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# TARPON SPRINGS 2045 COMPREHENSIVE PLAN

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*TARPON TOMORROW: Planning for the Future, While Preserving the Past*

*Adopted by Ord. 2024-03 - 09/17/2024*

# ACKNOWLEDGMENTS

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Map Series ( <i>Adopted</i> )	
Future Land Use Categories & Rules Table ( <i>Adopted</i> )	
Definitions ( <i>Adopted</i> )	
5-Year Capital Improvements Schedule ( <i>Adopted</i> )	
2023 Data & Analysis	
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Community Engagement Summary Report	





# INTRODUCTION

## Purpose

In September of 2021 the City began the process of updating the Comprehensive Plan (the Plan) to comply with the requirements of the City's Charter as well as the requirements of Florida Statutes' EAR-Based amendments process. The update includes extensive community engagement and active participation of the City's Planning and Zoning Board. This update is intended to build upon and augment the previous versions of the Plan. The most recent EAR-Based amendments were conducted in 2016/17. Past versions of the Comprehensive Plan (first adopted in 1989, and subsequent amendments) are recognized as legacy reference documents to be utilized whenever necessary to provide the history and clarity to goals, objectives, and policies that have long been included in the Plan.

Concurrent with this update the City also embarked on drafting the City's first Strategic Plan in over 20 years, which also serves to inform this update to the Comprehensive Plan. The elements of the Comprehensive Plan are organized under the six "Focus Areas" of the Strategic Plan to further coordinate short, medium and long-term planning actions under a common framework. A full Strategic Plan Alignment is provided for each individual element.

## Major Changes to the Plan

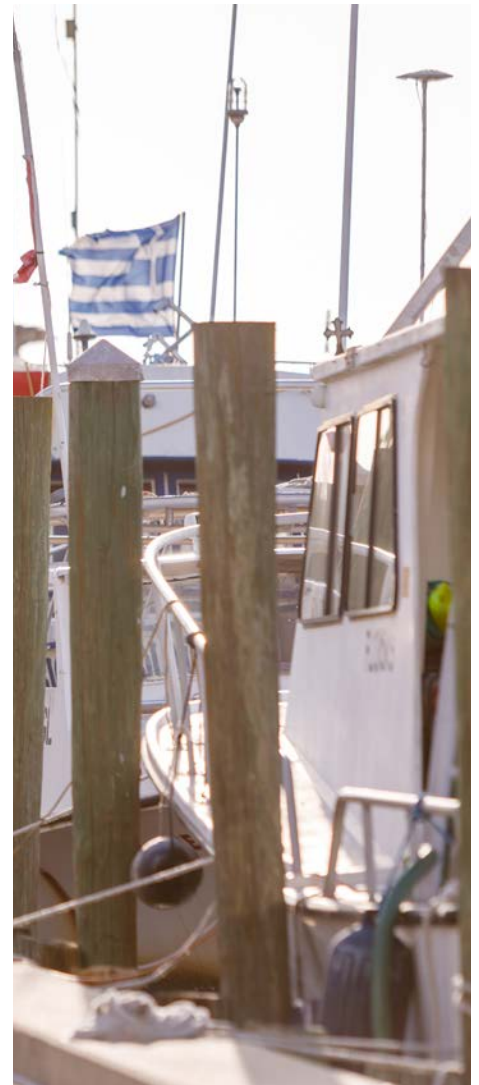
- ⇒ Edits per Florida Statutes and the Countywide Planning Authority.
- ⇒ Updated maps and data.
- ⇒ Creation of a "Place Based Area Map".
- ⇒ Consolidation of Future Land Use Categories and re-naming of map categories to align with the Countywide Planning Authority.
- ⇒ Removal of outdated policies or completed actions.
- ⇒ Deletion of repetitive policies across multiple elements.
- ⇒ Reorganization based on Strategic Plan Focus Areas.
- ⇒ Updates based on community engagement and advisory board participation.

## Alignment with Other Significant Policy/Planning Documents

During the update process, the City was concurrently completing a Sustainability Action Plan, and Vulnerability Assessment and Action Plan. These plans served as valuable reference documents and have influenced the modification of existing policies, as well as creation of new policies to align the Comprehensive Plan with the Sustainability Action Plan and the Vulnerability Assessment and Action Plan. Two other major initiatives occurring concurrently with the Comprehensive Plan update are the Sponge Docks and Hope-Athens Community Placemaking plan and the Central Tarpon Springs CRA development. Both of these planning efforts are recognized within the Comprehensive Plan, with policy inclusions in support of both.

## Executive Summary of Major Findings

- ⇒ Population growth is expected to increase by approximately 3,163 persons from 25,849 (April 2023 estimate) at a slow incremental pace to approximately 29,012 persons by the year 2045. Recently completed residential projects and “pipeline” projects (approved but not yet constructed) are expected to accommodate approximately 40% of new residents.
- ⇒ The number of housing units is projected to increase from 10,828 (2020) by approximately 1,961 units through 2045. The City has enough housing units currently (13,049) to satisfy this increase in household demand, however over 900 units are classified as seasonal, recreational, or occasional use, which limits availability to meet demands. The most recent available data indicated an estimated total vacancy rate is 13.4% (1,749 units).
- ⇒ The City’s “functional” population (includes seasonal and utility service areas) is expected to increase from 36,180 (2025) to 36,963 by the year 2050.
- ⇒ Total Employment is projected to increase by approximately 2,945 jobs from 16,932 (2020 estimate) jobs to 19,877 in 2050. The majority of job growth will continue to come from service sector employment.
- ⇒ The City has sufficient available land to accommodate expected population growth and economic expansion with no increases to density or intensity.
- ⇒ The City has sufficient water and sewer capacity to accommodate expected population growth and economic expansion over the 20-year planning horizon and beyond.
- ⇒ The population per square mile increased by 175 persons from 2,577 in 2010 to 2,752 in 2020.





# PLAN ORGANIZATION

The Comprehensive Plan Elements are grouped under corresponding “Focus Areas” of the City’s Strategic Plan. There are thirteen unique Plan Elements, each addressing a specific topic area and specific goals, objectives, and policies. Each element of the Comprehensive Plan is equally important and must be internally consistent.

## STRATEGIC PLAN FOCUS AREAS / Comprehensive Plan Elements Alignment



As established in the Plan Administration element, each individual element of the Comprehensive Plan is comprised of a series of applicable goals, objectives and policies.

### Goal

The long-term result toward which actions or programs are directed.

### Objective

A measurable and achievable outcome associated with a goal.

### Policy

Defines the standard, intent, direction or result to advance an objective.

Within each element, the goals, objectives, and policies are indicated by an element abbreviation following by a numbering hierarchy, as shown below utilizing the Future Land Use Element as an example:

**FLU 1** (Future Land Use Element Goal 1)

**FLU 1.1** (Future Land Use Element Objective 1.1)

**FLU 1.1.1** (Future Land Use Element Policy 1.1.1)



# BACKGROUND, POPULATION & EMPLOYMENT

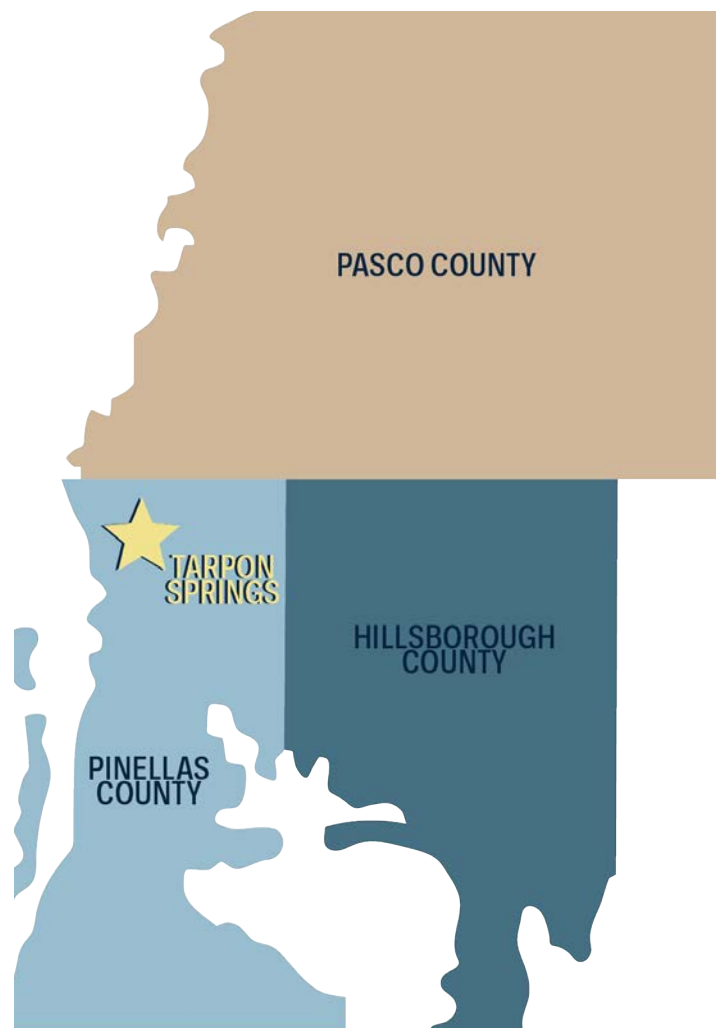
## Location and Background

Tarpon Springs, known for its rich Greek heritage and sponge diving industry, was incorporated in 1887 and is generally bounded by the Pasco County line to the north, Klosterman Road to the south, the Gulf of Mexico to the west, and Lake Tarpon and the Salt Lakes to the east. Tarpon Springs is the northernmost part of the peninsula that is Pinellas County. The city has approximately 9.26 sq mi of land and 8.67 sq mi of waters. The City offers opportunities for boating, fishing, and other water-related activities and is a popular tourist destination, offering a blend of history, culture, and natural attractions. The city has many parks and recreational areas, providing opportunities for outdoor activities, picnics, and enjoying the natural beauty of the region.

The City has a strong Greek cultural influence, with a significant Greek American population. This is evident in the architecture, cuisine, and various cultural events held in the city. Tarpon Springs was once a leading sponge harvesting location in the United States and the city is nationally and internationally known for its historic Sponge Docks where visitors can explore shops, restaurants, and museums related to the sponge industry. The Greektown National Register of Historic Places (Traditional Cultural Property) was added in 2014. The City hosts the largest annual Epiphany Celebration in the western hemisphere, (a significant Greek Orthodox celebration) attracting visitors from around the world.

The City's downtown area is also recognized on the National Register of Historic Places and is a locally designated historic district. The downtown area boasts many unique shops and restaurants and has experienced a renaissance over the last 15 years, including specialty retail, breweries, distilleries, wine bars, and fine dining opportunities.

**FIGURE 1: Location Map**







## Population and Employment Projections

Where possible, the City has relied upon data provided by the Shimberg Center for Housing Studies at the University of Florida, which are extrapolated from the County population projections provided by the Bureau of Economic and Business Research (BEBR) as well as, the U.S. Census Bureau 2018-2022 American Community Survey 5-Year Estimates. Generally, population projections are the analysis trends in births, deaths, in-migration and out-migration and are extrapolated out over a 20-30 year planning period. Other data sources include Forward Pinellas 2050 TAZ Socio-Economic Projections.

### POPULATION

The population of Tarpon Springs has experienced slow incremental growth over the past two decades with an increase of 11.8% from 2000 to 2010 and 6.95% from 2010 to 2020. The population for 2025 is estimated to be 26,324 residents, over 2,500 fewer residents than was previously projected during the last comprehensive plan update. As shown in [Table 1](#), growth is projected to continue to increase, but at slower rates over the next 20 years. The city’s estimated population as of April 2023 was 25,849. The 20-year population projection for 2045 is 29,012 residents, an overall population increase of approximately 3,163.

**TABLE 1: Tarpon Springs Permanent Population Projections**

	2010	2020	2025	2030	2040	2045	2050
POPULATION	23,484	25,117	26,324	27,150	28,465	29,012	29,538

Source: Florida Housing Data Clearing House Population and Household Projections, 2022

For the purpose of planning for utilities, the city utilizes the “functional” population that includes seasonal population and utility users outside of the city limits, as shown in [Table 2](#).

**TABLE 2: Functional Population Projections**

	2020	2025	2040	2050
MUNICIPAL & SEASONAL POPULATION	30,885	31,898	32,289	32,313
MUNICIPAL, SEASONAL, & UTILITY SERVICE AREA POPULATION	34,789	36,180	36,915	36,963

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections

ACCOMMODATING PROJECTED POPULATION & HOUSEHOLD GROWTH

The methodology utilized to project needed land for residential units assumes that the average household size will remain constant through the planning period. The 2018-2022 American Community Survey reports the persons per household as 2.20. The number of vacant units, units currently under construction (see Table 18 in the Housing Section), and the amount of vacant land (See Table 22 in the Future Land Use Section) provide the basis for assuming that population and household growth can be accommodated. Further, expected development strategies such as infill and accessory dwelling units will accommodate additional growth.

The City’s projected population through 2045 indicates a need for approximately 12,789 housing units to accommodate existing and future households. The City’s current inventory of housing units (13,049 units) exceeds this projected need. However, vacancy rates, driven by seasonal and occasional occupancy, continue to remove units from permanent availability. At the current time over 1,700 units are classified as vacant, of which over 900 are classified as seasonal or occasional use.

EMPLOYMENT GROWTH

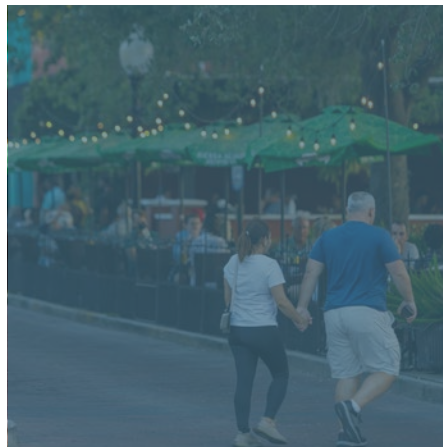
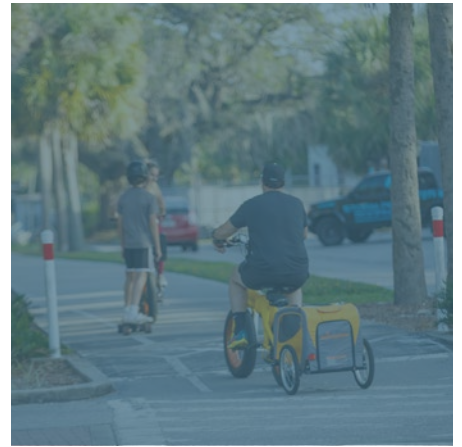
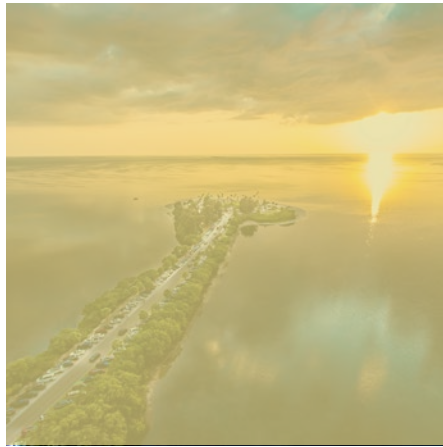
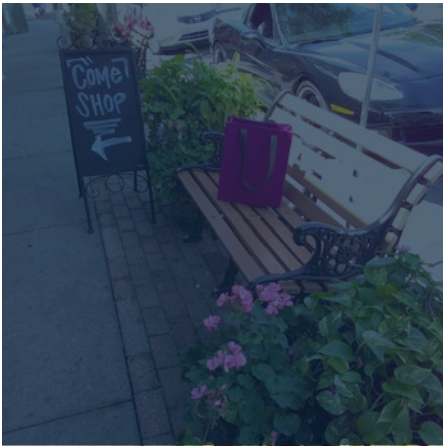
Employment is projected to grow over 17% over the next three decades from just under 17,000 jobs in 2020 to just under 20,000 jobs by 2050. The commercial and service sectors are projected to grow, while industrial employment is predicted to see a slight decrease. Table 3 indicates areas of projected employment growth through 2050.

TABLE 3: Employment Projections

YEAR	INDUSTRIAL EMPLOYMENT	COMMERCIAL EMPLOYMENT	SERVICE EMPLOYMENT	TOTAL EMPLOYMENT
2020	3,057	4,042	9,833	16,932
2050	3,020	4,743	12,114	19,877
% CHANGE	-1.2%	17.3%	23.2%	17.4%

Source: Forward Pinellas 2050 TAZ Socioeconomic Projections











# SMART GROWTH & REDEVELOPMENT

The Housing, Future Land Use, Transportation and Coastal Management Elements correspond to the following goals from the Smart Growth & Redevelopment Focus Area of the City's Strategic Plan:

- ⇒ **GOAL D.1:** Expand and diversify local employment opportunities that support a living wage.
- ⇒ **GOAL D.2:** Attainable housing for all income levels.
- ⇒ **GOAL D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably “age in place”.









# HOUSING ELEMENT

Ensuring there is a range of adequate, safe housing available to current and future residents is essential to the stability of the City and its overall quality of life. Potential land available for development is limited throughout the city, therefore, it is expected that meeting the housing needs will likely occur through infill development. Updates to the Housing Element recognize this, by setting policies that encourage context-sensitive infill development in order to promote growth within the city, while being respectful and mindful to the established character and lower-density development pattern.

The Housing Element establishes policies that encourage a range of housing types to meet the needs of all income levels and individual preferences, while also protecting the stable neighborhoods throughout the community.

## Strategic Plan Alignment

The revised Housing Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Goal C.1:** Protect the City's unique cultural heritage and identity.
- ⇒ **Goal C.2:** SMART growth and redevelopment that incorporates historic community characteristics.
- ⇒ **Objective C.2.2:** Strengthen the comprehensive and land use regulations with stronger adherence to historic community characteristics.
- ⇒ **Goal D.2:** Attainable housing for all income levels.
- ⇒ **Objective D.2.2:** Encourage infill redevelopment through incentives for vacant and unkept properties.
- ⇒ **Goal D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortable "age in place".

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Language that is outdated due to changes in regulations, operations and/or entities.
- ⇒ Simplification and clarification of policy language for ease of reader.
- ⇒ Removal of policies that are no longer applicable or are duplicative.
- ⇒ New policies addressing context-sensitive infill development.
- ⇒ New policies offering protections of existing mobile home parks/mobile homes.

