



# City of Tarpon Springs, Florida

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DEVELOPMENT SERVICES  
DEPARTMENT

## STAFF REPORT

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**TO:** Mark G. LeCouris, City Manager  
**FROM:** Joseph A. DiPasqua, CBO, CFM, Development Services Director  
**DATE:** November 8, 2011  
**SUBJECT:** Potential Acquisition of the ±20 Acre Former Linger Longer Mobile Home & R.V. Park Site

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As requested, staff has prepared the following report and attached Preliminary Cost Estimate to redevelop a portion of the subject property as a public park if the City acquires it.

Please keep in mind that this estimate was prepared without the benefit of a conceptual site plan or even as-built drawings of existing conditions on the site. However, staff did research all available information and other public parks in the area to determine typical layout, standard amenities, etc.

### **FUTURE LAND USE MAP (FLUM) & ZONING DISTRICT DESIGNATIONS**

The subject property currently has FLUM designations of Residential Medium (RM) and Residential Urban (RU) with a partial Resort Facilities Overlay. The existing zoning district designation is Residential Multifamily (RM) with three densities – 7.5, 11.25 and 15 dwelling units per acre respectively.

In order for the site to be developed as a public park and/or a boat ramp facility the current FLUM and zoning district designations must be changed, and any redevelopment of the site must conform to current City rules and regulations<sup>1</sup>.

### **ASSUMPTIONS**

The following assumptions were made in developing the estimate:

- Approximately 4 acres of the site will be set aside to accommodate a potential boat ramp facility.
- The remaining 16 acres (MOL) will be redeveloped into a public park.
- The FLUM designation will be changed for the 4-acre piece to Commercial Recreation (CR).
- The FLUM designation will be changed for the remaining 16-acre piece to Recreation/Open Space (R/OS).
- The zoning designation for the 4-acre boat ramp facility parcel will be changed to Public/Semi-Public District (P/SP).
- The zoning designation for the remaining 16 acres will be changed to Land Conservation (LC).

### **USES OTHER THAN PUBLIC PARKS AND RECREATION FACILITIES**

If there is a desire to also allow or encourage uses other than public parks and recreation facilities on a portion of the property then the FLUM designation and zoning district must be changed in these areas to categories that allow for these types of uses.

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<sup>1</sup> If the nonconforming use of a structure or land ceases for any reason, except where governmental action impedes access to the site, for a period of more than six months or for any intermittent period amounting to six months in any one year, use of the structure or land shall conform to the regulations of this Code. [§ 24.04 (B), LDC]

## **GENERAL PROJECT DESCRIPTION**

The Preliminary Cost Estimate is based on the idea to redevelop a 16-acre portion of the subject property as a public park with the usual and customary amenities associated with such a use, and given the assumptions listed above. The estimate can be adjusted if the project acreage or amenities change.

## **PRELIMINARY COST ESTIMATE**

The Preliminary Cost Estimate for the project as described above is **\$783,590**. A detailed breakdown of estimated costs is attached hereto as Attachment 1.

## **EXCLUSIONS**

The following items are specifically excluded from the attached Preliminary Cost Estimate.

1. Any work associated with the redevelopment of the ±4-acre portion of the subject property as a boat ramp facility<sup>2</sup>
2. Removal of existing pavement and concrete
3. Any work associated with the handling and removal of contaminated and/or hazardous materials
4. Any work associated with the removal of existing potable water and sanitary sewer lines
5. Any work associated with the removal of electrical service poles or lines
6. Removal and/or relocation of any endangered or threatened species
7. Protected tree removal or the removal of exotic, invasive or nuisance species
8. Any work associated with biological, ecological or environmental studies, traffic studies or geotechnical services
9. Legal fees and other professional services

## **ATTACHMENTS**

1. Preliminary Cost Estimate
2. Aerial of Subject Property Illustrating Acreage by Potential Use
3. Section VII C. 3. – Commercial Recreation (CR), FLUE
4. Section VII E. 2. – Recreation/Open Space (R/OS), FLUE
5. § 25.20 – Public/Semi-Public (P/SP) District, LDC
6. § 25.19 – Land Conservation (LC) District, LDC

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<sup>2</sup> On November 1, 2011, Cardno TBE provided the City with a Preliminary Opinion of Probable Cost of \$1.516 million to design, permit and construct the potential boat ramp facility.

**ATTACHMENT 1**

**PRELIMINARY COST ESTIMATE  
REDEVELOPMENT OF A ±16-ACRE PORTION THE FORMER LINGER LONGER MOBILE HOME & R.V. PARK SITE  
TO A PUBLIC PARK**

