



City of Tarpon Springs, Florida

324 EAST PINE STREET
POST OFFICE BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711
FAX (727) 937-8199

OFFICE OF
CITY MANAGER

To: Mayor and Board of Commissioners

From: Mark G. LeCouris, City Manager

Date: October 28, 2011

Re: Staff Report: R.V. Site Development Costs on Linger Longer Site

This is the staff report on the potential costs of developing the non-boat ramp land at Linger Longer for an R.V. park. These figures can be adjusted to fit whatever size park envisioned for this land. Amenities can be also taken out but we put in only those amenities we felt were standard for a successful park. We have forwarded this to our financial advisor for review. I believe this gives you a good idea of the costs to convert this site.

It should be noted that this report takes into account that this land has to be brought up to all present standards. It is not the case that we have ready made slab and infrastructure in place to do this. All has to be redone per present code for compliance. Also, please note on page two the section on "Exclusions" which would be added costs above and beyond our estimate.

Respectfully,

Mark G. LeCouris



DEVELOPMENT SERVICES
DEPARTMENT

City of Tarpon Springs, Florida

324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004

BUILDING DIVISION (727) 942-5617
ENGINEERING DIVISION (727) 942-5608
PLANNING & ZONING DIVISION (727) 942-5611
MIS DIVISION (727) 942-5623
www.ctsfl.us

STAFF REPORT

TO: Mark G. LeCouris, City Manager
FROM: Joseph A. DiPasqua, CBO, CFM, Development Services Director
DATE: October 27, 2011
SUBJECT: Potential Acquisition of the ±20 Acre Former Linger Longer Mobile Home & R.V. Park Site

As requested, staff has prepared the following report and attached Preliminary Cost Estimate to redevelop a portion of the subject property as a recreational vehicle 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 plus other recreational vehicle 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 recreational vehicle 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 regulations¹.

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 recreational vehicle park.
- The FLUM designation will be changed for the entire site to Commercial Recreation (CR).
- The zoning designation for the 4-acre boat launch facility parcel will be changed to Public/Semi-Public District (P/SP).
- The zoning designation for the remaining 16 acres will be changed to Recreational Vehicle Park District (RV), Resort Residential Zoning District, or a combination of the two districts.

DENSITY / INTENSITY STANDARDS

The maximum density under the Commercial Recreation FLUM designation with the Recreational Vehicle Park Zoning District is thirty (30) transient units per acre. Recreational vehicle sites must have a minimum lot area of 2,500 square feet. Therefore, the maximum allowable density for 16 acres is 278 recreational vehicle units. Campsites are permitted with a minimum lot area of 1,200 square feet each.

¹ 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]

The maximum density under the Commercial Recreation FLUM designation with the Resort Residential Zoning District is also thirty (30) transient units per acre. Recreational vehicle sites must have a minimum lot area of 4,000 square feet. Therefore, the maximum allowable density for 16 acres is 174 recreational vehicle units. Campsites are not permitted in this zoning district.

If the zoning designation for the 16-acre parcel is changed to Recreational Vehicle Park District and Resort Residential Zoning District then the maximum allowable density will be based on the proportionate acreage for each district.

Please remember that the above mentioned densities are the maximum allowed under these particular land uses and zoning designations. It is expected that the final developed density in any of the three scenarios mentioned above will be less than the maximum allowable once the necessary infrastructure and other improvements are designed and built.

For this estimate staff used 225 recreational vehicle sites which is the average of the maximum allowable densities mentioned above.

NON-TRANSIENT USES

If there is a desire to also allow or encourage non-transient uses on a portion of the property such as retail sales establishments, retail food establishments, commercial recreation facilities, rental service establishments and other similar uses, intended to be operated independent of and not customarily accessory to a recreational vehicle park, then the FLUM designation and zoning district must be changed in these areas to categories that allow for these types of uses.

GENERAL PROJECT DESCRIPTION

The Preliminary Cost Estimate is based on the idea to redevelop a 16-acre portion of the subject property as a recreational vehicle park with 225 recreational vehicle sites along 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, number of recreational vehicle sites, accessory uses or amenities change.