## Goals, Objectives, and Policies

### H 1: PROVIDE A MIX OF HOUSING TO MEET THE NEEDS OF THE EXISTING AND FUTURE POPULATION.

#### H 1.1: Support the development of context sensitive infill housing.

**H 1.1.1:** Consider options, including increasing density allowances and/or providing for density bonuses for affordable and context sensitive infill housing to incentivize very-low income, low-income, and moderate-income housing.

**H 1.1.2:** Continue to support and evaluate the effectiveness of the following principles and criteria guiding the location of very low-, low- and moderate-income housing in the land development code Consider options, including:

- Small lot sizes.
- No minimum house sizes.
- Zero lot line development.
- Allowing manufactured housing to locate on individual lots.
- Cluster development.
- Less restrictive setback requirements.

- Allowing more than one principal building on one lot (i.e. cottage courts).
- Reduced parking minimums.
- Increased maximum accessory dwelling unit sizes.
- Recognition of legal nonconforming lots of record.

**H1.1.3:** Continue to allow accessory dwelling units in residential and mixed-use districts.

**H1.1.4:** Continue community-led strategic planning efforts in the Union Academy neighborhood, Greektown, and other vulnerable areas of the city subject to gentrification.

**H1.1.5:** Continue to support the land development code which allows for Residential Living Facilities consistent with Chapter 419 *Florida Statutes*.

**H1.1.6:** Utilize and amend as necessary the land development code to provide for a variety of housing types, particularly context sensitive infill housing.

**H1.2:** Assist the Housing Authority, non-profit organizations, and the private sector to preserve the supply of affordable housing for all current and future residents.

**H1.2.1:** Provide information and technical assistance to the private sector to maintain a housing production sufficient to meet the need for housing choice and affordability.

**H1.2.2:** Continue to assist interested parties, of very low, low and moderate income residential units along with other county and state agencies that administer housing programs (such as the City of Tarpon Springs Housing Authority, Pinellas County Community Development Department, the Florida Housing Finance Corporation and the U.S. Department of Housing and Urban Development).

**H1.2.3:** Develop and implement affordable housing incentives/provisions within current and future Community Redevelopment Areas (CRAs).

**H1.3:** Encourage workforce and affordable housing to locate in proximity to places of employment and transit facilities.

**H1.3.1:** Define workforce housing as the housing needs of households whose median income is between 80 and 140 percent of the area's median income, with no more than 30 percent of their income spent on housing costs.

**H1.3.2:** Give priority to assisting affordable and workforce housing projects that are proximate to employment, public transportation, and/or a range of public services.

**H1.3.3:** Evaluate and amend existing bonus density/intensity criteria within the Land Development Code to incorporate methods and incentives from the Pinellas County Housing Compact.

**H1.4:** Ensure adequate services and infrastructure are available to support the housing needs of the existing and future population.

**H1.4.1:** Continue to review housing development proposals with the Technical Review Committee (TRC).

**H1.4.2:** Ensure housing developments meet and/or exceed the accessibility the requirements of Americans with Disabilities Act.

**H1.4.3:** Continue to enforce site plan review and building permit processes that requires new housing development to locate where public facilities and services are available or require the developer to provide new public facilities in accordance with the adopted level of service standards in the Comprehensive Plan.

**H1.5:** Continue to review and revise as needed the housing delivery process.

**H1.5.1:** Develop an expedited review process for all housing applications.

**H1.5.2:** Evaluate methods to offset impact fees, permit fees, inspection fees, etc. to lower overall housing construction costs.



**H1.5.3:** Periodically review land development codes and the permitting processes, and amend as needed to meet housing needs, while continuing to ensure the health, welfare, and safety of the residents.

**H1.5.4:** Explore opportunities to improve the efficiency of the building permit fee payment process.

**H1.5.5:** Explore opportunities to improve and expedite the building permit approval process to increase efficiency.

**H1.5.6:** Continue to review, and amend as necessary, submission deadlines and public notification requirements.

**H1.6:** Continue to utilize the Pinellas County Housing Trust Fund, State Housing Initiatives Partnership Program (SHIP) funds, and the Community Development Block Grant (CDBG) program.

**H1.6.1:** Continue to disseminate information regarding Pinellas County's Housing Trust Fund, SHIP funds, CDBG funding and any other programs Pinellas County provides for affordable housing.

**H1.7:** Coordinate relocation of displaced persons with the Pinellas County Community Development Department, Pinellas County Housing Authority, and the Tarpon Springs Housing Authority.

**H1.7.1:** Ensure that adequate housing is available for relocation needs prior to the issuance of any development order which necessitates the relocation of existing residents.

**H1.8:** Recognizing the value of mobile and manufactured homes as naturally occurring affordable housing, identify appropriate locations for new mobile home developments and protections for existing mobile home developments.

**H1.8.1:** Allow new manufactured home developments in areas where supported by the existing land use density and outside vulnerable areas, such as the Special Flood Hazard and Coastal High Hazard areas.

**H1.8.2:** Recognize and protect existing mobile and manufactured homes from non-affordable housing redevelopment.

**H1.8.3:** Incentivize the replacement of existing mobile homes with HUD compliant, wind-loaded structures.

**H1.8.4:** Evaluate and amend, if necessary, the Mobile Home Park (MHP) zoning district standards in the Land Development Code.

**H1.9:** Ensure housing meets the minimum construction code and health standards.

**H1.9.1:** Continue to work toward the elimination of substandard housing conditions, and for the structural and aesthetic improvement of existing housing.

**H1.9.2:** Continue to support the demolition program enforced by the Tarpon Springs Police Department.

**H1.9.3:** Establish principles to guide conservation, rehabilitation and demolition program techniques and strategies.









# FUTURE LAND USE ELEMENT

Considering the current and future needs of the community, the Future Land Use Element (FLU) serves as a guide to the future development and redevelopment of the city. Thoughtful planning of the built and natural environment improves the quality of life of residents and visitors and ensures a sustainable future for the city.

To support the future development and redevelop goals of the community, the FLU establishes a set of goals, objectives, and policies and a Future Land Use Map (FLUM), which describes the appropriate location of future development through the use of various land use categories. Each land use category outlines the types of uses allowed and standards for density and intensity.

The FLU also establishes the 'Place-Based Area Map'. This map recognizes unique areas, existing planned areas and stable neighborhoods, and identifies areas of change and transition where additional planning efforts should occur. This map is intended to provide an overall guidance when applications are being reviewed for changes in future land use, rezonings, annexations and similar applications. Further, this map is intended to "link" applicable place-based policies and objectives throughout the Comprehensive Plan to specific areas where those policies should be considered.

Each element of the Comprehensive Plan is equally important and must be internally consistent. The FLU incorporates and implements the central themes of each of the plan's elements and serves as the tool that will shape the future of the city and how the city intends to get there.

## Strategic Plan Alignment

The revised Future Land Use Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.2.2:** Reduce urban heat islands and increase shade tree plantings.
- ⇒ **Objective B.2.3:** Assess and amend tree preservation ordinances.
- ⇒ **Goal B.3:** A safe, pedestrian-friendly community.
- ⇒ **Objective D.1.3:** Develop a plan for remaining developable land (north side of the river).
- ⇒ **Goal D.2:** Attainable housing for all income levels.
- ⇒ **Objective D.2.1:** Develop plan for attainable housing (all income levels).
- ⇒ **Objective D.2.2:** Encourage infill redevelopment thru incentives for vacant and unkept properties.
- ⇒ **Goal D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place".
- ⇒ **Objective D.3.1:** Evaluate/Study the linkage between walkability, multimodal transportation, and attainable housing to inform areas most suitable for mixed use redevelopment.
- ⇒ **Objective D.3.2:** Identify unmet needs of daily living within the city and develop strategies to address those needs.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Establishment of the new 'Place Based Area Map'
- ⇒ Renamed, combined, and added FLUM categories to be consistent with Countywide Plan and to simplify.
- ⇒ Removal of duplicative policies.
- ⇒ Removal of regulatory policies that should be or are already in the Land Development Code.
- ⇒ Removal of policies that should be within a different element.
- ⇒ Removal of '9J-5' references.

# Goals, Objectives, and Policies

## **FLU 1: PROTECT THE CULTURAL HERITAGE, HISTORIC RESOURCES, TOURIST ECONOMY AND NATURAL RESOURCES OF THE CITY THROUGH SUSTAINABLE LAND USE POLICY.**

**FLU 1.1:** Ensure that all development is reviewed for consistency with all elements of the Comprehensive Plan.

**FLU 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.

**FLU 1.1.2:** Protect the use of the City's natural resources including waterwells and wellhead protection areas, beaches, shores, estuarine systems and wetlands in accordance with the recommendations and policies of this element and of the Coastal Management and Conservation Elements.

**FLU 1.1.3:** Protect historic resources through participation in the Certified Local Government program and the Heritage Preservation Program and standards of the Land Development Code and the Historic and Cultural Resources Element.

**FLU 1.1.4:** Evaluate and regulate the impacts of non-residential land uses in primarily residential areas through the City's regulating plans' performance standards.

**FLU 1.1.5:** Limit the use of eminent domain for projects deemed to have a beneficial interest to the general public, such as parks, government buildings, and other public uses.

**FLU 1.1.6:** Restrict the development of heavy industrial uses to areas currently designated as I (Industrial).

**FLU 1.1.7:** Protect the City's remaining industrially designated lands from incremental land use amendments to non-industrial uses.

**FLU 1.1.8:** Evaluate the permitted and conditional uses within the City's industrial zoning districts and amend, where necessary, to protect the integrity of the industrial designations and priority use of these areas for primary job creation.

**FLU 1.2:** Encourage context sensitive infill and redevelopment in the City's designated Downtown Community Redevelopment Area and the Sponge Docks working waterfront and tourist area.

**FLU 1.2.1:** Periodically evaluate and amend as necessary the Sponge Docks and Community Redevelopment Area Special Area Plan and associated regulating plans with the intent of:

- a) Diversifying uses.
- b) Expanding the tourist base.
- c) Integrating the needs of the sponging industry and working waterfront 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.
- g) Connecting the Downtown and the Sponge Docks.
- h) Possible expansion of the boundary to include areas identified as 'Neighborhood Traditional' on the Place Based Area Map.

**FLU 1.3:** Encourage development / re-development that promotes sustainable urban development patterns.

**FLU 1.3.1:** Require development proposals to evaluate, protect and preserve wetlands and areas of significant upland habitat.

**FLU 1.3.2:** Protect significant upland habitat on project sites exceeding 1 acre through the following standards:

- a) Maximum Impervious Surface: 50%
- b) Minimum Open Space: 30% (Open space shall be reserved adjacent to wetlands to the maximum extent possible)
- c) Where these standards conflict with the underlying future land use designation, the more restrictive requirement(s) apply.



**FLU 1.3.3:** Utilize Transferable Development Rights/Density Averaging, consistent with Article 5 of the Countywide Rules, for the following purposes:

- a) To protect environmentally sensitive lands.
- b) Promote infill development.
- c) Redirect population growth away from the Coastal High Hazard Area (CHHA).

**FLU 1.3.4:** Proposals utilizing transferable development rights/density averaging shall be evaluated for compatibility with the surrounding area.

**FLU 1.3.5:** Review permitted and conditional uses of the City's regulating plans to support urban agriculture uses such as hydroponic crop production, self-sustainable urban farming, and local food production, community gardens and cooperatives, and vegetable/produce stands.

**FLU 1.3.6:** Evaluate the areas designated as 'Neighborhood Suburban' on the Place Based Area Map for inclusion of context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units. This shall be implemented through a community-based planning process.

**FLU 1.3.7:** Property proposed for annexation into the City shall be annexed at an equal or lesser intensive land use category than the current Pinellas County land use designation of that property. A land use amendment to a more intensive category must be requested separately after the annexation is complete.

**FLU 1.3.8:** 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 pervious surface.

**FLU 1.3.9:** Restrict commercial uses from developing along Keystone Road, and other County, State, and local roadway corridors where commercial uses are not presently dominant.

**FLU 1.3.10:** Evaluate and amend the Land Development Code and SmartCode for opportunities to bring nonconforming site features, such as landscaping and stormwater, into compliance as a part of the redevelopment process.

**FLU 1.3.11:** Amend the Land Development Code to prioritize tree plantings over parking spaces.

**FLU 1.3.12:** Evaluate and establish requirements in the Land Development Code and SmartCode to reduce parking and increase tree plantings for properties identified on the Heat Severity Map (**See Map Series Supplemental Document**) as 'Moderate to High' and 'Severe'. These requirements shall apply to new construction and redevelopment/rehabilitation.

**FLU 1.3.13:** Explore potential incentives to increase tree plantings as a part of the development process.

**FLU 1.3.14:** Considering stormwater and tree canopy preservation needs, evaluate and amend the Land Development Code to establish impervious surface ratio (ISR) for residential development.

**FLU 1.4:** Promote energy conservation by encouraging rehabilitation of existing structures and new construction to utilize energy efficient design.

**FLU 1.4.1:** Promote sustainable communities by encouraging green building practices that conserve natural resources and reduces monthly operating costs.

**FLU 1.4.2:** Provide incentives in the City's regulating plans, such as flexibility of zoning dimensional criteria and floor area ratio (FAR) bonuses for developments that utilize 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.

**FLU 1.5:** Evaluate various potential growth patterns for impacts upon the City's ability to provide long term sustainable services to the City's residents.

**FLU 1.5.1:** Conduct an economic development analysis and draft an Economic Development Element that considers the following:

- a) Asset-based economic development strategy.
- b) Cost of growth analysis.
- c) Impacts of formula-based uses on local businesses.

## **FLU 2: PROVIDE FOR A VIBRANT, LIFELONG COMMUNITY WHERE PEOPLE CAN MEET ALL DAILY NEEDS OF LIVING.**

**FLU 2.1:** Utilize the Place Based Area Map to protect unique neighborhoods, cultural assets, coastal areas, recreation and tourism, and other community assets and to guide future development and redevelopment.

**FLU 2.1.1:** When making decisions to amend the Future Land Use Map or Zoning Atlas, the Place Based Area Map and area descriptions shall be considered.

**FLU 2.1.2:** The following Place Based Area Map areas and descriptions are established:

- a) **Agriculture/Residential Estate:** Incorporated areas in the eastern area of the City, and adjacent unincorporated areas of Pinellas County, characterized by agricultural and estate residential development patterns where large lots (minimum 0.5 - 2 acres), hobby farms, horse farms, dog kennels, and a more rural lifestyle is possible.
- b) **Neighborhood Suburban:** Established suburban neighborhoods with limited infill opportunities. These areas may have historically developed at lower than allowable density as designated by the Future Land Use Map. Opportunities for new housing include accessory dwelling units and evolution of single family homes to 1, 2, 3, and 4 family units and context-sensitive, non-residential uses, such as pop-up commercial, corner stores, neighborhood markets, and accessory commercial units
- c) **Neighborhood Traditional:** Areas characterized by early traditional development patterns with well established street grids, connectivity and walkability. Ideally these areas would be best preserved through conservation districts, form-based codes, and context sensitive infill development that could include housing types of 1, 2, 3, and 4 family dwellings, cottage courts and accessory dwellings. These areas provide easy accessibility to the Sponge Docks and Downtown and are desirable for those seeking a more urban lifestyle with easy access to destinations, restaurants and shopping.
- d) **Special Area Plan:** Areas guided by existing Special Area Plan(s) that supersede traditional Future Land Use Map categories. These areas include the Sponge Docks, Downtown/CRA, and the Meres Town Center.
- e) **Transitional:** Areas where transition is already happening, or development pressures are not in alignment with Future Land Use Categories. These areas include the industrial and residential areas north of the Anclote River and the US 19 corridor. Specific area and corridor plans should be prepared to manage future growth and transition of the areas. Until such time transitional areas are planned for, requests for future land use map amendments and zoning changes will be based on current future land use map and comprehensive plan policies.
- f) **Waterfront Mixed:** Areas characterized by water dependent uses such as marinas, commercial fishing, sponging, and charter boats. Limited residential, low-impact tourist related uses, and accessory uses that support the working waterfront nature of the areas is appropriate but should not dominate the future development of the area.
- g) **Working Waterfront Intensive:** Marine industrial areas characterized by intensive marine related industries such as boat building, boat repair and storage with less intensive marine accessory uses such as boat launching and traditional wet and dry slip marinas.
- h) **Environmental Reserved:** Anclote River, Gulf of Mexico, and bayou shoreline areas either currently protected, or that should be protected through acquisition, conservation easements, or other similar methods, when opportunity exists. These areas include lands subject to sea level rise and coastal flooding, natural habitat areas and wetlands. The Environmental Reserved Areas may overlay other Place-Based Areas on the Map.
- i) **Restricted:** This area is restricted by recorded covenants limiting development to industrial or employment type uses.



**FLU 2.1.3:** Initiate and prioritize planning processes for special area/corridor plans for the areas identified as ‘Transitional’ on the Place Based Area Map by January 2026.

**FLU 2.2:** Establish a variety of complimentary residential, commercial, mixed use, institutional and employment land use designations that support smart growth and redevelopment that incorporates the historic community character and asset-based economic development.

**FLU 2.2.1:** Future Land Use Categories and the standards associated with each category will be described in the Future Land Use Categories Descriptions and Rules Table to be made part of this element.

**FLU 2.2.2:** The following residential, commercial, public, employment, and mixed use future land use categories are established:

- a) Residential Categories:
  - 1) Residential Very Low (RVL)
  - 2) Residential Suburban (RS)
  - 3) Residential Low (RL)
  - 4) Residential Urban (RU)
  - 5) Residential Low Medium (RLM)
  - 6) Residential Medium (RM)
- b) Commercial Categories:
  - 1) Retail & Services Neighborhood (R&SN)
  - 2) Retail & Services Limited (R&SL)
  - 3) Retail & Services (R&S)
  - 4) Resort (R)
  - 5) Resort Facilities Overlay [RFO]
  - 6) Public/Semi-Public (P/SP)
- c) Employment Categories:
  - 1) Office (O)
  - 2) Employment (E)
  - 3) Industrial (I)
- d) Mixed Use Categories:
  - 1) Activity Center (AC)
  - 2) Planned Redevelopment District (PRD)
  - 3) Multimodal Corridor (MMC)
- e) Water Dependent Categories:
  - 1) Retail & Services - Water Dependent (R&S-WD)
  - 2) Industrial/Employment - Water Dependent (IE-WD)

**FLU 2.2.3:** The following preservation and recreation future land use categories are established:

- a) Preservation (P)
- b) Recreation/Open Space (R/OS)

**FLU 2.2.4:** Maintain a Future Land Use Map (FLUM) depicting the future land use category designations.

**FLU 2.2.5:** Future Land Use Categories established by Tarpon Springs will be consistent with the Countywide Plan Map.

**FLU 2.2.6:** Per Article 4 of The Countywide Rules, (effective date August 30, 2021) the following table is provided showing the City’s Future Land Use Categories corresponding to appropriate Countywide Plan Map Categories.

