



STAFF REPORT/MEMORANDUM

To: Mayor & Board of Commissioners
From: Renea Vincent
BOC Meeting: January 28,2023 Regular Session ([updated memorandum](#))
Subject: Land Development Code Amendments

REQUEST: The Planning Department is seeking authorization to review and update various sections of the Land Development Code. The following list of sections includes minor “quick fix” items, updates based on repeated variance activity, updates based on gray areas of the code where interpretations may vary widely, updates to provide for greater protections for the public, public notice requirements and recently emerging issues that have resulted from previous LDC changes. [The list of changes is shown in order of appearance within the Land Development Code. A recommended grouping and order of priority is shown by the numbering and color coding below:](#)

	Article/Code Section	Issue(s)
4	§ 25.00 - SCHEDULE OF DISTRICT REGULATIONS	Identify zones for boat/RV storage (not currently provided for, Planning & Zoning Board identified issue)
4	§ 25.02 - Single Family Residential Districts R-100, R-100A, R-70A	Repeated variances to R-100 rear and side setbacks
2	§ 36.01 - Storage Structures, Shelters, Bathhouses and Detached Garages.	Vagueness regarding setbacks, square footage allowed, and numbers of structures
1	§ 36.02 - Swimming Pools.	Setbacks from water’s edge of the pool for screen enclosures
2	§ 36.03 - Fences, Walls, and Hedges.	Fence heights in front yards and visibility triangles
2	§ 38.00 - YARD ENCROACHMENTS.	Pool screen enclosures/lanai pan roofs
3	§ 52.00 - ALCOHOLIC BEVERAGES.	Outdated license references, outdoor entertainment regulations
3	§ 59.00 - DOCKS, PIERS, AND SHORELINE STABILIZATION STRUCTURES	Electric service for docks/lifts on vacant land
1	ARTICLE V. - PLANNED DEVELOPMENT REGULATIONS	Waivers for LDC design criteria established by previous code change.
1	§ 134.06 - Screening.	Buffering/screening requirements next to residential



The following additional issues have been identified by Commissioner Karr for consideration (email reference attached):

1. Additional landscaping requirements for commercial properties (parking lots, borders)
2. Residential landscaping requirements (palms vs canopy trees)
3. Removing Crape Myrtles as an allowable tree option
4. Increase new residential road width requirements to allow for parking on both sides of the street

RECOMMENDATION:

1. Provide direction to the Planning Department to review, update and amend the code sections referenced in the Table above.
2. Review additional request by Commissioner Karr for inclusion.

Attachment:

Commissioner Karr email

Renea Vincent

From: Jacob Karr
Sent: Tuesday, January 3, 2023 11:03 AM
To: Mark LeCouris
Cc: Renea Vincent
Subject: Code Update

Hi Mark,

There are couple code update I would like to discuss with you to be voted on in an upcoming meeting.

Are you okay with me meeting with Renea to discuss? I believe these are simple changes that can have a positive impact for future years in Tarpon Springs.

1. Landscape - commercial adding a additional layer of plating around the parking lot and board of the property. Excluding the use of specific trees and encouraging the use of others. Excluding the use of specific shrubs that shouldn't be used and are often used.

Residential - refining the use of palm trees and being more specific about the canopy trees. Example not being able to utilize dwarf palms as an alternative of the tree planting requirement. Additionally, Crape Myrtles not being an option for the tree requirement.

2. Parking and street width for new developments. This one has come up multiple times over the past couple years now where a developer wants to install a narrow road which prevents parking on both sides of the road.

Additionally, it would be good to see something in place that would require repaving of roads to required to add bike lanes for the main roads going through Tarpon Springs. Thinking of Riverside, Gulf Road, Whitcomb Blvd., Florida Ave, Spring Blvd., etc.

Kind Regards,

Jacob Karr
Tarpon Springs City Commissioner Seat 1

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