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENDED AMOUNT
SITE PREPARATION (16 ACRES @ \$7,500/ACRE)	1	LS	\$120,000.00	\$120,000.00
INTERNAL STREETS (3% OF 16 ACRES @ \$2.25/SQ. FT.)	1	LS	\$47,000.00	\$47,000.00
PUBLIC PARKING	1	LS	\$75,000.00	\$75,000.00
STORMWATER MANAGEMENT FACILITIES	1	LS	\$50,000.00	\$50,000.00
SANITARY SEWER LIFT STATION	1	LS	\$75,000.00	\$75,000.00
UTILITY WORK (SANITARY SEWER / WATER)	1	LS	\$25,000.00	\$25,000.00
LANDSCAPING / IRRIGATION	1	LS	\$25,000.00	\$25,000.00
SITE LIGHTING	1	LS	\$25,000.00	\$25,000.00
PUBLIC RESTROOMS (250 SQ. FT. @ \$40/SQ. FT.)	2	LS	\$10,000.00	\$20,000.00
PLAYGROUND	1	LS	\$25,000.00	\$25,000.00
PICNIC SHELTERS / PICNIC TABLES / BBQ'S / OTHER AMENITIES	1	LS	\$100,000.00	\$100,000.00
DOCK IMPROVEMENTS	1	LS	\$20,000.00	\$20,000.00
MAINTENANCE / STORAGE BLDG (400 SQ. FT. @ \$25/SQ. FT.)	1	LS	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$617,000.00</b>
DESIGN SERVICES (12% OF SUBTOTAL)	1	LS	\$74,040.00	\$74,040.00
CONTINGENCY (15% OF SUBTOTAL)	1	LS	\$92,550.00	\$92,550.00
<b>GRAND TOTAL</b>				<b>\$783,590.00</b>

**EXCLUSIONS**

The following items are specifically excluded from the Preliminary Cost Estimate shown above.

1. Any work associated with the redevelopment of the ±4-acre portion of the subject property as a boat ramp facility
2. Removal of existing pavement and concrete
3. Any work associated with the handling and removal of contaminated and/or hazardous materials
4. Any work associated with the removal of existing potable water and sanitary sewer lines
5. Any work associated with the removal of electrical service poles or lines
6. Removal and/or relocation of any endangered or threatened species
7. Protected tree removal or the removal of exotic, invasive or nuisance species
8. Any work associated with biological, ecological or environmental studies, traffic studies or geotechnical services
9. Legal fees and other professional services

**IMPORTANT NOTE:** These excluded items could have a significant financial impact on the overall cost of redevelopment.

ATTACHMENT 2

FORMER SITE OF THE LINGER LONGER MOBILE HOME & R.V. PARK—355 & 377 ANCLOTE ROAD, TARPON SPRINGS, FLORIDA



±20 ACRES  
TOTAL

ANCLOTE RIVER

ANCLOTE RD

JERU BLVD

ANCLOTE RD



NOT TO SCALE—FOR ILLUSTRATION PURPOSES ONLY

CITY OF TARPON SPRINGS, FLORIDA

ATTACHMENT 2

FORMER SITE OF THE LINGER LONGER MOBILE HOME & R.V. PARK—355 & 377 ANCLOTE ROAD, TARPON SPRINGS, FLORIDA



NOT TO SCALE—FOR ILLUSTRATION PURPOSES ONLY

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## ATTACHMENT 3

### Section VII. C. 3. of the Future Land Use Element

#### 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
  - 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

## **ATTACHMENT 4**

### **Section VII. E. 2. of the Future Land Use Element**

#### **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.

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

Secondary Uses - None.

## ATTACHMENT 5

### § 25.20 - P/SP Public/Semi-Public District.

- (A) The Public/Semi-Public District shall provide for appropriate development of lands that are designated in the Comprehensive Plan as Institutional or Transportation/Utility.
- (B) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.
- (C) For those properties designated as Institutional on the Future Land Use Map the following standards apply:
  - (1) Residential Use shall not exceed 12.5 dwelling units per acre.
  - (2) Residential Equivalent Use shall not exceed three beds per permitted dwelling unit at 12.5 dwelling units per acre.
  - (3) Nonresidential uses shall not exceed a Floor Area Ratio of .45 to.65 nor an Impervious Surface Ratio of .65 to.85.
- (D) For those properties designated Transportation/Utility on the Future Land Use Map the following standards apply:
  - (1) No use shall exceed a Floor Area Ratio of .50 to .70 nor an Impervious Surface Ratio of .70 to .90.
  - (2) An appropriate buffer shall be provided within and between the T/U category and any other adjoining plan classification, other than Industrial.

*(Ord. 93-31, passed 11-16-93; Am. Ord. 2011-08, passed 9-6-11)*

## ATTACHMENT 6

### § 25.19 - LC Land Conservation District.

- (A) The LC District is established to provide for areas identified by Figure 19 of the Coastal Management and Conservation Element of the Comprehensive Plan and by Presentation (P) and Recreation/Open Space (R/OS) on the Future Land Use Map Series as environmentally sensitive and in need of preservation, to provide for the preservation of wetlands, or other unsuitable for development, and to provide for the public and quasi-public ownership of land.
- (B) Permitted Uses
  - (1) Preservation Areas and Conservation Easements Set Aside in Accordance with a Site Plan Approval or Development Agreement
  - (2) Transfer of Development Rights (Pursuant to §§ 148.00 through 148.03 of this Code)
- (C) Conditional Uses
  - (1) Golf Courses, Public or Private
  - (2) Community Assembly
- (D) The following density and intensity standards shall apply:
  - (1) Those properties designated as Preservation on the Future Land Use Map shall not exceed a F.A.R. of .10 or an I.S.R. of .20
  - (2) Those properties designated as Recreation/Open Space on the Future Land Use Map shall not exceed a F.A.R. of .25 or an I.S.R. of .45

*(Ord. 90-10, passed 5-1-90; Am. Ord. 91-27, passed 7-16-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2011-08, passed 9-6-11)*