### Corresponding Future Land Use Categories & Countywide Map Categories

Plan Symbol	City Future Land Use Categories	Corresponding Countywide Map Categories
RVL	Residential Very Low	RVL
RS	Residential Suburban	RLM
RL	Residential Low	RLM
RU	Residential Urban	RLM
RLM	Residential Low Medium	RLM
RM	Residential Medium	RM
O	Office	O
RFO	Resort Facilities Overlay	R
R	Resort	R
R&SN	Retail & Services Neighborhood	R&S
R&SL	Retail & Services Limited	R&S
R&S	Retail & Services	R&S
R&S-WD	Retail & Services - Water Dependent	R&S
E	Employment	E
I	Industrial	I
IE-WD	Industrial/Employment - Water Dependent	I
P	Preservation	P
R/OS	Recreation/Open Space	R/OS
P/SP	Public/Semi-Public	P/SP
AC	Activity Center	AC
PRD	Planned Redevelopment District	PRD
MMC	Multimodal Corridor	MMC

**FLU 2.3:** Improve quality of life by providing diverse, well designed and walkable destinations while maintaining choices in housing, workplaces and travel options.

**FLU 2.3.1:** Update and implement the Multimodal Transportation Plan.

**FLU 2.3.2:** Prioritize residential development within a quarter mile of public transportation and needs of daily living.

**FLU 2.3.3:** Require developments/redevelopments of 40 acres or more to utilize one of the Future Land Use Mixed Use Categories established in this Element.

**FLU 2.3.4:** Amend the 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.

**FLU 2.3.5:** Mid-block and rear alleys should be utilized for access to parking, utilities, service and unloading areas in order to minimize the number of required curb cuts along primary access routes. Primary application shall be within the 'Special Area Plan' and 'Neighborhood Traditional' Place Based Map areas.

**FLU 2.3.6:** Amend the Land Development Code to prohibit drive-through/service windows from being located on building facades facing public streets.

**FLU 2.4:** Provide for an adequate supply of housing across all income levels.

**FLU 2.4.1:** Ensure the residential and mixed use categories allow for sufficient densities to support a range of housing types and choices.



**FLU 2.4.2:** Review and implement policies of the Countywide Housing Compact as they relate to land use, transportation, and density.

**FLU 2.4.3:** Review and amend accessory dwelling unit regulations in the Land Development Code and other regulating plans to further encourage their development.

**FLU 2.4.4:** Allow accessory dwelling units in residential or mixed use districts and do not count such units against the allowable designated density established by future land use or zoning.

**FLU 2.5:** Encourage the development of pedestrian-scaled mixed-use areas that offer a variety of retail and services with varying scales that compliment neighborhood character. Primary implementation of this objective shall be through the use of the Mixed Use Future Land Use Categories (AC (Activity Center), MMC (Multimodal Corridor, and PRD (Planned Redevelopment District)), as identified in the Future Land Use Categories and Rules Table.

**FLU 2.5.1:** Mixed-use areas are appropriate in Community Redevelopment Areas (CRAs), as well in proximity to existing activity centers, employment centers, large scale commercial developments, recreational facilities, and transit stops.

**FLU 2.5.2:** Mixed-use areas shall be well defined through the creation of focal points, as well as transition in scale, density, and intensity from center to edge.

**FLU 2.5.3:** Amend the Land Development Code to reduce parking requirements and create maximum parking standards for mixed-use areas.

**FLU 2.5.4:** Mixed-use areas shall comply with the requirements of the City's Multimodal Transportation District.

**FLU 2.5.5:** Open vistas and open spaces shall be integrated into the design of all mixed-use areas through inclusion in the special area plan.

### **FLU 3: ENSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT IS CONSISTENT WITH THE PUBLIC FACILITY NEEDS OF CURRENT AND FUTURE RESIDENTS AND DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL.**

**FLU 3.1:** Protect the City's municipal water supply from encroachment by incompatible land uses and coordinate future land uses appropriate topography and soil conditions.

**FLU 3.1.1:** Require properties that have septic systems to connect to the central sewer systems as utilities become available.

**FLU 3.2:** Limit Coastal High Hazard Area densities to what can be safely sheltered or evacuated in accordance with county and regional hurricane evacuation plans.

**FLU 3.2.1:** Prohibit future land use map changes, rezonings, conditional uses, and planned development proposals that increase density within the Coastal High Hazard Area (CHHA). 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 for residential above ground floor commercial only may be considered, subject to the balancing criteria of Section 4.2.7 of the Countywide Plan Rules and meeting one of the following criteria below:

- a) There is adequate public shelter space to accommodate the increased density when considering the entire Tarpon Springs Planning Area.
- b) 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.
- c) There is an acceptable mitigation plan approved by the City of Tarpon Springs and Pinellas County Emergency Management.
- d) The entire project (residential and non-residential components of a mixed use development project) complies with the Coastal High Hazard Area Design Standards of the City's Land Development Code.

**FLU 3.2.2:** The City has the right to permit and the Developer has the right to construct up to 362 dwelling units on the 16.61 acre parcel located at the southeast corner of the intersection of Meres Boulevard and South Pinellas Avenue. 215 residential units may be permitted and constructed on that site upon this Policy becoming effective. The remaining 147 residential units reflected in the Special Area Plan may be permitted and developed after the residential portion of the site as described in areas marked D and E of attachment C-01 of the Special Area Plan attached hereto is above the elevation of the Category 1 storm surge elevation model output published by the Tampa Bay Regional Planning Council in 2010.

**FLU 3.3:** Ensure availability of utility services necessary to support proposed development, discourages urban sprawl, and meets established Level of Service standards.

**FLU 3.3.1:** Require the issuance of development orders to comply with adopted levels of service in this Plan.

**FLU 3.3.2:** Discourage urban sprawl through the use of infill development and compact growth contiguous to existing developed areas to maximize the use of existing facilities.

**FLU 3.3.3:** Retain City owned property for future public facility use in accordance with the recommendations and policies of the Recreation and Open Space, Transportation, Utilities, and Capital Improvements Elements.

**FLU 3.4:** 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.

**FLU 3.4.1:** Utilize existing City owned property, where practical, as temporary dredge spoil disposal sites.

**FLU 3.4.2:** Coordinate with and assist the Army Corps of Engineers in procuring suitable temporary dredge spoil disposal sites for the federal channel within the Anclote River.

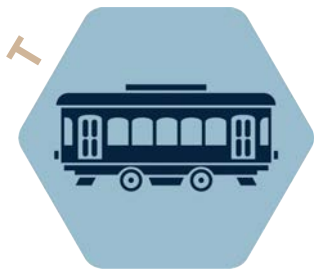




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# TRANSPORTATION ELEMENT

Transportation systems connect people with places and opportunities – for housing, education, jobs, everyday needs, entertainment and community participation. Our transportation systems influence, and are influenced by, land use, economic, environmental, and social factors. Planning for the future of these interconnected systems shapes the form and function of our community. Safe and equitable mobility – the degree of ease and ability to move people and goods – and accessibility – the quality and convenience of movement to reach desired destinations – for all users is the primary focus of the Transportation Element.

Individual mobility needs vary with circumstance and over a lifetime as one grows from child to older adulthood. Collective transportation needs shift in response to changes in our society, economy, land development practices, infrastructure, and technology. Evolving mobility needs require adaptive responses to achieve a safe, convenient, equitable, and resilient transportation network for all users.

The Transportation Element provides for a safe, convenient, multimodal transportation system, coordinated with the FLUM and intended to support the other elements of the comprehensive plan. The element is coordinated with the plans and programs of Forward Pinellas (the City's metropolitan planning organization [MPO]), Pinellas Suncoast Transit Authority (PSTA), Pasco County Public Transportation (PCPT), and the Florida Department of Transportation. The Transportation Element establishes multimodal transportation goals, objectives and policies to meet the needs of all residents and visitors. Implementation of these goals relies on coordination with the County, regional, State and Federal partners.

## Strategic Plan Alignment

The revised Transportation Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective A.2.2:** Implement a Capital Improvements Plan that improves, restores, expands and modernizes our roads, sewers, waterways, utilities and other infrastructure.
- ⇒ **Objective B.3.1:** Increase safe access to multi-modal transportation such as walking, biking, local transit, shuttle, waterways, etc.
- ⇒ **Objective B.3.2:** Continue a sense of security by maintaining and supporting a high level of public safety commensurate with growth.
- ⇒ **Objective D.3.1:** Evaluate/Study the linkage between walkability, multimodal transportation, and attainable housing to inform areas most suitable for mixed use redevelopment.
- ⇒ **Objective D.3.2:** Identify unmet needs of daily living within the City and develop strategies to address those needs.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Removal of duplicative policies.
- ⇒ Removal of '9J-5' references.
- ⇒ Incorporates the latest data and versions of reports.
- ⇒ Establishes safety as the highest priority.
- ⇒ Recognizes the need to minimize the potential for transportation related deaths and serious injuries through planning, design, engineering, enforcement, and education.
- ⇒ Directs the development of a Multimodal Master Plan for all roadways within City limits.

# Goals, Objectives, and Policies

## **T 1: PROVIDE A SAFE, CONVENIENT, EQUITABLE, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM TO IMPROVE QUALITY OF LIFE.**

**T 1.1:** Develop and maintain a multimodal transportation system that:

- Minimizes the potential for transportation related deaths and serious injuries;
- Provides transportation options that increases mobility for all users and reduces dependence on single-occupancy motor vehicles;
- Adapts to changing needs, vehicles and technology; and
- Efficiently utilizes existing capacity and rights-of-way.

**T 1.1.1:** Maintain the Multimodal Transportation District (MMTD) and evaluate the 2007 Multimodal Quality of Service Analysis. Based on this evaluation, prepare and adopt a comprehensive Multimodal Master Plan.

**T 1.1.2:** Developments proposed in the MMTD must follow urban form and multimodal facility design standards as described in the Smartcode and contribute towards improving multimodal performance through the provision of on-site and/or off-site improvements necessary to mitigate transportation impacts.

**T 1.1.3:** Development within the Community Redevelopment Area must meet standards of intensity, diversity, design, and connectivity of land uses to establish a high concentration and variety of destinations that can be easily accessed by a variety of transportation modes as established in the Land Development Code.

**T 1.1.4:** Adopt standards for development and redevelopment in the MMTD to require:

- a) On-site multimodal transportation infrastructure to provide connections to public sidewalks, cycling facilities, transit stops, buildings, parking, and adjacent land uses.
- b) Shade trees, lighting, street furniture, and other amenities along sidewalks and at transit stops to improve the design and accessibility of the on-site multimodal transportation infrastructure.

**T 1.1.5:** Maintain the Smartcode to continually improve pedestrian and transit-oriented design.

**T 1.1.6:** Utilize a portion of tax increment revenues to fund multimodal improvements within the CRA as outlined in the CRA Plan. Periodically evaluate and revise the CRA Plan to update multimodal transportation priorities.

**T 1.1.7:** Monitor the progress of the MMTD.

**T 1.1.8:** Use multimodal performance measures to help evaluate the progress towards implementing the goals of the MMTD.

**T 1.1.9:** Coordinate with FDOT, Pinellas County and Forward Pinellas to mitigate anticipated impacts of redevelopment within the MMTD on the Strategic Intermodal System (U.S. 19).

**T 1.1.10:** Conduct a feasibility study and prioritize a context-sensitive multimodal extension of Disston Avenue from Curlew Place to Meres Boulevard/Mango Street, that, at a minimum, entails a shared-use path of at least 12 feet in width that can be utilized by emergency vehicles to improve connectivity throughout the city, particularly for emergency response and a direct connection to St. Petersburg College.

**T 1.2:** Take a complete streets approach towards mobility to safely meet the modal needs of all users regardless of age or ability.

**T 1.2.1:** Utilize traffic safety awareness programs, signage, signalization, intersection improvements, and access management strategies to eliminate traffic fatalities and serious injuries in coordination with Forward Pinellas and the implementation of the Safe Streets Pinellas Action Plan.

**T 1.2.2:** Require bicycle lanes be constructed where technically feasible, as part of new road construction or resurfacing projects with a highest priority on safety.

**T 1.2.3:** Require new sidewalks be constructed where technically feasible, as part of new or redeveloped commercial, residential, industrial and mixed-use projects.



**T1.2.4:** Monitor crash data and assess the need for corrective action.

**T1.2.5:** Evaluate and incorporate public comments from the 2022 Comprehensive Plan update process in the development of the Multimodal Master Plan.

**T1.2.6:** Periodically review and amend as necessary, Land Development Code parking and parking lot design requirements.

**T1.2.7:** Evaluate and maintain the wayfinding (signage) system for the Sponge Docks area and the Downtown District to improve functionality.

**T1.2.8:** Provide pedestrian crosswalks as part of resurfacing or new construction projects. Prioritize locations for new crosswalks and evaluate existing crosswalks for necessity in the Multimodal Master Plan.

**T1.2.9:** Require accommodations for bicycle and motorcycle parking in the Land Development Code.

**T1.2.10:** Provide parking credits for projects that are adjacent to the Pinellas Trail.

**T1.2.11:** Implement landscaping to improve the aesthetic quality of transportation facilities, promote traffic-calming, reduce runoff, provide shade, reduce heat island affects, and buffer adjoining land uses from public/private roadways.

**T1.2.12:** Establish requirements and incentives for bike racks, benches, rest facilities and lockers, and prioritize locations in the Multimodal Master Plan.

**T1.2.13:** Support development proposals that incorporate new urbanist principles and create a more walkable urban environment.

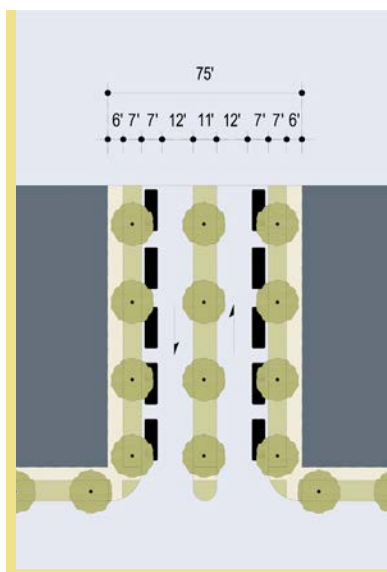
**T1.2.14:** Evaluate partnerships with the private sector to construct a parking garage and the establishment of a mobility hub in the Sponge Docks and/or Downtown District.

**T1.2.15:** Evaluate the feasibility of transit circulators and other microtransit options.

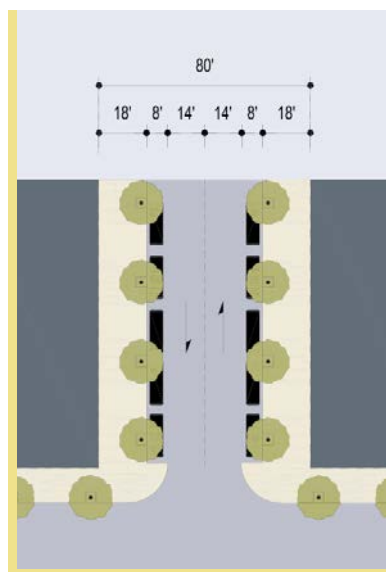
**T1.2.16:** Evaluate the feasibility of one-way pairs within the MMTD.

**T1.2.17:** Utilize multimodal planning concepts in the design of new streets and the alteration of existing streets to improve cycling, walking and transit conditions.

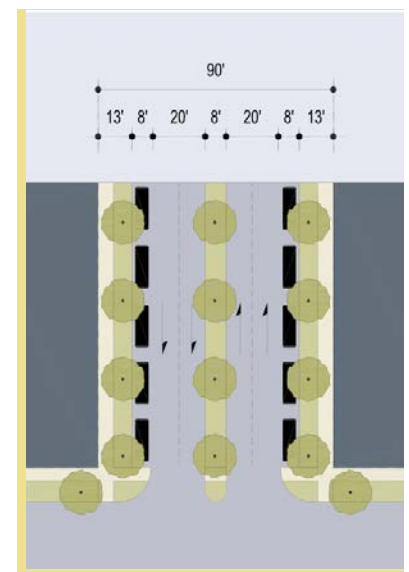
**T1.2.18:** Incorporate a thoroughfare plan based on FDOT context classifications for all roadways within City limits as part of the Multimodal Master Plan. The design standards below serve as a guide for the future desired condition for all roadways under construction, rehabilitation, resurfacing, restoration, or reconstruction. The City may adjust these designs to account for existing right-of-way limitations, utilities, stormwater, on-street parking, ADA improvements, or wider bicycle and pedestrian facilities.