PRELIMINARY COST ESTIMATE

The Preliminary Cost Estimate for the project as described above is **\$3,672,205**. 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 facility²
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. § 25.07 – Recreational Vehicle Park District, LDC
5. § 25.09 – Resort Residential Zoning District, LDC

² Cardno TBE is preparing a Preliminary Cost Estimate for the potential boat ramp facility on the City's behalf under a separate task work order.

ATTACHMENT 1

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

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENDED AMOUNT
SITE PREPARATION (16 ACRES @ \$12,500/ACRE)	1	LS	\$200,000.00	\$200,000.00
INTERNAL STREETS (6% OF 16 ACRES @ \$2.25/SQ. FT.)	1	LS	\$94,000.00	\$94,000.00
SEWER / WATER SERVICE PER R.V. SITE	225	EA	\$3,000.00	\$675,000.00
ELECTRICAL SERVICE PER R.V. SITE	225	EA	\$2,000.00	\$450,000.00
BASIC IMPROVEMENTS PER R.V. SITE (2,500 SQ. FT. @ \$1/SQ. FT.)	225	EA	\$2,500.00	\$562,500.00
STORMWATER MANAGEMENT FACILITIES	1	LS	\$100,000.00	\$100,000.00
SANITARY SEWER LIFT STATION	1	LS	\$75,000.00	\$75,000.00
LANDSCAPING / IRRIGATION	1	LS	\$35,000.00	\$35,000.00
SITE LIGHTING	1	LS	\$25,000.00	\$25,000.00
CLUBHOUSE / LODGE / OFFICE BLDG (4,000 SQ. FT. @ \$100/SQ. FT.)	1	LS	\$400,000.00	\$400,000.00
BATHHOUSE / RESTROOM / SHOWER BLDG (750 SQ. FT. \$50/SQ. FT.)	2	LS	\$37,500.00	\$75,000.00
LAUNDRY FACILITIES BLDG (500 SQ. FT. @ \$40/SQ. FT.)	2	LS	\$20,000.00	\$40,000.00
SWIMMING POOL / SPA / DECK	1	LS	\$100,000.00	\$100,000.00
SWIMMING POOL RESTROOMS (250 SQ. FT. @ \$40/SQ. FT.)	1	LS	\$10,000.00	\$10,000.00
PLAYGROUND	1	LS	\$25,000.00	\$25,000.00
PICNIC SHELTER / PICNIC TABLES / BBQ'S / OTHER AMENITIES	1	LS	\$15,000.00	\$15,000.00
MAINTENANCE / STORAGE BLDG (400 SQ. FT. @ \$25/SQ. FT.)	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL				\$2,891,500.00
DESIGN SERVICES (12% OF SUBTOTAL)	1	LS	\$346,980.00	\$346,980.00
CONTINGENCY (15% OF SUBTOTAL)	1	LS	\$433,725.00	\$433,725.00
GRAND TOTAL				\$3,672,205.00

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 or 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



NOT TO SCALE—FOR ILLUSTRATION PURPOSES ONLY

CITY OF TARPON SPRINGS, FLORIDA

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

§ 25.07 - Recreational Vehicle Park District (RV).

