

7. Light Industrial - A land use which primarily involves the assembly, packaging, cleaning, servicing, testing and repairing of materials, products, or equipment inside the principal structure, without the need for large accessory structures.

8. Heavy Industrial - A land use engaged in the mechanical or chemical transformation of materials or substances into new products, and which may involve significant air, water, noise, radiation, visual, odorous or other pollution, and which would have significant impacting on surrounding land uses.

9. Primary Use - The predominant land use.

10. Public Educational Facilities - Elementary schools, special educational facilities, middle schools, high schools and area vocational-technical schools of the Pinellas County School District.

11. Secondary Use - Secondary uses typically serve support functions to the primary land uses and are of secondary importance in terms of the area having zoning approval.

12. Recreational Vehicle Park - A land use designed for temporary or transient living accommodations for recreational, camping, and travel related purposes.

13. Single Family Attached - A one-family dwelling on a single lot attached to two or more one family dwellings by common vertical walls.

14. Single Family Cluster - A form of development for single family detached dwellings whereby conventional lot areas are reduced to allow the concentration of units in specific areas in order to preserve open space.

15. Single Family Detached - A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

16. Single Family Semidetached - A one-family dwelling attached to one other one family dwelling by a common vertical wall, and each dwelling located on a separate lot.

17. Transient Accommodation Unit – An individual room, rooms or suite within a Transient Accommodation Use designed to be occupied as a single unit for temporary lodging or living quarters.

18. Transient Accommodation Use – A facility containing one or more transient accommodation units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one 91) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a transient accommodation use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant ahs a direct or an indirect ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration.

VIII. UNINCORPORATED AREAS

A. Chapter 163.3171(3)

The Future Land Use Map includes areas of unincorporated Pinellas County known as Sector 1 under the Pinellas Countywide Land Use Plan. It is the intent of this Element to be consistent with the objectives of that Plan and that this Plan will have no force and effect until annexation occurs. Annexations and associated development permits shall be consistent with the Pinellas Countywide Land Use Plan as well as the City of Tarpon Springs Comprehensive Plan.

Under Chapter 163.3171, Florida Statutes, a municipality is only permitted to plan for future growth in areas under its jurisdiction. However, unincorporated municipalities may be included in the plan if the affected governing bodies agree upon the boundaries of the affected area. Chapter 163.3171 (3) provides the mechanism for the adoption of an interlocal agreement. This agreement is provided in Appendix E.

B. Land Development Regulations

The regulating of land development activities in unincorporated areas of Sector 1 shall be the responsibility of Pinellas County until such time as proper annexation occurs.

VIX. PINELLAS COUNTY COUNTYWIDE COMPREHENSIVE PLAN

Chapter 73-594, Laws of Florida, as amended, requires all local government comprehensive plans and land development regulations in Pinellas County to be consistent with the Countywide Comprehensive Plan. The Countywide Comprehensive Plan, as amended, was adopted by the Board of County Commissioners, acting in their capacity as Countywide Planning Authority (CPA), by Ordinance 89-4 effective February 6, 1989.

It shall be the policy of the City of Tarpon Springs, and a specific requirement of this Comprehensive Plan, to comply with the requirements of Chapter 73-594, F.S., as amended, and to be consistent with the Countywide Comprehensive Plan, and as such Plan may be subsequently amended.

The City shall, as a component of its Land Use Element, establish and maintain consistency with the Countywide Future Land Use Plan, by requiring the following:

Identification of all inconsistencies between the plan maps of the City and countywide land use plans and coordination with the Pinellas Planning Council (PPC) so as to establish a definitive list of any such inconsistencies and establish a schedule for rectifying inconsistencies.

Process for action by the Pinellas Planning Council (PPC) and the Board of County Commissioners, in their capacity as Countywide Planning Authority (CPA), all land use plan amendments required to reconcile any outstanding inconsistencies between the respective land use plans, such process to be formally initiated by the City.

Transitional land uses shall be deemed consistent with the Tarpon Springs Land Use Plan after a compatibility review. However, consistency with the Pinellas Countywide Land Use Plan where an amendment is necessary shall be required prior to the issuance of development permits. Transitional areas shall be re-evaluated as a primary character is established or begins developing.

APPENDIX A
EXISTING AND FUTURE LAND USE MAP SERIES

APPENDIX B

Existing Land Use Categories/Subcategories

APPENDIX C

Soils Analysis Survey, Pinellas County
Use and Management of the Soils (excerpt)

APPENDIX D
Ordinance 2006-33, Annexation Policy

APPENDIX E
Population Methodology

APPENDIX F
Interlocal Agreement for Planning Areas

APPENDIX G
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