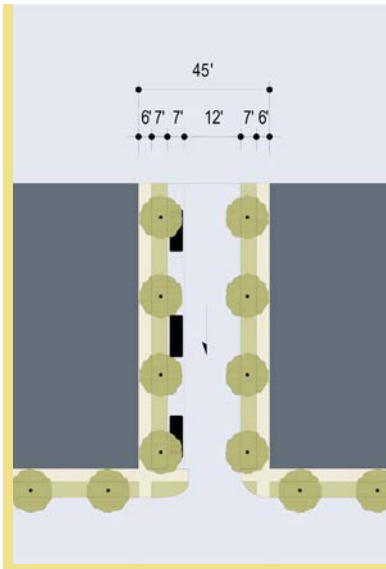
**AVENUE: 75' ROW**



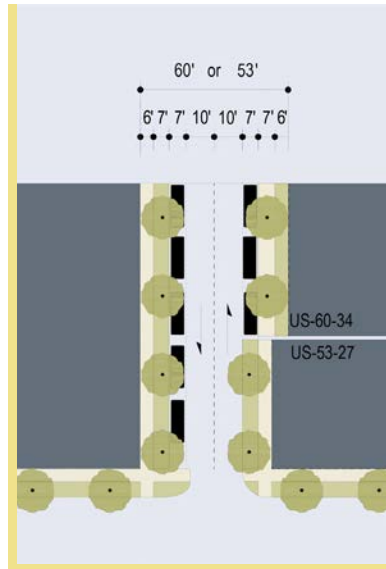
**AVENUE: 80' ROW**



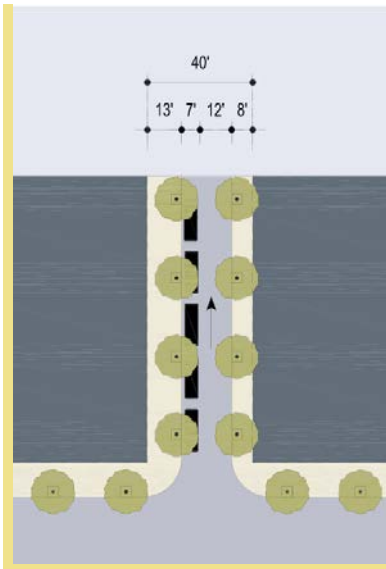
**AVENUE: 90' ROW**



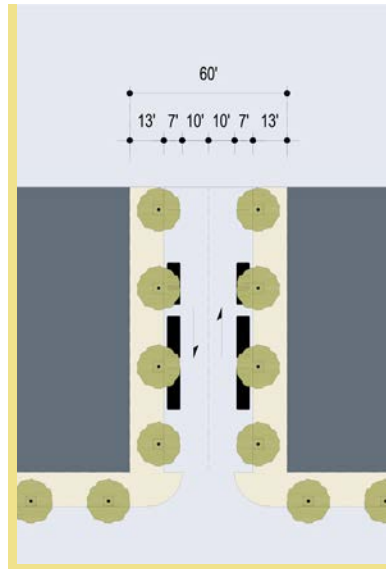
**URBAN ST: 45' ROW**



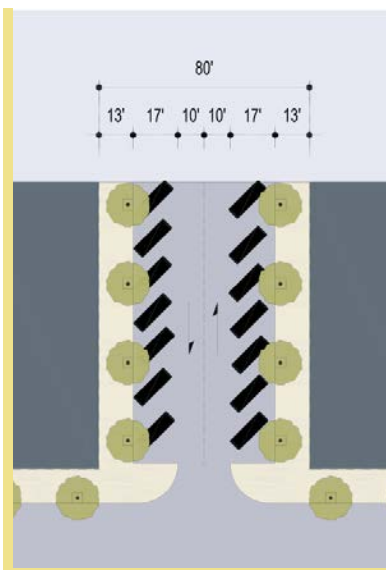
**URBAN ST: 53' - 60' ROW**



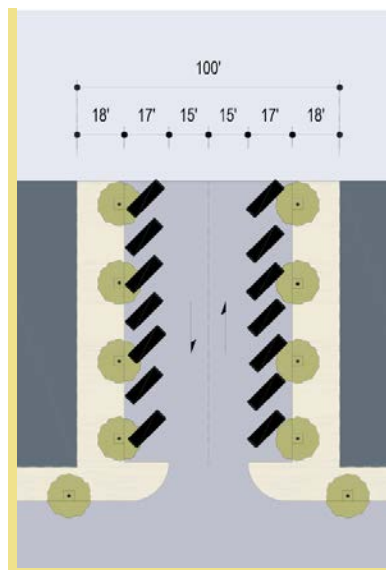
**COMMERCIAL ST: 40' ROW**



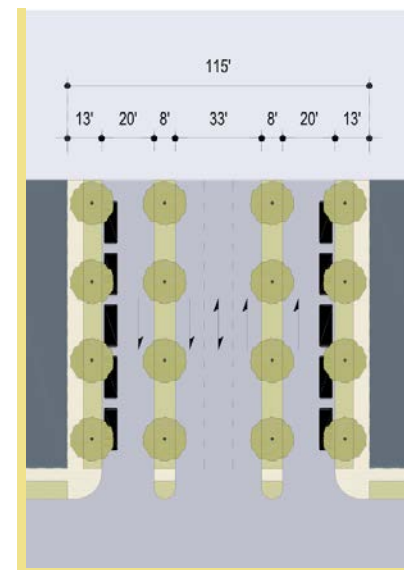
**COMMERCIAL ST: 60' ROW**



**COMMERCIAL ST: 80' ROW**


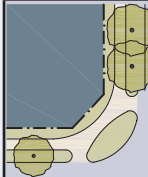
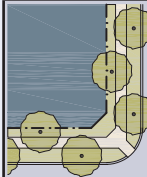
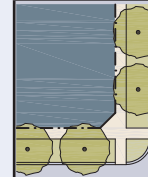

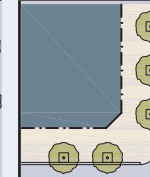
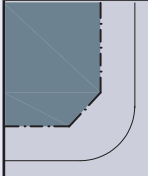
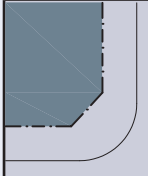
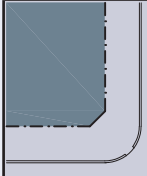
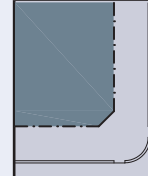
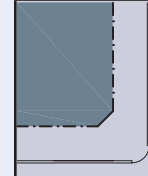

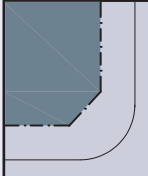
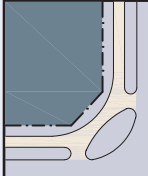
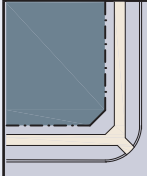
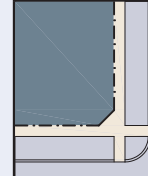
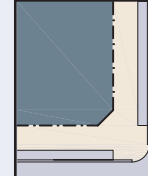


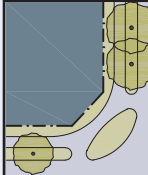
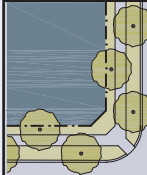
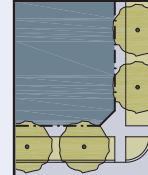
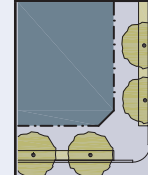



**COMMERCIAL ST: 100' ROW**



**BOULEVARD: 115' ROW**



TRANSECT ZONE Public Frontage Type	TRANSECT						URBAN
	T1 T2 T3	T1 T2 T3	T3 T4	T4 T5	T5 T6	T5 T6	
	HW & RR	RR & SR	RS	RS-SS-AV	RS-CS-AV-BV	CS-AV-BV	
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.							
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet	
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.							
Type Radius	Open Swale 10-30 feet	Open Swale 10-30 feet	Raised Curb 5-20 feet	Raised Curb 5-20 feet	Raised Curb 5-20 feet	Raised Curb 5-20 feet	
c. Walkway: The pavement dedicated exclusively to pedestrian activity.							
Type Width	Path Optional n/a	Path 4-8 feet	Sidewalk 4-8 feet	Sidewalk 4-8 feet	Sidewalk 12-20 feet	Sidewalk 12-30 feet	
d. Planter: The layer that accommodates street trees and other landscape.							
Arrangement Species	Clustered Multiple	Clustered Multiple	Regular Alternating Continuous Planter	Regular Single Continuous Planter	Regular Single Continuous Planter	Opportunistic Single Tree Well	
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well	
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet	

## PUBLIC FRONTAGE TYPES

**T1.3:** Establish an interconnected transportation network within and among existing and proposed residential, commercial, industrial and mixed-use areas.

**T1.3.1:** Construct new roads that complete existing roadway segments.

**T1.3.2:** Encourage street connectivity and discourage the use of cul-de-sacs for new residential subdivisions.

**T1.3.3:** Preserve all brick streets within the Historic District and Sponge Docks area.

**T1.3.4:** Preserve existing alleys and work to create new alleys within the MMTD.

**T1.3.5:** Encourage the use of shaded, separate walkways that extend from existing sidewalks within road rights-of-way to buildings to promote pedestrian travel to commercial and employment centers.

**T1.3.6:** Fund bicycle and pedestrian infrastructure as prioritized in the Multimodal Master Plan.

**T1.3.7:** Evaluate freight/truck delivery service routing and parking alternatives through technology and signage to reduce conflicts and infrastructure damage and consider establishing one or more potential commercial staging areas for distribution of deliveries.

**T1.4:** Improve performance of the multimodal transportation network to increase mobility and accessibility for all.

**T1.4.1:** Manage the impacts of land development projects and increase mobility through the site plan review process.

**T 1.4.2:** Continue to implement mobility management regulations to address transportation impacts of development proposals.

**T 1.4.3:** Utilize multimodal impact fee revenue to fund multimodal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Forward Pinellas Long Range Transportation Plan.

**T 1.4.4:** Work cooperatively with Forward Pinellas, Pinellas County, Pasco County and other local governments to review and update the Pinellas County Multimodal Impact Fee Ordinance.

**T 1.4.5:** Continue to work with the Pinellas Suncoast Transit Authority (PSTA) to increase the efficiency of the fixed-route system by encouraging mass transit use.

**T 1.4.6:** Continue to work with the Forward Pinellas, Pinellas County, and other local governments to implement the Safe Streets Pinellas Action Plan, the Long Range Transportation Plan (Advantage Pinellas), and the Advantage Pinellas Active Transportation Plan.

**T 1.4.7:** Utilize the Forward Pinellas Multimodal Accessibility Index (MAX) grid as a baseline for evaluating multimodal accessibility in the Multimodal Master Plan. Improve MAX scores throughout the City and consider MAX scoring criteria in the evaluation of proposed improvements in the Multimodal Master Plan.

**T 1.4.8:** Evaluate the feasibility of a transit circulator and other microtransit options within the MMTD and to and from major origins and destinations, identifying a funding source(s) and strategies, ridership projections, implementation priorities, operating hours and frequencies, and recommendations for route alignments, shelters, and transit stop amenities.

**T 1.4.9:** Review all proposed development or redevelopment applications for consistency with this element and potential impacts to multimodal accessibility.

**T 1.4.10:** Ensure transit access to all major traffic generators and attractors have at least a 30-minute headway in the peak hour and no greater than a 60-minute headway in the off-peak hour.

**T 1.4.11:** Evaluate and implement a proportionate fair-share program to mitigate the impacts of development projects on pedestrian, bicycle, and transit facilities.

**T 1.4.12:** Continue to implement the Proportionate Fair Share Program to fund operating and capital costs associated with improving transit service and the bicycle and pedestrian environment in the MMTD. Fair share is based on the proportion of net external trips generated by the proposed development relative to the total number of trips generated at build-out by redevelopment within the MMTD.

**T 1.5:** Transportation planning shall be coordinated with the Future Land Use Map Series, the Capital Improvements Element and the Future Right-of-Way Needs Map.

**T 1.5.1:** Review the Future Land Use Map Series when planning roadway, sidewalk, bicycle, or transit facility construction and improvement projects to ensure that they are designed to meet the current and future needs of the traveling public.

**T 1.5.2:** Ensure that the required right-of-way is identified in the Future Right-of-Way Needs Map and reserved for future acquisition during the development review process.

**T 1.5.3:** Discourage the development of low density residential projects in locations that will increase urban sprawl and dependency on the personal automobile.

**T 1.5.4:** Support mixed-use development and redevelopment, particularly within the MMTD through the review of site plans, planned developments and associated land use amendments.

## **T 2: ENSURE CONSISTENCY BETWEEN THE CITY'S TRANSPORTATION PLANNING EFFORTS AND THOSE OF OTHER GOVERNMENTAL AGENCIES.**

**T 2.1:** Coordinate transportation planning with the FDOT 5-Year Work Program, the Pinellas County MPO 5-Year Transportation Improvement Program (TIP), the Pasco County Public Transportation Transit Development Plan (TDP) and the PSTA Transit Development Plan (TDP) to ensure that existing and proposed development intensity, housing and employment patterns are consistent with the transportation facilities that serve those areas.

**T 2.1.1:** Review future versions of the FDOT and MPO short and long range transportation plans and the PCPT TDP and PSTA TDP in order to update this element as needed.

**T 2.1.2:** Review the transportation plans of neighboring jurisdictions for consistency with this element.

**T 2.1.3:** Coordinate with Pinellas County, Pasco County and FDOT to correct existing and future deficiencies on County and State roadways.

**T 2.1.4:** Participate in MPO sponsored corridor studies to examine potential opportunities to encourage mass transit ridership and other alternative modes of transportation that reduce demand on the Strategic Intermodal System and other regionally significant roadways.

**T 2.1.5:** Continue to coordinate roadway, transit and other transportation mode improvements through active participation on the Pinellas County Metropolitan Planning Organization's (MPO) Technical Coordinating Committee (TCC).

**T 2.1.6:** The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use Element to efficiently guide residential and nonresidential development patterns.

**T 2.1.7:** Encourage partnering opportunities with PCPT and PSTA to expand the installation of bus shelters in the City.

**T 2.1.8:** Coordinate with Pinellas County, Pasco County, FDOT, and applicable utility agencies during the design phase of construction, reconstruction and resurfacing projects to ensure that bicycle and pedestrian-friendly provisions are included on County and State roads.

**T 2.2:** Manage future growth and development through the implementation and enforcement of the Comprehensive Zoning and Land Development Code consistent with the adopted comprehensive plan.

**T 2.2.1:** Review and amend the Comprehensive Zoning and Land Development Code for consistency with this element as needed.

**T 2.2.2:** Ensure that the required right-of-way that is identified in the Future Transportation Map Series is reserved during the site plan review or planned development process.

**T 2.2.3:** The City shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

**T 2.2.4:** Ensure that transportation facilities needed to serve new development are in place or under construction within 3 years after the local government approves a building permit or its functional equivalent.











# COASTAL MANAGEMENT ELEMENT

The City of Tarpon Springs developed around its exceptional coastal resources. The area's first inhabitants primarily settled in coastal areas convenient to waterways that connected to other areas. Waterborne transportation continued as the primary mode of transportation until the arrival of the Orange Belt Railroad in 1888. As the dominance of the automobile continued to rise during the 20th century, the area became more accessible, and the city grew to support new residents attracted by the favorable climate and coastal amenities. Today, the city's coasts are fully developed, and parks and preservation areas provide glimpses of the area's natural history.

Surrounded by water on three sides, coastal management is an existential priority for the city. Tarpon Springs is extremely susceptible to the effects of tropical storms and hurricanes, sustained rainfall events, rising sea levels, and the effects of climate change. The potential for the loss of human life, property, and natural resources is significant. Coastal management must balance this vulnerability with the reality of existing human and physical influences.

The Coastal Management Element establishes goals, objectives, and policies to maintain and enhance coastal resources while balancing the competing interests of utilization and preservation. The Coastal Management Element provides a framework to guide decision-making and prevent further irreversible and irretrievable loss of coastal resources. The Element provides guidelines for determining of the suitability of development, sets forth policies to reduce risk to life, property, and infrastructure, and increase resilience to coastal flooding and the impacts of sea-level rise.

## Strategic Plan Alignment

The revised Coastal Management Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.1.3:** Minimize impact of wastewater on the environment.
- ⇒ **Objective B.1.4:** Maintain navigable river and waterways.
- ⇒ **Goal D.2:** Attainable housing for all income levels.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Conservation goals, objectives, and policies moved to a separate document.
- ⇒ Removal of duplicative policies.
- ⇒ Removal of '9J-5' references.
- ⇒ Clear alignment with state statutes.

## Goals, Objectives, and Policies

### CM 1: MAINTAIN, RESTORE, AND ENHANCE THE INTEGRITY AND QUALITY OF LIVING AND NON-LIVING COASTAL RESOURCES.

**CM 1.1:** Preserve and enhance the quality of coastal habitat.

**CM 1.1.1:** Utilize the City's Code of Ordinances to preserve the continued existence of all native coastal species and marine life.

**CM 1.1.2:** Avoid irreversible and irretrievable loss of coastal zone resources through land use planning and the City's Code of Ordinances.

**CM 1.1.3:** Utilize conservation principles to balance the utilization and preservation of all native coastal zone resources.

**CM 1.2:** Maintain, restore, and enhance shorelines to reduce risk to property while maximizing benefits to natural coastal habitat, resources, and systems.

**CM 1.2.1:** Evaluate, revise, and implement regulations for shoreline and essential habitat buffers in the Land Development Code. Continue to restrict seawalling to areas where no other alternative shoreline stabilization technique is feasible.

**CM 1.2.2:** Evaluate and revise Land Development Code regulations to incentivize natural shoreline and upland retaining walls in lieu of seawalls for shoreline stabilization.

**CM 1.2.3:** Dredge and fill activities must be consistent with Pinellas County Code and permitting requirements. Evaluate the Land Development Code to determine if additional restrictions beyond County standards are needed.

**CM 1.2.4:** Identify design alternatives and funding sources for bayou erosion control.

**CM 1.2.5:** Continue to implement recommendations from the Stormwater Action Plan.

**CM 1.2.6:** Maintain existing causeway beach systems to minimize erosion and preserve the existing ecosystem.

## **CM 2: COASTAL LAND USES MUST BE SUSTAINABLE, COMPATIBLE WITH NATURAL AND HISTORIC RESOURCES, RESISTANT TO VULNERABILITIES, AND SUPPORTIVE OF ASSET-BASED ECONOMIC VITALITY.**

**CM 2.1:** Prioritize water dependent uses on Gulf of Mexico and Anclote River shorelines.

**CM 2.1.1:** Utilize the Place Based Area Map to ensure the preservation and protection of water dependent uses along the Anclote River.

**CM 2.1.2:** Utilize the Comprehensive Zoning and Land Development Code to prioritize water dependent uses compatible with the historic Anclote River working waterfront to promote asset-based economic vitality.

**CM 2.1.3:** Direct permanent residential population concentrations outside of the Coastal High Hazard Area (CHHA).

**CM 2.1.4:** Prioritize Gulf of Mexico shoreline uses for open spaces and recreation and public shoreline access.

**CM 2.1.5:** Utilize the Land Development Code to support new and expanded marinas and boating access facilities in environmentally compatible coastal locations, considering the following criteria:

- Compatibility with existing adjacent use.
- Adequate water depth.
- Need for dredging or filling is strongly discouraged.
- Preference for expansion of suitable existing facilities.
- Adequate flushing to maintain water quality.
- No adverse impact of archaeological or historic sites.
- No adverse impacts on the West Indian Manatee Habitat.
- Minimal impact on environmentally sensitive resources including upland areas.
- Sufficient upland area to accommodate needed utilities and support facilities.
- Sufficient roadway capacity to handle traffic demand.
- Adequate wastewater treatment capacity for upland and marine pump-out facilities.
- Preference for facilities providing new public use slips and access.
- Approval from other affected government agencies.

**CM 2.2:** Coastal land uses will meet local, regional, state, and federal standards and criteria for location, intensity, compatibility, and adequate infrastructure.

**CM 2.2.1:** Require the approval of the Pinellas County Water Navigation Board for docking facilities, seawalls, dredge and fill, and other activities under their purview.

**CM 2.2.2:** Ensure development proposals that may adversely impact coastal environmentally sensitive areas are reviewed by all affected jurisdictions and agencies.

**CM 2.2.3:** Forward development proposals to Florida Department of Environmental Protection whenever aquatic preserves are affected.