- (A) The RV District is established to provide for recreational vehicle parks and campgrounds intended for overnight and temporary occupancy on a transient or seasonal basis. RV Parks are not permitted within Residential Future Land Use Map plan categories unless a Resort Facilities Overlay is in place. A proposed RV park located in a residential plan category shall require a Future Land Use Map Series amendment to an appropriate category prior to approval.
- (B) Permitted Uses
 - (1) Campgrounds
 - (2) Emergency Service Facilities
 - (3) Recreational Vehicle Parks
- (C) Conditional Uses
 - (1) Community Assembly
 - (2) Golf Courses
 - (3) Light Utility Service
 - (4) Schools of General Education
 - (5) Schools of Special Education
- (D) Dimensional Regulations
 - (1) Maximum Density = In accordance with underlying Future Land Use Map designation
 - (2) Minimum Project Size = five acres
 - (3) Minimum Lot Area:
 - (a) Recreational Vehicle Sites = 2,500 square feet
 - (b) Designated Campsites = 1,200 square feet
- (E) Minimum Perimeter Buffers
 - (1) Recreational vehicle parks and campgrounds shall be surrounded by a minimum landscaped buffer strip of 35 feet along all adjoining public rights-of-way and residential districts other than RV or MHP, and 15 feet along all remaining boundaries.
 - (2) Buffers shall be landscaped in accordance with the screening requirements of §§ 134.00 through 134.08 of this Code, maintained in accordance with the landscaping requirements of this Code, and shall otherwise be unoccupied except for permitted utility facilities, signs, entrance ornamentation or permitted screening material.
- (F) Permitted Accessory Uses
 - (1) Permitted accessory uses in recreational vehicle parks and campgrounds shall include the following:
 - (1) A single family residence for a park manager or caretaker
 - (2) Enclosed storage units/garages/coach houses for the exclusive use of owners/renters.
 - (3) Park offices, maintenance facilities, and laundry facilities
 - (4) Private Recreation Facilities
 - (5) Ancillary retail and food service establishments (not open to the general public)
- (G) Recreation Areas
 - (1) Not less than eight percent of the gross site area shall be devoted to a combination of recreation facilities and area. Recreation facilities shall be defined as community centers, shuffleboard courts, play areas, swimming pools and other active facilities. The recreation area shall not be deemed to include required buffers.
- (H) Required Improvements
 - (1) The development standards of this Code shall be complied with.
 - (2) Each recreational vehicle site shall be connected to potable water and sanitary sewer.
 - (3) Each campground shall be provided with sanitary facilities in accordance with the requirements of the Pinellas County Health Department.
 - (4) All campground sites shall be designated on the approved site plan.
 - (5) Each recreational vehicle site shall contain a stabilized vehicular parking pad composed of shell, marl, paving or other suitable material. The removal of wheels and placement of the recreational vehicle on a foundation is prohibited. Attachments to recreational vehicles shall be limited to those pop-out structures and awnings integral to the RV as originally manufactured.
 - (6) The internal street network shall be private, and shall be designed and constructed as a drive aisle in accordance with the requirements of § 127.03 of this Code.
 - (7) Park management shall be responsible for providing internal refuse collection. Centralized park collection points shall be constructed in accordance with the requirements of §§ 139.00 through 139.04 of this Code.
- (I) Existing Recreational Vehicle Parks
 - (1) Nothing contained in this section shall prohibit recreational vehicle parks which existed on the effective date of this Code from continuing to operate.
 - (2) Any expansion of an existing recreational vehicle park shall comply with the requirements of this Code.
- (J) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the future land use map.
- (K) Public/Semi-Public, Ancillary Nonresidential Uses: Shall not exceed a maximum area of three acres. Such use or

contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.

(Ord. 90-10, passed 5-1-90; 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. 2010-20, passed 7-20-10)

Editor's note—

Ord. No. 2010-20, § 2, passed July 20, 2010, changed the title of § 25.07 from "TP Trailer Park District" to "Recreational Vehicle Park District (RV)."

ATTACHMENT 5

§ 25.09 - Resort Residential Zoning District.