**CM 2.3:** Ensure public access to the waterfront.

**CM 2.3.1:** Assess and establish recommendations for waterfront improvements to promote recreation, climate adaptation, and coastal restoration as part of the Parks and Recreation Master Plan.

**CM 2.3.2:** Evaluate increased access or use of City-owned right-of-way access points to the waterfront as part of the Parks and Recreation Master Plan.

**CM 2.3.3:** Prohibit vacation of all existing public rights-of-way, easements, and other dedications that provide access to the waterfront to maintain public access.

**CM 2.4:** Coordinate prioritization of shoreline uses with the requirements of the Historic and Cultural Resources Element.

**CM 2.4.1:** Promote the preservation of the historic working waterfront through the Comprehensive Zoning and Land Development Code.

**CM 2.4.2:** Evaluate cultural district / design guidelines for the Sponge Docks and Greektown.

**CM 2.5:** Improve resilience to flooding, climate related impacts, and natural disasters.

**CM 2.5.1:** Develop and implement a Sustainability Action Plan in coordination with the vulnerability assessment.

**CM 2.5.2:** Develop plans and programs to incentivize climate adaptation techniques and/or the acquisition of property to prevent incompatible development in areas of repeated damage resulting from flooding, storm surge or wind velocity.

**CM 2.5.3:** Require the removal, relocation or structural modification of public infrastructure that experiences repeated storm damage, including flood damage.

**CM 3: REDUCE RISK TO HUMAN LIFE, PROPERTY, AND PUBLIC INVESTMENTS FROM THE EFFECTS OF HURRICANES, STORM SURGE, HIGH-TIDE EVENTS, FLASH FLOODS, STORMWATER RUNOFF, SEA LEVEL RISE AND OTHER CLIMATE RELATED IMPACTS AND NATURAL DISASTERS.**

**CM 3.1:** Limit public expenditures that subsidize development in the Coastal High Hazard Area to the following:

- Maintenance and purchase of public open space.
- Drainage improvements.
- Elimination of existing septic systems.
- Maintenance and repair of existing roads.
- Post-disaster repair/replacement of existing public roadways and utilities.
- City-owned water-dependent uses.

**CM 3.1.1:** Define the Coastal High Hazard Area as “the area defined by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane” as reflected in the most recent Regional Evacuation Storm Tide Atlas.

**CM 3.1.2:** Restrict public investments such as roads, water, and sewer infrastructure, which would subsidize new private development in the Coastal High Hazard Area. This shall include acceptance of privately constructed, roads, stormwater facilities and utilities intended to be dedicated to the public and which will require future maintenance by the City of Tarpon Springs.

**CM 3.1.3:** Consider the most current and credible sea level rise data when planning for infrastructure and capital improvement expenditures in the Coastal High Hazard Area.

**CM 3.1.4:** Limit development within High Hazard Coastal Areas with dedicated City funds to the following conditions: those which are in need of stormwater improvements, those in need of restoration of natural resources, or existing public facilities in need of restoration or maintenance.

**CM 3.1.5:** Utilize the Vulnerability Assessment and CIP to assess and implement strategies for preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation.

**CM 3.2:** Establish and maintain 50 hours as the level of service for an out-of-county evacuation for a category 5 storm event on the Saffir-Simpson scale.

**CM 3.2.1:** Restrict future land use density increases on vacant parcels in evacuation Level A to a maximum of 5 dwelling units/acre where shelter space is unavailable unless an acceptable mitigation plan can be implemented in coordination with Pinellas County Emergency Management.

**CM 3.2.2:** Coordinate with Pinellas County to provide timely evacuation notice during storm preparation.

**CM 3.2.3:** Prohibit the development of new or expanded nursing facilities and residential living facilities (ACLF's) and new hospitals in evacuation Levels A and B.

**CM 3.2.4:** Coordinate with the Pinellas County Metropolitan Planning Organization during preparation of the Transportation Improvement Plan to schedule improvements to hurricane evacuation routes.

**CM 3.2.5:** Continue to increase public awareness of the need for timely evacuation from hurricanes to maintain clearance times.

**CM 3.2.6:** Hurricane evacuation routes will be clearly posted.

**CM 3.2.7:** The Fire Department will lead a public awareness campaign to inform local civic groups, mobile home parks, convalescent centers, and other public and private groups about hurricane preparedness and evacuation procedures.

**CM 3.2.8:** The Fire Department will update the Emergency Preparedness Plan on an annual basis.

**CM 3.2.9:** The City will give priority to available capital funds for improvements that can improve evacuation level of service.

**CM 3.3:** Participate in the development and implementation of hazard mitigation and emergency management initiatives to reduce risk to life, health and safety, and property from natural hazards including high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

**CM 3.3.1:** Comply with FEMA regulations.

**CM 3.3.2:** Implement the Pinellas County Local Mitigation Strategy and participate in the Working Group.

**CM 3.3.3:** Participate in the development and implementation of the Pinellas County Post Disaster Redevelopment Plan.

**CM 3.3.4:** Assess infrastructure with repeated storm damage for removal, relocation or structural modification.

**CM 3.3.5:** Develop a local Post Disaster Redevelopment Plan.

**CM 3.3.6:** Continue to monitor all current and credible sea level rise data and potential impacts of sea level rise on coastal system natural resources. Evaluate and update the resource protection standards of the Land Development Code and the Comprehensive Plan based on this data to protect resources and reduce risk to life, health and safety, and property.

**CM 3.3.7:** Collaborate with the State, County, Forward Pinellas, and Tampa Bay Regional Planning Council to develop strategies to respond to sea level rise.

**CM 3.3.8:** Through implementation of the Land Development Code, continue to ensure that development and redevelopment in the City will be consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60 including floodproofing and storm surge protection.

**CM 3.3.9:** Participate in the National Flood Insurance Program Community Rating System.

**CM 3.3.10:** Require new development, redevelopment, and infrastructure to use best flood prevention/mitigation practices to address the impacts of sea level rise through Land Development Code regulations.

**CM 3.3.11:** New mobile home parks will provide on-site shelter space Evaluate and amend the Land Development Code to establish design and locational standards for on-site shelters.

**CM 3.3.12:** Evaluate and consider implementation and incentives to encourage floodproofing and wind mitigation improvements to existing structures.

**CM 3.3.13:** Evaluate increasing minimum base flood elevation standards for consistency with Pinellas County.

**CM 3.4:** Direct population concentrations away from known or predicted coastal high hazard areas.

**CM 3.4.1:** Restrict the infill of vacant parcels in the Coastal High Hazard Area to 5 dwelling units per acre when a shelter deficit is demonstrated for a Category 3, or higher, hurricane. In lieu of this limitation, the City may allow development up to the current maximum allowed by the existing Future Land Use Map designation of the parcel subject to Hurricane Shelter Impact mitigation and CHHA design standards of the City's Land Development Code.

**CM 3.4.2:** Implement bonus densities tied to transfers of development rights for properties located within the Coastal High Hazard Area to property not located within the Coastal High Hazard Area.

**CM 3.4.3:** Require the removal, relocation or structural modification in accordance with current codes of any structure damaged more than 50% of its appraised value during a coastal storm.

**CM 3.4.4:** Current and credible sea level rise data should be considered when evaluating future land use amendment applications.

**CM 3.4.5:** Research and consider implementing tax incentives associated with voluntary conservation easements which would limit/prohibit rebuilding structures damaged by coastal flood events in vulnerable areas.

**CM 3.5:** Establish procedures for conducting post event damage assessments based on FEMA standards.

**CM 3.5.1:** Establish damage assessment teams to consist of the Building Director, Fire Chief and other qualified City of Tarpon Springs personnel, and other qualified residents or individuals.

**CM 3.5.2:** Coordinate damage assessment and recovery operations with Pinellas County Emergency Management.

**CM 3.5.3:** Institute immediate emergency repair and emergency cleanup actions needed to protect the public health and safety following a natural disaster.

**CM 3.5.4:** Institute long term restoration and redevelopment activities in accordance with the Pinellas County Post Disaster Redevelopment Plan.

**CM 3.6:** Ensure the health and safety of all residents and their pets in an evacuation event through education and coordination with Pinellas County Emergency Management.

**CM 3.6.1:** Coordinate with Pinellas County Emergency Management and Pinellas County Schools when new facilities are constructed that may be utilized for shelter space in the event of an evacuation.

**CM 3.6.2:** Provide early and annual notification to residents of the availability of pet friendly shelters within Pinellas County and requirements to pre-register at the beginning of hurricane season.

**CM 3.6.3:** Coordinate with Pinellas County Emergency Management to secure funding to establish a certified hurricane evacuation shelter in City limits.









# QUALITY OF LIFE

The Conservation, Recreation/Open Space, and Lifelong Learning Elements (formerly Public Schools) correspond and align with the following Goals from the “Quality of Life” Focus Area of the Strategic Plan:

- ⇒ **GOAL B.1:** Water Quality Protection (Rivers, Bayous, and Beaches).
- ⇒ **GOAL B.2:** A Healthy Tree Canopy.
- ⇒ **GOAL B.3:** A safe, pedestrian-friendly community.









# CONSERVATION ELEMENT

The natural environment serves many vital functions and contributes to quality of life. A healthy ecological system improves the community's air and water quality; helps minimize flooding; offers unique character; and provides natural resources. Responsible planning decisions are essential to protect natural resources and promote resiliency from natural disasters and human-made impacts. The Conservation Element establishes goals, objectives, and policies to guide decision-making to protect natural resources.

The Conservation Element addresses the conservation, use, and protection of natural resources, including air, water bodies, water recharge areas, wetlands, soils, beaches, shores, flood plains, fisheries and wildlife, and other natural and environmental resources. The Conservation Element also addresses energy conservation, and establishes goals, objectives, and policies that support energy conservation for the city and its residents.

## Strategic Plan Alignment

The revised Conservation Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.1:** Maintain stormwater action plan for environmental cleanliness for waterways.
- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.1.3:** Minimize impact of wastewater on the environment.
- ⇒ **Objective B.1.4:** Maintain navigable river and waterways.
- ⇒ **Objective B.2.2:** Reduce urban heat islands and increase shade tree plantings.
- ⇒ **Objective B.2.3:** Assess and amend tree preservation ordinances.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Coastal Management goals, objectives, and policies moved to a separate element.
- ⇒ Removal of duplicative policies.
- ⇒ Removal of '9J-5' references.

## Goals, Objectives, and Policies

### CON 1: PROTECT, CONSERVE, AND MANAGE NATURAL RESOURCES AND ECOSYSTEMS, VEGETATIVE COMMUNITIES, AND SPECIES OF CONSERVATION CONCERN.

**CON 1.1:** Protect, conserve, restore, and manage natural ecosystems, native vegetative communities, and native wildlife species and habitat.

**CON 1.1.1:** Identify and delineate natural ecosystems, native vegetative communities and native wildlife habitats and corridors in the Parks and Recreation Master Plan.

**CON 1.1.2:** Continue to designate significant natural areas as the preservation future land use category during the development review process.

**CON 1.1.3:** Coordinate with Pinellas and Pasco counties and other applicable state and federal agencies regarding ecological corridors, greenway systems, and the impact of land development on ecosystems.

**CON 1.1.4:** Incorporate pest best management practices and implement policies for vegetation management and pollinator conservation in City Operation and Maintenance procedures.

**CON 1.1.5:** Require City projects to:

- Protect and enhance native species and intact habitat.
- Meet Florida Friendly Landscaping™ standards.

**CON 1.1.6:** Evaluate the feasibility of regulatory techniques or incentives to help close gaps in the ecological greenway system and protect species of concern.

**CON 1.1.7:** Prohibit the destruction of threatened and endangered species through the protection of their habitat.

**CON 1.1.8:** Designate properties eligible for acquisition through Federal, State, and Regional programs to advance conservation goals.

**CON 1.2:** Utilize the Land Development Code to ensure site development maintains or improves existing ecosystems, native wildlife species, and native vegetative communities.

**CON 1.2.1:** Continue to require in the Land Development Code, the removal of ecologically undesirable non-native vegetation from development sites.

**CON 1.2.2:** Require the preservation of native vegetation during site development through Land Development Code standards.

**CON 1.2.3:** Evaluate and revise existing Land Development Code regulations related to wetlands protection, preservation of open space, planned development performance zoning, transfer of development rights, buffers and setbacks, tree protection, clustering of units within the least environmentally-sensitive areas, and other techniques to advance conservation goals.

**CON 1.2.4:** Require the use of xeriscape and other water saving landscaping alternatives for new development in the Land Development Code.

**CON 1.2.5:** Require signage at boat ramps, marinas, bayous and channels to warn of the effect of poor boating practices on marine grass beds and manatees.

**CON 1.2.6:** Evaluate and amend the Land Development Code to establish performance zoning techniques to preserve open space and natural habitat areas.

**CON 1.2.7:** Require development to preserve endangered and threatened species habitats.

**CON 1.3:** Protect, conserve, and restore surface and ground waters.

**CON 1.3.1:** Restrict land development that degrades the City's surface and groundwater resources.

**CON 1.3.2:** Regulate unmonitored withdrawal of groundwater and coordinate the regulation of unmonitored groundwater withdrawal with the Water Management District (SWFWMD).

**CON 1.3.3:** Coordinate with Pasco County to monitor the development of the upper Anclote River watershed.

**CON 1.3.4:** Coordinate with Pinellas County to improve environmental quality of the Lake Tarpon Management Area.

**CON 1.3.5:** Prohibit land use amendments that will adversely impact water quantity and quality.

**CON 1.3.6:** Enforce SWFWMD mandatory water restrictions during emergency situations or as otherwise adopted by SWFWMD.

**CON 1.3.7:** Coordinate with Pinellas and Pasco Counties to implement the Anclote River Watershed Management Master Plan.

**CON 1.3.8:** Cooperate with the Pinellas and Pasco counties, FDEP, SWFWMD, the Tampa Bay Estuary Program and other local governments to protect, restore and enhance surface waters and the dependent habitats and resources.

**CON 1.4:** Protect and improve the function of all wetlands and areas of significant upland habitat as defined in Future Land Use Element.

**CON 1.4.1:** Preserve and enhance all remaining wetlands during the development review process. On-site wetland alterations that result in a net gain of wetland habitat may be permitted.

**CON 1.4.2:** Continue to require a minimum 30 foot aquatic lands setback through the Land Development Code regulations.

**CON 1.4.3:** Require a minimum 25-foot buffer zone adjoining all wetlands in the Land Development Code.

**CON 1.4.4:** Revise the Land Development Code acreage thresholds to require all development and redevelopment adjacent to identified wetlands and/or areas of significant upland habitat to assess natural systems/biological/wildlife impacts and evaluate alternatives to eliminate or minimize adverse impacts.

**CON 1.4.5:** Wetlands that are not designated as “Preservation” or “Recreation Open Space” on the Future Land Use Map require a future land use amendment to either of these two designations prior to issuance of any construction permits for adjacent upland development.

**CON 1.5:** Minimize direct stormwater runoff into the Gulf of Mexico, Anclote River, bayous and other open bodies of water.

**CON 1.5.1:** Adopt and implement the updated City of Tarpon Springs Stormwater Manual standards.

**CON 1.6:** Reduce the number of soil erosion activities.

**CON 1.6.1:** Restrict off-roading on relic sand dunes.

**CON 1.6.2:** Monitor soil erosion problems during construction activities and enforce violations.

**CON 1.6.3:** Revise the Land Development Code to require the utilization of soft shoreline stabilization techniques or a combination of an upland retaining wall with soft shoreline techniques along the Gulf of Mexico, St. Joseph Sound, Anclote River and Bayou shorelines as alternatives to seawall construction. Man-made canals, the historic seawall providing public access around Spring Bayou, and properties with existing seawalls on both sides shall be exempt from this requirement.

**CON 1.6.4:** Require sites to be suitable in terms of soil types for the development proposed.

**CON 1.6.5:** Restrict the use of fill and require the use of pilings in designated conservation areas, FEMA Velocity and Coastal AE zones.

**CON 1.7:** Protect and enhance the urban and natural tree canopy to reduce stormwater runoff, improve air quality, decrease urban heat island effects, and provide shade and habitat.

**CON 1.7.1:** Implement a tree canopy loss preservation policy in lieu of pay and go tree management, maintain and manage the City’s tree inventory, and establish an urban forestry management program.

**CON 1.7.2:** Evaluate and implement programs and incentives to maximize and enhance the City’s urban and natural tree canopy.

## **CON 2: PROMOTE AND APPLY ENVIRONMENTALLY SUSTAINABLE PRINCIPLES, PROGRAMS AND PRACTICES THAT SUPPORT A MORE RESILIENT COMMUNITY.**

**CON 2.1:** Reduce energy consumption and waste.

**CON 2.1.1:** Evaluate incentives and guidelines for homeowners and businesses to install solar power/heating and other renewable energy sources.

**CON 2.1.2:** Evaluate incentives and guidelines or green building that conserves natural resources and reduces monthly operating costs.

**CON 2.1.3:** Consider incentives for LEED (Leadership in Energy and Environmental Design) conscious projects.

**CON 2.1.4:** Evaluate the Historic Preservation Design guidelines to allow the rehabilitation of existing historic structures to utilize energy efficient materials as long as the historic integrity of the structure is maintained.

**CON 2.1.5:** Develop and implement guidelines for a City-wide renewable energy plan.

**CON 2.1.6:** Expand the City-wide energy efficiency program.

**CON 2.1.7:** Evaluate additional opportunities for adaptive reuse of existing structures.



### CON 3: IMPROVE AIR QUALITY TO PROTECT PUBLIC HEALTH AND THE ENVIRONMENT.

**CON 3.1:** Coordinate with the County on the implementation of air pollution control programs.

**CON 3.1.1:** Enforce vehicle emission standards in conjunction with Pinellas County.

**CON 3.2:** Improve public awareness of air quality issues.

**CON 3.2.1:** Support an air quality public information program.

**CON 3.3:** Reduce transportation-related air quality impacts.

**CON 3.3.1:** Transition to a no/low emission City fleet.

**CON 3.3.2:** Provide feasible alternatives to single-occupancy combustion engine vehicle travel to reduce emissions.

**CON 3.3.3:** Promote and incentivize public transit use, ride-sharing, walking, cycling, and other forms of transportation that reduce emissions.

**CON 3.3.4:** Promote development patterns that reduce vehicle miles (VMT) traveled through location efficiency and mixed-use development.

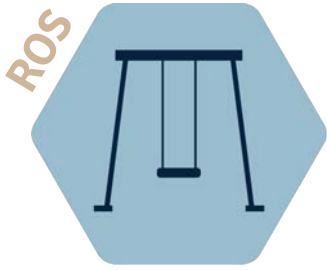
**CON 3.3.5:** Promote and incentivize electric vehicle infrastructure in public and private developments.



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## RECREATION/OPEN SPACE ELEMENT

Tarpon Springs offers a variety of quality parks and recreation facilities to its residents. These existing amenities contribute to the overall health and quality of life of residents and visitors. Ensuring the City continues to provide, expand, and enhance these assets is essential.

The updated policies of the Recreation/Open Space Element direct the City to develop a comprehensive parks and recreation master plan to ensure all recreation needs are met or will be met, as well as program future parks and recreation facilities. Additionally, these policies address level of service by proximity/accessibility to parks and recreation facilities, rather than the traditional measurement of types of facilities, such as the minimum number of baseball fields based on population.

### Strategic Plan Alignment

The revised Recreation/Open Space Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective B.1.2:** Reduce loss and improve health of wetlands and buffers (mitigate invasive species).
- ⇒ **Objective B.1.4:** Maintain navigable river and waterways.
- ⇒ **Goal D.3:** A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place".
- ⇒ **Objective D.3.2:** Identify unmet needs of daily living within the city and develop strategies to address those needs.

### 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Simplification and clarification of policy language for ease of reader.
- ⇒ Removal of policies that are no longer applicable or are duplicative.
- ⇒ New policy to direct the City to develop a comprehensive parks and recreation master plan.
- ⇒ New policies utilizing proximity/accessibility level of service rather than traditional facilities level of service, which is intended to be implemented once the parks and recreation master plan is complete.
- ⇒ New policies directing the city to seek funding for active transportation network, identifying environmentally sensitive lands, ADA accessibility to parks and recreation facilities, and the consideration of intergenerational facilities.

### Goals, Objectives, and Policies

**ROS 1: ENSURE THE DEVELOPMENT, PROVISION, PROTECTION, AND MAINTENANCE OF A COORDINATED, EFFICIENT AND ACCESSIBLE SYSTEM OF PUBLIC AND PRIVATE PARKS AND FACILITIES WHICH MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS AND VISITORS.**

**ROS 1.1:** Sustain existing public parks and recreation lands and facilities.

**ROS 1.1.1:** Publicly owned land designated as Recreation/Open Space on the Future Land Use Map shall be protected and conserved.

**ROS 1.1.2:** Maintain all existing dedicated public parklands. The sale, lease or donation of parkland for any purpose other than recreation shall require approval through referendum.

**ROS 1.1.3:** The City shall not vacate any rights of way and/or easements that provide shoreline access or vistas.

**ROS 1.1.4:** Maintain the North Anclote Nature Park in accordance with the North Anclote River Park Management Plan.

**ROS 1.1.5:** Work with Pinellas County School Board to maintain existing leases and to develop dual use facilities.

**ROS 1.1.6:** Evaluate the effects of micromobility (scooters, e-bikes, e-skateboards, etc.) and the potential impacts on parks facilities in the parks and recreation master plan.

**ROS 1.2:** Avoid future park deficiencies by addressing parks needs associated with future population and economic growth.

**ROS 1.2.1:** Fund and prepare a parks and recreation master plan, including assessment of current and future needs and priorities; establishment of updated facility and parkland level of service standards; and planning for capital, programming, and operational investments in the parks and recreation system based on identified priorities. This effort shall consider public input gathered during the 2022 Comprehensive Plan update, summarized in “Local Trends” section of data and analysis. Upon adoption, the master plan policies will supersede the levels of services standards in Policies 1.2.2, 1.2.3, and 1.2.4.

**ROS 1.2.2:** Provide additional facilities to meet the following Level of Service standards:

Access Level of Service Standards	
Facility Type	Access Level of Service Standard
Mini-Park or Neighborhood Park	1/2 or 1/4 mile or less from existing residential development
Community Park	3 miles or less from existing residential development

The city may include private recreation facilities, regional and community parks in the calculations for level of service standards.

**ROS 1.2.3:** Maintain the following Level of Service Standard for recreation facilities:

Facilities Level of Service Standards	
Facility Type	Level of Service Standard
Baseball	1 Diamond / 6,750 Persons
Basketball	1 Court / 2,600 Persons
Boat Launching	1 Boat Ramp / 6,750 Persons
Football/Soccer	1 Field / 3,333 Persons
General Play	1 Equipped Play Area / 1,250 Persons
Little League Baseball	1 Field / 5,000 Persons
Nature Study	1 Mile of Trail / 10,000 Persons
Softball	1 Field / 10,000 Persons
Tennis	1 Court / 2,000 Persons
Volleyball	1 Court / 6,000 Persons

**ROS 1.2.4:** Maintain the following Level of Service Standards for recreation park land acreage needs:

Facilities Level of Service Standards	
Recreation Site	Level of Service
Mini-Park	0.8 Acres / 1,000 Persons
Neighborhood Park	1.0 Acre / 1,000 Persons
Community Park	1.5 Acre / 1,000 Persons

**ROS 1.2.5:** Locate future facilities to meet level of service standards adopted herein.

**ROS 1.2.6:** Update the Parks and Recreation Service impact fee to reflect amended Level of Service and needs analysis from the parks and recreation master plan.

**ROS 1.2.7:** Establish requirements in the land development code for new residential subdivisions to provide for recreation and open space.

**ROS 1.2.8:** Evaluate and consider building a public aquatic facility as a part of the parks and recreation master plan.

**ROS 1.2.9:** Seek grant and other funding sources to establish and expand the city's parks and recreation facilities and amenities.

**ROS 1.3:** Increase recreational opportunities for bicyclists, skaters and pedestrians by enhancing and expanding the trail and sidewalk network within the city.

**ROS 1.3.1:** Coordinate with Forward Pinellas in the design and construction of extensions and modifications to the Pinellas Trail to form a multimodal network.

**ROS 1.3.2:** Seek grant and other funding sources to establish and expand the active transportation network within the City.

**ROS 1.4:** Promote asset-based economic development through eco-tourism and cultural tourism.

**ROS 1.4.1:** Advocate programs, policies and partnerships between City and commercial recreation providers that assist in promoting economic development through eco-tourism.

**ROS 1.4.2:** Incorporate asset-based cultural heritage connections into parks in support of the City's Strategic Plan as part of the parks and recreation master plan.

**ROS 1.5:** Preserve environmentally sensitive lands and lands that support threatened or endangered species for passive recreation.

**ROS 1.5.1:** As part of the parks and recreation master plan process, evaluate and identify environmentally sensitive and scenic areas to preserve passive recreational uses. This effort shall be coordinated with land acquisition and conservation/preservation policies in the Coastal Management and Conservation Elements and consider outcomes from the city parks and recreation master plan.

**ROS 1.5.2:** Evaluate the development of an environmental lands protection list and opportunities for conservation easements.

**ROS 1.5.3:** Update the Land Development Code to require conservation easements, or an appropriate Future Land Use Map amendment, as a condition of approval during development review processes to protect environmental lands in perpetuity.

**ROS 1.6:** Improve equitable accessibility to parks and recreation facilities for all.

**ROS 1.6.1:** Provide access for disabled persons at all public parks and recreational facilities in accordance with the Florida Building Code and the Federal Americans with Disabilities Act of 1990, and as amended.

**ROS 1.6.2:** Consider inclusive and intergenerational recreation spaces and opportunities in the development of the park and recreation master plan.









# LIFELONG LEARNING ELEMENT

The Lifelong Learning Element replaces the Public Schools Element, which is no longer required. Recognizing the importance of education to the well-being of residents and the local economy, the City has re-imagined the former Public Schools Element to address workforce and continuing education in addition to coordination with the Pinellas County School District.

## Strategic Plan Alignment

The revised Lifelong Learning Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective D.1.1:** Evaluate economic challenges of redevelopment and develop an asset-based economic strategy for the City.
- ⇒ **Objective D.3.2:** Identify unmet needs of daily living within the City and develop strategies to address those needs.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Removal of '9J-5' references.
- ⇒ New policy addressing coordination in changes to school facilities.
- ⇒ New objective and policies incorporating sustainability and location efficiency of educational facilities.
- ⇒ New policies addressing coordination with both public and private schools and local government.
- ⇒ New goal, objectives, and policies addressing workforce development and equitable access to education.

## Goals, Objectives, and Policies

### **LL 1: COORDINATE WITH PUBLIC AND PRIVATE SCHOOLS AND OTHER PARTNERS ON THE DEVELOPMENT OF EDUCATIONAL FACILITIES THAT ENCOURAGE SUSTAINABLE COMMUNITIES, COHESIVE NEIGHBORHOODS, AND COMMUNITY BUILDING.**

**LL 1.1:** Collaborate with the School District and partner local governments to ensure coordination of schools planning with local land use planning and development. Implement the Public Schools Interlocal Agreement with the Pinellas County School District (School District) and other partners.

**LL 1.1.1:** Consider population and school enrollment projections in land use and capital investment decisions.

**LL 1.1.2:** Continue population and school enrollment projections in land use and capital investment decisions.

**LL 1.1.3:** The City shall inform the School District in advance of infrastructure projects that will restrict vehicular, bicycle, or pedestrian accessibility to public schools with sufficient time for School District review and comment.

**LL 1.1.4:** The School District must notify the City of the need for on site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools within the City's jurisdiction. The School District and the City will coordinate on any off-site improvements.

**LL 1.1.5:** Partner with the School District, local government, other public and private schools and partners to coordinate the development of educational facilities and land use plans, development approvals and other capital facilities.

**LL 1.1.6:** The School District must notify the City of proposed school facility changes including new construction, remodeling, renovations, closures or changes in the type of school.

**LL 1.2:** Collaborate with the School District and other public and private partners to encourage cohesive and sustainable development.

**LL 1.2.1:** Collaborate with partners in the planning, location and development of educational facilities, and in the evaluation of potential school closures, significant school renovations, and school site selections before land acquisition or disposal.

**LL 1.2.2:** Educational facilities must be compatible with the present and projected use of surrounding properties and community infrastructure, resources, and assets.

**LL 1.2.3:** Explore opportunities to collocate school facilities with mutually supportive public facilities and activities.

**LL 1.2.4:** Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

**LL 1.2.5:** Industrial education facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

**LL 1.2.6:** Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the City of Tarpon Springs Comprehensive Plan.

**LL 1.2.7:** For new sites, additional facilities, or redevelopment projects, consistency with the Comprehensive Plan may be conditioned.

**LL 1.2.8:** Coordinate with the School District for emergency and operations.

**LL 1.2.9:** Support the School District's commitment to sustainable design and operations.

**LL 1.2.10:** The City and School District shall strive to plant more trees in and around school grounds in order to reduce heat islands.

## **LL 2: COLLABORATE WITH THE SCHOOL DISTRICT, ST. PETERSBURG COLLEGE AND OTHER PUBLIC AND PRIVATE PARTNERS TO ENSURE EQUITABLE ACCESS TO EDUCATIONAL FACILITIES AND WORKFORCE DEVELOPMENT OPPORTUNITIES FOR ALL.**

**LL 2.1:** Collaborate with partners to address socioeconomic barriers to education and workforce opportunities.

**LL 2.1.1:** Make strategic investments to connect people with education and training opportunities for at-risk communities, including:

- Low-income workers;
- Persons with disabilities;
- Older residents;
- Veterans;
- Parents with young children; and
- Formerly incarcerated persons.

**LL 2.2:** Collaborate with partners to provide safe and efficient physical access to education facilities and workforce development.

**LL 2.2.1:** Participate with local and regional committees and task forces to coordinate safe, equitable access to education and training opportunities.

## **LL 3: MAINTAIN A HIGHLY-TRAINED AND WELL-EDUCATED LOCAL WORKFORCE THAT EFFECTIVELY COMPETES FOR EMPLOYMENT, MEETS THE NEEDS OF BUSINESSES, AND INCREASES OPPORTUNITIES FOR SOCIAL MOBILITY.**

**LL 3.1:** Collaborate with public and private partners to develop a diversely-skilled workforce that meets existing and anticipated business needs.



**LL 3.1.1:** Work with schools, St. Petersburg College, the library, other educational institutions, community-based organizations, businesses, labor unions, and other government partners to:

- Provide training in “soft-skills” and vocational skills, daycare, and other services that enable people to enter the workforce and earn a living wage.
- Support educations and training programs that provide pathways to successful employment.
- Develop and expand education and training programs targeted to the needs of local businesses and City government.

**LL 3.2:** Enable the City’s youth to access quality education and compete in the global economy.

**LL 3.2.1:** Strengthen the relationship with Pinellas County Public Schools to provide safe locations for children and youth to learn, explore, and connect with other educational, workforce, and personal development opportunities.

**LL 3.2.2:** Support youth-based job-training opportunities that provide classes, coaching, and the development of skills leading to jobs with livable wages.

**LL 3.2.3:** Foster collaborations that connect youth and young adults to internships and other education and training opportunities.

**LL 3.2.4:** Support programs that help people who have dropped out or are at risk of dropping out of high school to achieve education, personal, and employment goals.

#### **LL 4: IMPROVE THE SAFETY OF STUDENTS AS THEY ACCESS PUBLIC SCHOOL FACILITIES.**

**LL 4.1:** Collaborate with the School District and other local governments to promote safe access for students to public school facilities.

**LL 4.1.1:** Participate on Forward Pinellas’ School Transportation Safety Committee (STSC) to identify locations within the County where student safety is a concern, and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.

**LL 4.1.2:** Consider implementation of recommendations from the STSC that affect its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action, to support student access to public schools in a manner that both improves student.

**LL 4.1.3:** Cooperate with School District initiatives that implement STSC recommendations for modifications to a school campus.

**LL 4.1.4:** Determine the priority for construction of those sidewalks, crosswalks, bicycle paths, and other improvements that help to provide continuous access to public schools for pedestrians and bicyclists, in the capital improvements program.

**LL 4.1.5:** For new development or redevelopment within a two-mile radius of any existing or planned public school facility, the City may require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36(5), F.S.

**LL 4.1.6:** When available, the City shall apply for Safe Routes to School grants in order to close any sidewalk gaps in proximity to schools.

**LL 4.1.7:** Consider connecting Disston Avenue to provide a direct, efficient connection to St. Petersburg College.







# CULTURE, HERITAGE, & PRESERVATION

The Historic and Cultural Resources Element directly corresponds and aligns with the following Goals from the “Culture, Heritage and Preservation” Focus Area of the Strategic Plan:

- ⇒ **GOAL C.1:** Protect the city’s unique cultural heritage and identify
- ⇒ **GOAL C.2:** SMART growth and redevelopment that incorporates historic community characteristics







# HISTORIC & CULTURAL RESOURCES ELEMENT

Historic resources provide a physical link to past human activity. “Historic resources” are also “cultural resources”, but the term “cultural resources” has broader application that extends to expressions of living culture. Tarpon Springs has a wealth of historical and cultural resources, including individual buildings, archaeological sites, a National Register of Historic Places (NRHP) downtown district, the Greektown NRHP Traditional Cultural Property district, a local historic district, two NRHP listed cemeteries, and enduring cultural practices rooted in the community’s history. Tarpon Springs cultural resources contribute to local identity and sense of place, establish continuity with the past, and provide opportunities for greater understanding of human history and its relationship to the present. Continued identification, evaluation, preservation, and interpretation of historic and cultural resources is vital to maintain the diverse qualities that set Tarpon Springs apart from other communities.

Historic resources are finite: their loss is irretrievable and irreversible. The Historic and Cultural Resources Element seeks to:

- Establish goals, objectives and policies to preserve and protect cultural resources for current and future generations.
- Provide for the establishment of regulatory and administrative procedures to review and mitigate the impacts of development activities on cultural resources.
- Allow for the development of programs to support and incentivize preservation.
- Promote education about the city’s cultural resources, and the value of their continued preservation.

## Strategic Plan Alignment

The revised Historic and Cultural Resources Element aligns with the following goals and objectives of the City’s Strategic Plan:

- ⇒ **Objective C.1.1:** Market and promote the rich cultural heritage, resources, and diversity of the City.
- ⇒ **Objective C.1.2:** Create a plan to connect the cultural footprint throughout the City.
- ⇒ **Objective C.1.3:** Seek grant opportunities to preserve the culture and rich heritage.
- ⇒ **Objective C.2.1:** Incorporate culture, heritage and preservation into sustainability planning.
- ⇒ **Objective C.2.2:** Strengthen the comprehensive and land use regulations with stronger adherence to historic community characteristics.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Expanded to include cultural resources.
- ⇒ New goal to recognize the diversity of cultural traditions and foster artistic expression.
- ⇒ New policies to encourage additional preservation plans and regulatory tools.
- ⇒ New policies to consider additional incentives for preservation.
- ⇒ New policy to implement the Adaptation and Resiliency Plan for the Historic District and Greektown.
- ⇒ Updated references.
- ⇒ Removal of ‘9J-5’ references.

## Goals, Objectives, and Policies

### HIS 1: IDENTIFY, PRESERVE, AND PROTECT ARCHITECTURAL, HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES.

**HIS 1.1:** Update historic, archaeological, and cultural resource surveys, ordinances, guidelines and databases.

**HIS 1.1.1:** Continue to update the original Historic Site Inventory.

**HIS 1.1.2:** Prepare new Florida Master Site File/Historical Site Inventories for previously undocumented properties as they become 50 years old.

**HIS 1.1.3:** Continue to use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Standards for Review codified in the Land Development Code, and the City of Tarpon Springs Historic District Design Review Guidelines Manual in the Certificate of Appropriateness process.

**HIS 1.1.4:** Continue to pursue ongoing grant funding to fulfill the goals, objectives and policies of this Element.

**HIS 1.1.5:** Integrate Florida Master Site Files into the City's public-facing Geographic Information System.

**HIS 1.1.6:** Evaluate Comprehensive Zoning and Land Development Code regulations to identify revisions to better support the goals, objectives and policies of this Element.

**HIS 1.2:** Protect against demolition of significant sites throughout the City by increasing the number of designated historic and cultural resources.

**HIS 1.2.1:** Study the eligibility of individual archaeological, historic, and cultural resources for listing in the local or National Register of Historic Places.

**HIS 1.2.2:** Protect historic and cultural resources and sites outside of local or National Register Historic District through designation as an historic site or landmark.

**HIS 1.3:** Consider designation of new historic districts in the City where community support is demonstrated and apply context-sensitive guidelines for preservation.

**HIS 1.3.1:** Consider historic designation of neighborhoods that have been documented by a comprehensive historic and architectural survey.

**HIS 1.3.2:** Encourage the development of community-driven plans for historic districts to guide future preservation and complimentary development.

**HIS 1.3.3:** Consider the use of neighborhood conservation overlay districts to apply preservation guidelines specific to the area.