- (A) The purpose of the Resort Residential Zoning District is to provide for a wide range of transient accommodation options in locations in close proximity to, or within areas recognized as tourist or downtown destinations. Accessory commercial uses are intended to be very limited and for the use of guests residing onsite. The purpose of these limitations is to reduce impacts associated with increased traffic and parking upon surrounding properties. More intensive commercial uses should be located in nearby or adjacent commercially zoned areas within a five minute walking distance. Resort residential projects shall be designed to integrate with surrounding properties and provide enhanced pedestrian access to nearby commercial and tourist areas. Application of the Resort Residential Zoning District shall require an appropriate Future Land Use (or Overlay) Map designation.
- (B) Permitted Uses
- (1) Bed & Breakfast Establishments (single family structures only; owner or manager occupied)
 - (2) Tourist Homes (subject paragraph F below)
 - (3) All Other Residential Uses allowed within the RM Zoning District
- (C) Conditional Uses
- (1) Condo Hotels (subject to paragraph G below)
 - (2) Hotels
 - (3) Motels
 - (4) Recreational Vehicle Parks & Subdivisions (subject to requirements and dimensional criteria established in the RV, Recreational Vehicle Zoning district and paragraph I below)
 - (5) Timeshare and Fractional Ownership Establishments (subject to paragraph H below)
- (D) Conditional Accessory Uses (only allowed as accessory to Condo Hotels, Hotels, & Motels)
- (1) Retail Food/Eating establishments for onsite guests
 - (2) Gift shops/sundries for onsite guests
 - (3) Personal Services/Spa Facilities for onsite guests
- (E) Density and Intensity Standards
- (1) Residential uses (including Tourist Homes and Bed & Breakfast establishments) shall not exceed the density established by underlying Future Land Use Category. Such units to be located within the Coastal High Hazard Area shall not exceed 5 units per acre.
 - (2) Transient Accommodations (all other uses) shall not exceed the underlying Future Land Use Category
 - (3) Accessory uses shall not exceed a Floor Area Ratio of .05 or 1,500 square feet, whichever is more restrictive.
 - (4) Impervious Surface Ratios shall not exceed the underlying Future Land Use Category.
- (F) Tourist Homes may be permitted in any single family detached, attached, duplex, or semi-detached unit. Such units may be occupied by the owner for any length of time. Tourist Homes shall not be subject to distance separation requirements or a minimum/maximum length of stay. New construction of residential units within the Resort Residential Zoning district shall comply with the dimensional criteria and all other development standards of the RM, Residential Medium Zoning District. Tourist homes shall have a minimum of one off-street parking space per bedroom.
- (G) Condo Hotels shall meet all of the requirements set out in Section 68.01 with the following exceptions:
- (1) Up to 50% of the units may be designated to be allowed for owner occupation for up to four months per calendar year. Anytime the units are not occupied by the owner they shall be available for daily, weekly, or monthly rentals. All remaining units (those not designated for up to four months owner occupancy) shall be limited to three weeks of occupancy per calendar year by the owner and shall otherwise be available for daily, weekly, or monthly rentals.
- (H) Timeshares and Fractional Ownership Properties shall meet the following requirements:
- (1) Contain a front desk and lobby, internally oriented and easily accessible to members of the public or an acceptable offsite management company/facility located within a 10 mile radius of the resort property;
 - (2) Have the appropriate license for a hotel or motel and all such licenses must be kept up-to-date annually;
 - (3) Have sufficient signage viewable by the general public advertising such structure as a hotel, motel or resort with units available for daily, weekly or monthly rentals;
 - (4) Provide a central reservation system or agency for rental of all units; and
 - (5) Upon request of the city, provide access to all rental records, tax receipts or any other documents necessary to verify conformance with the provisions established herein.
- (I) Recreational Vehicle Parks. Recreational Vehicle Parks shall conform to the RV Park zoning district with the following exceptions:
- (1) Up to 1/3 of the total RV sites may be utilized for the permanent installation of "park model" recreational vehicles. Such units shall not be used for permanent living units and shall be for transient/seasonal use only.
 - (2) The minimum lot size for each RV site shall be at least 4000 square feet.
 - (3) Campgrounds shall not be permitted.
- (J) Dimensional Regulations, not otherwise specified: Tourist Homes, Bed & Breakfast establishments and Residential Uses shall adhere to the dimensional requirements established in the RM/CRM zoning districts appropriate for the particular type/style of structure. For example, a tourist home that is built to appear as a single family residence must meet the setbacks and dimensional criteria for a single family house in the RM/CRM zoning districts.

- (K) Compatibility Regulations: All uses shall be designed to appropriately buffer adjoining uses based upon the characteristics of each project and site characteristics of adjoining uses. Projects shall be designed to ensure compatibility with surrounding uses taking into account such factors as scale, mass, intensity, location, size, height, style, parking impacts, and aesthetics. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use in order to be compatible shall be found to preserve the character of the adjacent neighborhoods.

(Ord. 2010-20, passed 7-20-10)

Editor's note—

Prior to the reenactment of § 25.09 by Ord. No. 2010-20, Ord. No. 99-20, § 2, passed 8-17-99, repealed § 25.09 in its entirety. Formerly, such section pertained to the CS Commercial Service District and derived from Ord. No. 90-10, passed 5-1-90; Ord. No. 90-35, passed 9-18-90; Ord. No. 93-31, passed 11-16-93; and Ord. No. 93-33, passed 10-19-93.