**HIS 1.4:** Preserve historic, archaeological, cultural, architectural and ecological resources.

**HIS 1.4.1:** In the event of any annexation of land, the City shall determine if the area includes any historic, archaeological, cultural architectural, and ecological resources to be preserved.

**HIS 1.4.2:** Apply preservation policies and ordinances in the review of proposed land development activities involving historic structures, sites, and districts.

**HIS 1.4.3:** Review building permit and redevelopment requests that affect historic structures, sites, and districts in accordance with the exemptions permitted by the Florida Building Code and Federal Emergency Management Agency (FEMA).

**HIS 1.4.4:** Maintain City historic property in accordance with the Secretary of the Interior's standards.

**HIS 1.5:** Protect archaeological sites through the Land Development Code.

**HIS 1.5.1:** Institute density transfers in conjunction with preservation easements for archaeological sites.

**HIS 1.5.2:** Require mitigation of archaeological sites prior to land development activities if avoidance is not feasible.

**HIS 1.5.3:** Consider developing an archaeological probability determination policy for use in the review of proposed land development activities.

**HIS 1.6:** Preserve historic and cultural resources by integrating historic preservation best practices into local emergency management.

**HIS 1.6.1:** Continue to update and maintain the Florida Master Site File Inventory in order to keep current data on structures and sites in the Historic District.

**HIS 1.6.2:** Historic and cultural preservation principles will be considered in the hazard mitigation and emergency management planning processes.



**HIS 1.6.3:** Develop an expedited Certificate of Appropriateness review process for the repair/restoration of historical resources in the event of an emergency or disaster.

**HIS 1.6.4:** Prepare emergency response plans for individual City-owned historic resources.

**HIS 1.6.5:** Adopt and implement the Adaptation and Resiliency Plan for the Downtown Historic District and Greentown Historic District.

**HIS 1.7:** Provide incentives and programs to encourage the protection and restoration of significant historic and cultural resources.

**HIS 1.7.1:** Consider implementation of a façade grant program for designated historic structures.

**HIS 1.7.2:** Consider and evaluate the establishment of a grant program to assist lower-income residents with repair and restoration of designated contributing and contributing-altered structures.

## **HIS 2: INCREASE PUBLIC AWARENESS OF AND EDUCATION ABOUT THE HISTORIC PRESERVATION PROCESS.**

**HIS 2.1:** Provide education on protection of historic, cultural, and archaeological resources.

**HIS 2.1.1:** Conduct public information campaigns to increase awareness of historic preservation procedures and programs.

**HIS 2.1.2:** Develop and maintain a list of historic properties that are threatened by demolition through neglect.

**HIS 2.1.3:** Develop programming to inform the public about historic preservation issues within the City.

**HIS 2.1.4:** Continue and expand landmark signage and plaque program to increase public awareness of historic and cultural resources, and seek partners to implement the plan.

**HIS 2.1.5:** Develop historic and cultural interpretive programs to engage visitors and residents.

**HIS 2.2:** Develop a program to promote historic and cultural tourism as part of the asset-based economic strategy.

**HIS 2.2.1:** Consider designating significant scenic open spaces and parks within the city, including, but not limited to Craig Park, Tarpon Avenue, Spring Bayou, Whitcomb Bayou, Sunset Beach, and Dorsett Park and develop corresponding preservation and/or development regulations within the Historic Preservation Ordinance.

**HIS 2.2.2:** The City shall utilize street furniture, lighting, signage, and landscaping to enhance historic areas.

**HIS 2.2.3:** Work with Pinellas County Historic Preservation Commission, Tarpon Springs Area Historical Society and other partners to develop walking tours and/or other forms of visitor engagement with the City's historic assets.

## **HIS 3: RECOGNIZE THE DIVERSITY OF CULTURAL TRADITIONS AND FOSTER ARTISTIC EXPRESSION TO ENRICH QUALITY OF LIFE FOR RESIDENTS AND VISITORS.**

**HIS 3.1:** Support and raise awareness of the diverse, evolving cultural heritage of the City.

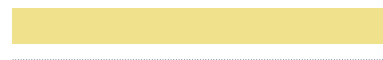
**HIS 3.1.1:** Permit cultural events, celebrations, programs, and exhibits at City buildings, outdoor spaces, and parks.

**HIS 3.1.2:** Equitably support arts programs and access to these resources for all ages, incomes, and abilities throughout the City.

**HIS 3.2:** Use art and design in public spaces to enhance sense-of-place.

**HIS 3.2.1:** Prepare a Public Art Master Plan to identify opportunities and locations for public art and establish priorities.

**HIS 3.2.2:** Encourage input from the community in which public art is to be located before creating or consolidating plans.







# INFRASTRUCTURE

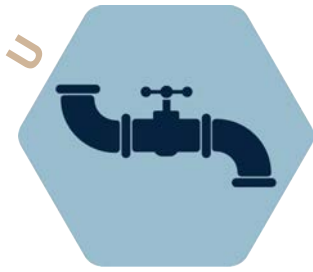
The Utilities and Capital Improvements Elements correspond and align with the following Goals from the “Infrastructure” Focus Area of the Strategic Plan:

- ⇒ **GOAL A.1:** A City-Wide Clean Energy Program
- ⇒ **GOAL A.2:** A Comprehensive Infrastructure Master Plan
- ⇒ **GOAL A.3:** Environmental Impact Preparedness









## UTILITIES ELEMENT

The Utilities Element covers the City's planning for potable water distribution, wastewater collection, stormwater runoff handling, and disposal of solid waste. The City's capacity to serve its current and future citizen populations with respect to all four of these public facilities is intact and in fact, exceeded. The City's citizens are to be commended for individually responding to the need to reduce per capita demand for services, notably through participation in water conservation, reclaimed water use, and solid waste reduction. The challenge that will define planning going forward is the condition and stability of infrastructure for service delivery. Water delivery, wastewater collection and stormwater handling/conveyance infrastructure systems are in some cases incomplete, but are primarily experiencing significant aging, similar to other older cities in Pinellas County. The approach to meeting this challenge involves:

- Continuing to strive for greater efficiency and stability of user impacts on a per capita basis;
- Investing in Citywide studies and master planning, both alone and in conjunction with other governmental entities;
- Pursuit of outside funding to augment and spread the burden of costs for facility maintenance and improvements;
- Programming and implementation of a capital program for proactive facility upgrades and replacements.

### Strategic Plan Alignment

The revised Utilities Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective A.2.3:** Formalize a City-wide maintenance plan to improve the City's infrastructure.
- ⇒ **Objective B.1.1:** Maintain stormwater action plan for environmental cleanliness for waterways, streets, stormwater, sidewalks, drinking water, sewage, beaches and parks.
- ⇒ **Objective B.1.3:** Minimize impact of wastewater on the environment.

### 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Language that is outdated due to changes in regulations, operations and entities.
- ⇒ Language that can be removed due to completed initiatives (a significant portion of the Utilities Element fits this category).
- ⇒ Replacement language that is updated to reflect current initiatives, regulations, studies and master planning.
- ⇒ Language that could be consolidated into fewer statements while maintaining intent.
- ⇒ Language that can be found elsewhere in the Comprehensive Plan.

### Goals, Objectives, and Policies

#### U 1: PROVIDE SANITARY SEWER SERVICE TO MEET THE EXISTING AND FUTURE NEEDS OF THE SERVICE AREA POPULATION WITHOUT ADVERSE AFFECTS ON THE NATURAL ENVIRONMENT.

**U 1.1:** Provide the level of service necessary for proper wastewater treatment and disposal in order to ensure the protection of the City's citizens and the environment.

**U 1.1.1:** Adopt a level of service design standard for sanitary sewer of 100 gallons per capita per day (gpcd) consistent with the current wastewater capacity design standards adopted by the Florida Department of Environmental Protection (FDEP). This standard is established for the City of Tarpon Springs and shall be used in determining the availability of facility capacity and the demand created by new development.

**U 1.1.2:** Maintain service compliant with applicable state design standards as adopted by FDEP, and, evaluate the Land Development Code for consistency with those standards.

**U 1.1.3:** The City shall require developer participation to fund sewer system expansion when it is deemed necessary by the Public Services Department based upon an engineering review.

**U 1.1.4:** Provide a process and appropriate criteria for property located in the unincorporated areas of Pinellas County requiring City sewer service to annex into the municipal limits of the City.

**U 1.1.5:** Maintain the 5-Year wastewater treatment facility capacity analysis report to monitor and anticipate capacity.

**U 1.2:** Develop and implement a plan to improve the resiliency of critical wastewater facilities.

**U 1.2.1:** Utilize the results of the most recently completed City-wide vulnerability assessment and adaptation plan, as updated from time to time, along with other relevant information to prioritize and implement facility improvements to reduce the vulnerability of City wastewater facilities to flooding, sea-level rise, and hurricane damage.

**U 1.2.2:** The City shall consider siting future wastewater treatment facilities outside of the Coastal High Hazard Area to the extent practicable.

**U 1.3:** Repair, replace and rehabilitate aging wastewater infrastructure in a proactive manner.

**U 1.3.1:** Develop an updated 20-year wastewater capital facilities plan on a five year cycle, and, review and track goals and progress through the annual update of the Capital Improvements Program (CIP) and 5-year schedule.

**U 1.3.2:** The City shall continue to correct existing sewer line and manhole infiltration by the replacement or slip-lining of deficient sewer lines.

**U 1.4:** Continue to improve the efficiency of wastewater operations.

**U 1.4.1:** Utilize a proactive maintenance program and modern asset management system to minimize equipment downtime and reduce unscheduled maintenance.

**U 1.4.2:** Evaluate and incorporate new treatment, instrumentation, automation, and process control technologies into the wastewater treatment facility to ensure that the most current standards are met for Advanced Wastewater Treatment (AWT).

**U 1.4.3:** Continue to evaluate and explore options for energy efficiency and alternative energy options in wastewater operations, including the electrification of the vehicle fleet and the use of solar energy where appropriate.

**U 1.5:** Coordinate the extension of the sewer system to meet future needs.

**U 1.5.1:** Maintain the 20-year wastewater capital facilities plan for planning of the sanitary sewer collection system, and, implement sound fiscal policies for funding in conjunction with the City's potable water system as provided under Goal 4 of this element.

**U 1.5.2:** Continue to evaluate funding options for implementation of septic to sewer projects outlined in the Feasibility Study for Extended Sewer Service within the Service Area of Tarpon Springs, herein adopted by reference. By September 2026, update the study to document completed projects and re-evaluate the feasibility of extending sewer service to areas with more than one septic system per acre.

**U 1.5.3:** Continue, in the Comprehensive Plan and Land Development Code, to require new development and redevelopment, including site plans, subdivisions, conditional uses and changes in use to connect to the City's wastewater service as required by, and pursuant to, the terms of the Capital Improvements Element of this plan.

**U 1.6:** Provide reclaimed water to the residents of the City in an efficient and financially feasible manner and continue to meet or exceed the Southwest Florida Water Management District's 75% reclaimed water utilization goal.

**U 1.6.1:** Reuse of treated wastewater shall be the preferred method of effluent disposal over surface water discharge.

**U 1.6.2:** The City shall require the extension of reclaimed water service lines to serve new development if it is feasible as determined by the Public Services Department.

**U 1.7:** Continue to provide sound fiscal management for the operation and maintenance of wastewater service in the City's service area.



**U 1.7.1:** Charge user fees to cover system operating costs and repayments of capital costs, and, allow for repair and replacement of existing facilities. Continue to evaluate new rate structures as necessary.

**U 1.7.2:** Set aside funds for repair and replacement of the wastewater system and prevent diversion of such funds to other uses.

**U 1.7.3:** Continue to seek financial support for the wastewater capital improvement program through grants administered by appropriate regional, state and federal agencies.

## **U 2: COLLECT AND DISPENSE OF SOLID WASTE IN AN EFFICIENT, FINANCIALLY FEASIBLE AND ENVIRONMENTALLY SAFE MANNER, AND REDUCE THE SOLID WASTE STREAM.**

**U 2.1:** Continue to maintain adequate levels of service for the solid waste collection and disposal needs of existing and future populations.

**U 2.1.1:** Adopt a Level of Service (LOS) standard for solid waste of 1.3 tons per person per year consistent with the Pinellas County countywide LOS standard. This standard is established for the City of Tarpon Springs and shall be used in determining the availability of facility capacity and the demand created by new development.

**U 2.2:** Continue to develop collection and transport strategies which minimize costs and use optimally located waste transfer facilities.

**U 2.2.1:** Set standards for the provision of safe, sanitary and consistent solid waste collection service to all properties within the municipal limits. The City shall be the sole provider of solid waste and recycling disposal services within the municipal limits.

**U 2.2.2:** Collection services shall not be extended to properties outside the City limits unless sufficient capacity exists to serve the committed municipal area.

**U 2.3:** Continue to provide sound fiscal management for solid waste collection, transport, disposal and recycling.

**U 2.3.1:** Charge fees to customers to adequately cover system operating costs, repayments of capital costs and allow for repair and replacement of existing facilities.

**U 2.3.2:** Regularly evaluate and identify the need for improvements and additional capacity required to manage solid waste collection and transport.

**U 2.3.3:** Continue to explore and implement appropriate staging and hauling methods such as the use of compactors and similar technologies in order to introduce cost-saving efficiencies for both the City and the customer.

**U 2.4:** Continue a solid waste reduction and recycling program to conserve natural resources, minimize solid waste disposal needs and maximize the existing County disposal facilities' capacity and life.

**U 2.4.1:** Maintain a solid waste recycling program that includes collection of recyclable solid waste material and transport to appropriate facilities.

**U 2.4.2:** Explore methods for waste volume reduction that involve other local governments and non-governmental organizations to promote appropriate materials salvage, reuse and recycling programs in the City.

**U 2.4.3:** Continue and expand the City government recycling program to include waste volume reduction and waste reuse measures for City facilities, operations and construction projects.

**U 2.4.4:** Continue and expand the City's ongoing public education program involving all age groups and media venues, to provide for best waste stream reduction practices and optimal recycling participation.

**U 2.5:** Continue to coordinate with other local governments in the Countywide solid waste disposal program.

**U 2.5.1:** Continue to participate in the Pinellas County Solid Waste Disposal Recycling and Resource Recovery Programs.

**U 2.5.2:** Continue to participate on the Pinellas County Technical Management Committee.

**U 2.5.3:** Coordinate with Pinellas County and other local governments as needed to update identification of locations for staging and management of storm event debris.

**U 3: PROVIDE AN EFFICIENT STORMWATER MANAGEMENT PROGRAM THAT ALLEVIATES CHRONIC FLOODING AND IMPROVES THE QUALITY OF STORMWATER DISCHARGING INTO LOCAL RECEIVING WATERS.**

**U 3.1:** Maintain adequate levels of stormwater management service for existing and future populations.

**U 3.1.1:** The adopted Level of Service standard for stormwater retention facilities in open basins is the attenuation of the 25-year frequency storm, 24-hour duration. For facilities in volume-sensitive basins it is the net increase in runoff volume for the 100-year, 24-hour storm event. These standards shall be used in determining the availability of facility capacity and in determining the demand created by new development and redevelopment.

**U 3.1.2:** Maintain implementing land development regulations and accompanying technical specifications to provide specific standards and design guidance for development compliance with the level of service.

**U 3.1.3:** Continue City's policy to implement a regulatory stormwater program primarily through on-site retention of stormwater for new development, and, through appropriate conveyance restrictions to the City stormwater system for redevelopment. It is the City's policy to not invest in major geographic expansions of its existing City system to serve new development.

**U 3.1.4:** Require stormwater facilities to comply with Southwest Florida Water Management District (SWFWMD) regulations.

**U 3.1.5:** Ensure that the City's stormwater management regulatory program is coordinated with the City's floodplain management regulatory program.

**U 3.2:** Design and maintain a comprehensive Citywide stormwater management program for management of stormwater quantity and quality in the publicly maintained system.

**U 3.2.1:** Maintain and periodically update the Stormwater Action Plan that assesses flooding conditions and problem areas occurring within the City limits, and, provides conceptual solutions towards flood volume abatement and enhancement of water quality by utilizing treatment systems and best management practices.

**U 3.2.2:** Ensure that the Stormwater Action Plan includes a prioritized capital improvement plan for implementation and consideration in the City's annual adoption of the 5-year schedule of capital improvements.

**U 3.2.3:** Continue participation in and compliance with the National Pollutant Discharge Elimination System (NPDES) program to address abatement of water pollution resulting from stormwater runoff.

**U 3.2.4:** Continue active participation in the National Flood Insurance Program through the City's Floodplain Management Program for the purpose of recognizing flood prone areas and reducing flood damage and loss through the Community Rating System, repetitive loss designations and similar initiatives.

**U 3.2.5:** Participate in interlocal agreements and cooperative projects to evaluate and manage watersheds in which the municipal area of the City is located including the St. Joseph's Coastal Watershed, the Lake Tarpon Watershed, the Klosterman Bayou Watershed and the Anclote River Watershed.

**U 3.2.6:** Ensure that the City's regulatory framework (regulations and design manual) are updated as necessary to reflect new and revised data informing the City's stormwater action plan and watershed management.

**U 3.2.7:** Seek cooperative and grant funding from local, state, regional and federal sources and agencies to implement the stormwater action plan.

**U 3.3:** Maintain and, where possible, enhance City stormwater system infrastructure and operation to reduce the adverse effects of chronic and storm-related flooding events.

**U 3.3.1:** Continue to provide a program of regular maintenance of the City's stormwater management system to ensure maximum efficiency and performance.

**U 3.3.2:** Ensure that stormwater facility maintenance include measures to remove trash, sedimentation and other debris which

impede flow, and, incorporate structural and non-structural measures to reduce or eliminate the discharge of oil, grease, heavy metals and other suspended particles into stormwater management systems.

**U 3.3.3:** Maintain a proactive enforcement program against illicit discharge of pollutants into and/or through stormwater conveyance systems, and, against private stormwater infrastructure that is not maintained in compliance with City standards.

**U 3.3.4:** Continue and expand the City's ongoing public education program involving all age groups and media venues, as the best way to achieve a pollutant-free conveyance of stormwater runoff in and from the City through the implementation of best management practices by its citizens.

**U 3.3.5:** Maintain and periodically update the City's stormwater utility fee to fund maintenance of the City's stormwater system and program. Consider update of the fee system through periodic analysis and application of the total impervious surface of individual properties to calculate the fee.

**U 3.3.6:** As regular maintenance warrants the planned repair and/or replacement of aging stormwater infrastructure, consider the installation of expanded and/or technologically advanced system components where advisable as opportunities arise.

**U 3.4:** Incorporate long-term sustainability and resiliency principles into the stormwater management program.

**U 3.4.1:** Incorporate appropriate low-impact development and green infrastructure principles and methods into the City's regulatory and public infrastructure stormwater programs.

**U 3.4.2:** The City shall require sodding and appropriate landscaping as components of the drainage system for natural filtration and erosion control.

**U 3.4.3:** Preserve and buffer waterbodies, wetlands and wetland hydrology to ensure that natural stormwater conveyance and storage are maintained as a way to prevent exacerbation of stormwater flooding, and to ensure that new stormwater systems do not affect natural hydrologic functions.

**U 3.4.4:** Adapt the City's stormwater program to plan for future sea level rise consistent with program guidance and funding requirements of the State of Florida, including both regulatory and infrastructure components of the program.

**U 3.4.5:** Consider the development of a stormwater master plan for the City's core area of downtown including the Special Area Plan district and the surrounding historical plats of record, with the intent of generating a multi-faceted approach that includes the use of dedicated public rights-of-way, private maintenance of certain components, incorporation of stormwater parks/green space, and other creative or innovative initiatives.

#### **U 4: CONTINUE TO DEVELOP AND MAINTAIN THE CITY'S POTABLE WATER SUPPLY SYSTEM TO MEET ANTICIPATED DEMAND.**

**U 4.1:** Maintain adequate potable water Levels of Service for existing and future populations.

**U 4.1.1:** The adopted Level of Service standard for potable water is 110 gallons per capita per day (gpcd) at a pressure of 50-60 pounds per square inch (psi). This standard shall be used in determining the availability of facility capacity and demand created by new development, unless there is other information which indicates that a proposed development is likely to require additional water supply beyond this standard.

**U 4.1.2:** Evaluate the land development code for consistency with applicable state design standards as adopted by the Florida Department of Environmental Protection.

**U 4.2:** Provide adequate quantities and qualities of water service to all customers in the Tarpon Springs service area.

**U 4.2.1:** Ensure that land development regulations, building codes and City ordinances adequately address water system provisions.

**U 4.2.2:** Ensure that when new subdivisions are being developed, it shall be the responsibility of the developer to provide internal water systems which are constructed to City specifications.

**U 4.2.3:** Continue to construct water system improvements which will provide adequate quantity, pressure and duration of fire flows while meeting system user needs.



**U 4.2.4:** Continue to construct improvements which will conserve energy, water and other valuable resources.

**U 4.2.5:** Continue to identify, acquire and develop sources of water supply to meet current and future water demands.

**U 4.2.6:** Data and analysis is required for all Future Land Use Map amendments which demonstrate that adequate water supplies and associated public facilities will be available to meet projected growth demands.

**U 4.3:** Continue to operate and maintain the water system in a safe, sound and efficient manner.

**U 4.3.1:** The City shall develop, fund, and implement a long term plan for replacement of aging water mains, particularly galvanized and cast iron water mains. The plan shall be prioritized based on sound engineering principles such as level of service, local water quality, pipe age and material and other similar factors, to ensure an equitable level of infrastructure funding throughout the City.

**U 4.3.2:** Continue to monitor water quality and the operation of the water distribution system with the intent of repairing and replacing deficient portions of the system within the framework of the capitalized budgeting process.

**U 4.3.3:** Continue to replace aging small diameter water mains and provide adequate spacing of fire hydrants to provide adequate levels of fire protection.

**U 4.3.4:** Require at the time of application for connection to the public potable water system, that minimum fire flows and hydrant spacing be consistent with fire district standards.

**U 4.3.5:** Evaluate and incorporate new treatment, instrumentation, automation, and process control technologies into the water treatment facility.

**U 4.3.6:** Utilize a proactive maintenance program and modern asset management system to minimize equipment downtime and reduce unscheduled maintenance.

**U 4.3.7:** Continue to evaluate and explore options for energy efficiency and alternative energy options in water operations, including the electrification of the vehicle fleet.

**U 4.3.8:** Establish and update as necessary, designated wellhead protection areas around existing and future potable water wells for the purpose of groundwater protection.

**U 4.4:** Continue to provide sound fiscal management for the operation and maintenance of potable water service in the City's service area.

**U 4.4.1:** Charge user fees to cover system operating costs, repayments of capital investments and to allow for repair and replacement of existing facilities. Continue to evaluate new rate structures as necessary.

**U 4.4.2:** Prioritize and schedule major improvements through the capital improvements program.

**U 4.4.3:** Set aside funds for repair and replacement of the water system and do not divert those funds to other uses.

**U 4.4.4:** Continue to seek financial support for the creation of a municipal water system through grant programs administered by appropriate regional, state and federal agencies.

**U 4.4.5:** Modify the building code and land development regulations to provide standards for improved indoor and outdoor water conservation in new construction.

**U 4.4.6:** Develop and maintain rate structures and policies which encourage conservation of potable water.

**U 4.4.7:** Provide public education materials to inform citizens of the need and opportunities for conserving potable water.

**U 4.4.8:** Provide a process and appropriate criteria for property located in the unincorporated areas of Pinellas County requiring City service for potable water to annex into the municipal limits of the City.

**U 4.5:** Coordinate with other government agencies to meet regional and local water supply challenges.

**U 4.5.1:** The City shall continue to cooperate with the Southwest Florida Water Management District (SWFWMD), Pinellas County, and other regional entities in collaborative activities that promote solutions to regional water supply challenges, including water supply planning, hydrologic data collection, water conservation, regional studies, and similar efforts. This includes completion of the 10-year water supply work plan for consistency with the 5-year updates of the SWFWMD's regional water supply plan. The water supply work plan, as updated on a 5-year cycle, is hereby adopted as reference document.

**U 4.5.2:** The City shall recognize the importance of groundwater aquifer recharge, and provide wellfield protection policies to protect water quality in the City's water supply wells.

**U 4.5.3:** The City shall continue to coordinate with SWFWMD and Pinellas County Utilities on the operation of the City's Reverse Osmosis Water Facility, the establishment of level-of-service standards, resource allocations, changes in service areas and annexations.

**U 4.6:** Anticipate and plan for emerging water supply and drinking water regulations for the protection of public health.

**U 4.6.1:** Evaluate emerging water quality standards and new regulatory changes and develop plans to meet these requirements in a proactive manner.

**U 4.6.2:** Develop a robust utility operations cybersecurity program to meet National Institute of Standards and Technology (NIST) and Environmental Protection Agency (EPA) standards for water and wastewater operational networks.

**U 4.6.3:** Dedicate funding and other necessary resources to meet the EPA Lead and Copper Rule, emerging rules on polyfluoroalkyl substances (PFAS) and other emerging contaminants.











# CAPITAL IMPROVEMENTS ELEMENT

The Capital Improvements Element provides the framework by which the City plans for the completion of capital projects needed to ensure the delivery of adequate public facilities and meet adopted levels of service. The Capital Improvements Element (CIE) differs from the City's Capital Improvements Program (CIP) in that the element only addresses those facilities derived from other elements of the Comprehensive Plan. It focuses on the capital outlay required to meet existing deficiencies and maintain adopted level of service standards for the expected population growth over the planning horizon. Overall the City is currently well-positioned with respect to its ability to accommodate growth expected through the year 2045. The City's capital improvements strategy is mainly focused on maintenance and upgrades of existing systems, especially those that are aging (e.g., the City's wastewater treatment system). Addressing service deficiencies of existing systems is also a significant focus (e.g., stormwater handling system). Significant changes to state law that have taken effect since the Capital Improvements Element was last updated. These changes allow the City to provide a more focused and concise element that includes:

- Clarification of the scope of capital improvements being planned for, the 5-Year schedule improvements and the capital improvements program.
- A guidance framework for prioritizing, selecting and implementing capital projects that ensures adequate facilities and levels of service.
- Ensuring the consistency and update of capital improvements, including proportionate fair share of new or expanded facilities needed to accommodate new development.
- Ensuring timely provision and funding of capital improvements, including proportionate fair share of new or expanded facilities needed to accommodate new development.

The City's 5-year schedule for capital improvements is provided as an adopted supplemental document to this element. This schedule is also adopted by resolution annually with the City's operating budget.

## Strategic Plan Alignment

The revised Capital Improvements Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Objective A.2.1:** An integrated planning process to develop a Capital Improvements Plan.
- ⇒ **Objective A.2.2:** Implement a Capital Improvements Plan that improves, expands and modernizes our roads, sewers, waterway, utilities and other infrastructure.
- ⇒ **Objective F.2.1:** Utilize the Strategic Plan as a tool to prioritize budgeting, annual and long-range capital expenditures.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Language that is outdated due to changes in regulations, operations and/or entities.
- ⇒ Replacement language and reorganization to layout a clear approach to capital improvements planning and provides the policy basis for adequate facilities and concurrency management ordinances found in the Land Development Code.
- ⇒ Language that could be consolidated into fewer statements and policies while maintaining intent and clarity of the capital improvements planning framework.
- ⇒ Language that can be found elsewhere in the Comprehensive Plan (e.g., Level of Service Standards)

# Goals, Objectives, and Policies

**CIE 1: ESTABLISH A WELL-ORGANIZED AND APPROPRIATE PLAN TO PROVIDE NEEDED PUBLIC FACILITIES TO ALL RESIDENTS WITHIN THE CITY'S JURISDICTION IN A MANNER WHICH PROTECTS PUBLIC AND PRIVATE INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE AND VALUE OF EXISTING FACILITIES AND ENSURES THAT EXISTING AND NEW FACILITIES ARE PREDICATED ON A BASIS OF SOUND FISCAL POLICY.**

**CIE 1.1:** Provide capital improvements necessary to correct existing deficiencies, to accommodate future growth and to replace obsolete or worn-out facilities.

**CIE 1.1.1:** Include within the Capital Improvements Element (CIE) a schedule of projects required to accommodate projected growth covering a minimum 5-year period. Capital improvements are defined for purposes of the CIE as physical assets, constructed or purchased, that have a minimum useful life of ten (10) years and a minimum total cost of \$50,000. The 5-Year schedule of projects is included in the City's Annual Budget, updated annually, and hereby incorporated by reference.

**CIE 1.1.1:** The Capital Improvements schedule will identify funded and unfunded needs to accommodate growth for the minimum 5-year period. Capital improvements projects identified as deficiencies will be prioritized in the 5-year schedule.

**CIE 1.1.3:** The annual review of the capital improvements schedule shall include the following considerations:

- a) Update of actual and projected new development,
- b) Update of remaining capacity of public facilities,
- c) Update of cost, revenue, and timing of facilities along with necessary adjustments based on ability to meet the 5-year schedule,
- d) Update on elimination of deficiencies and meeting the needs of future development,
- e) Effective maintenance of level of service standards,
- f) Coordination with the plans of state and regional agencies, and private providers of public facilities within the City's jurisdiction, and,
- g) Effectiveness of impact fee and proportionate share funding administration.

**CIE 1.1.4:** Adopt a Capital Improvements Program (CIP) with the annual City budget which will:

- a) Identify improvements that are scheduled in the succeeding 5-year period according to capital needs in the areas of water, sewer, solid waste, drainage, roads, libraries, parks and recreation, public buildings and facilities (including hurricane shelter facilities), law enforcement, fire protection, emergency services and other capital needs,
- b) Ensure that level of service standards are maintained,
- c) Show the need and funding source for each funded capital project for the 5-year period and program funding levels sufficient to implement required projects including analysis, planning and other implementation support activities, and,
- d) Provide the basis for the City's annual capital budget that identifies the funding needs for implementation of the first year (budget year) of the adopted 5-year CIP and schedule.

**CIE 1.1.5:** As part of adoption of the annual budget and the 5-Year CIP, provide a rationale for any additions, deletions or revisions to projects prioritization that differs from the previous fiscal year's CIP.

**CIE 1.1.6:** Selection of projects included in the CIP shall be prioritized as follows:

- a) The project is needed to protect public health and safety, or to fulfill the City's legal commitment to provide facilities and services including for development orders,
- b) The project preserves or achieves full use of existing assets, thus maintaining or achieving adopted levels of service,
- c) The project corrects an existing level of service deficiency,
- d) The project significantly reduces the cost of providing a new or existing service,
- e) The project corrects service level deficiencies resulting from new growth: first, to provide full service to existing developed areas or infill development, and, second, to provide directed infrastructure to projected growth areas,
- f) The project results in an increase in level of service or represents a new service.

**CIE 1.1.7:** Selection of projects for inclusion in the CIP shall:

- a) Be evaluated for consistency with, and implementation requirements of, this Plan,
- b) Be evaluated for consistency with restrictions on public infrastructure expansion in the Coastal High Hazard Area described in the Coastal Management Element of this Plan,
- c) Be evaluated for consistency with the facilities plans of state, regional and private facilities providers operating in the City.

**CIE 1.2:** Adequate facilities must be assured in order to support future development and redevelopment at adopted levels of service for each facility mandated by this Plan.

**CIE 1.2.1:** Maintain an adequate facilities ordinance and a concurrency management system to ensure that adequate facility capacity is available or will be available to serve development. For purposes of public facility planning the City shall use adopted Level of Service (LOS) standards set forth in the Future Land Use Element, the Transportation Element, the Utilities Element, the Recreation and Open Space Element, the Lifelong Learning Element and the Coastal Management Element of this Plan in reviewing impacts of growth on public facilities that are mandated by the Plan.

**CIE 1.2.2:** The City shall use the development approval process to ensure strict coordination of, and compliance with, the level of service standards through the adequate facilities ordinance ensuring adequate facilities are in place or funded to serve development, and, through the concurrency management system ensuring that, at the time development impacts are realized, adequate facilities are in place for those facilities so-designated: potable water, sanitary sewer, solid waste, and drainage.

**CIE 1.2.3:** Evaluate the potential impact on public facilities for proposed amendments to this Plan including:

- a) Whether the proposal would generate public facility demands that will be met, or exceeded, by capacity increases planned and set out in the 5-year schedule of capital improvements,
- b) Whether the proposal would exacerbate any existing or future public facility capacity deficiencies,
- c) Whether the proposal would alter or otherwise diminish the level of service below the adopted levels of service,
- d) Whether the proposal would adversely affect plans and programs of state agencies, water management districts, Pinellas County, or Pasco County, especially with respect to changes in levels of service or capital needs.

**CIE 1.2.4:** Continue to coordinate with Pinellas County Schools through the school interlocal agreement as updated from time to time and hereby adopted by reference, to monitor the amount, type, and distribution of population growth and school enrollment and to comply with the terms of the agreement to ensure maintenance of sufficient public school capacity to support the anticipated students from new residential developments consistent with the adopted level of service for public schools.

**CIE 1.3:** Identify and manage available or projected fiscal resources to ensure the timely provision of needed capital improvements for existing development, committed and active development orders, and, anticipated future growth.

**CIE 1.3.1:** Consider a variety of financing mechanisms for capital improvements including, but not limited to grants, impact fees, Penny for Pinellas allocation, special taxing districts or surtaxes as allowable by Pinellas County, tax increment financing, funding agreements, proportionate share funding, federal aid, state aid, general obligation bonds, revenue bonds, service changes and the general fund.

**CIE 1.3.2:** Maintain an impact fee ordinance to set forth procedures and standards that enable new development to meet its proportionate share of capital facilities costs for roads, parks, schools, public buildings and facilities (including hurricane shelter facilities), libraries, fire protection, emergency medical services, and law enforcement. Review impact fee levels periodically for needed updates.

**CIE 1.3.3:** Impact fees shall be used to cover costs for new or expanded public infrastructure facilities including, but not limited to, studies and surveys, planning and design, permitting, land costs, construction, materials and equipment. New development shall bear the cost of construction of any interim facilities and equipment and impact fee credits shall not be given for any interim infrastructure which is not utilized in the permanent system for the public facility.

**CIE 1.3.4:** Continue to utilize the City's share of the Pinellas County Transportation Impact Fee and all other impact fees collected from development projects as a dedicated funding source for new capital growth related to public and capital facilities in order to maintain level of service standards.



**CIE 1.3.5:** In addition to impact fees, continue to utilize enterprise funds as the dedicated funding source for capital growth related to utilities. These sources of funding will be used to meet or exceed the level of service standards for utilities.

**CIE 1.4:** Maintain a system and protocol by which future development is required to bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

**CIE 1.4.1:** Future development shall bear a proportionate share of the cost of new or expanded capital facilities required to accommodate such development, consistent with adopted levels of service and planning criteria for the required facilities. The imposition of impact fees, proportionate share mitigation and dedication requirements, development agreements, and funding agreements are some of the methods used to ensure that future development meets this requirement.



# SUPPLEMENTAL DOCUMENT

## 5-Year Capital Improvements Program Schedule







# GOOD GOVERNANCE

The Plan Administration, Property Rights, and Intergovernmental and Interagency Coordination Elements correspond and align with the following Goals from the “Good Governance” Focus Area of the Strategic Plan:

⇒ **GOAL F.2:** Effective and Efficient Implementation of City Policies and Plans





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# PLAN ADMINISTRATION ELEMENT

## Goals, Objectives, and Policies

### PA 1: PURPOSE AND IMPLEMENTATION.

The purpose of this Element is to establish guidelines for the effective administration of the Comprehensive Plan document in accordance with the requirements of the Community Planning Act, and other applicable law. These administration techniques include guidelines on plan implementation, public participation, and plan progress monitoring.

#### PA 1.1: Goals, Objectives, and Policies.

Each element of the Comprehensive Plan contains a section of applicable goals, objectives, and policies that are designed to describe and identify programs, activities, and regulations through which the Comprehensive Plan is to be implemented.

**PA 1.1.1:** Goals are not designed to be implemented or enforced on a daily basis. Instead, goals are intended as the long-range end toward which the City desires to be directed. Objectives serve as a benchmark or interim measure with which progress toward the goals can be identified. The objectives tend to be specific, and are often measurable. Policies represent the guiding principles upon which land use regulations are based and land use decisions are made.

**PA 1.1.2:** Goals, objectives, and policies are not listed in any order of importance. All goals, objectives, and policies shall be considered of equal importance in the implementation of this Comprehensive Plan.

#### PA 1.2: Development Order Defined.

A “development order” shall be defined as any building permit, subdivision approval, zoning permit, rezoning, certification, agreement, conditional use, variance, or any other official action of local government having the effect of permitting the development of land.

#### PA 1.3: Consistency.

All development orders reviewed after the effective date of this Comprehensive Plan shall only be issued if they are consistent with the goals, objectives, and policies contained within the adopted plan. Requests for development order approval shall be reviewed in accordance with, and shall be consistent with, all elements of the Comprehensive Plan.

Consistency shall mean to further the intent of the Comprehensive Plan. Inconsistency shall be determined when a development order is in conflict with the goals, objectives, policies and strategies of the Comprehensive Plan.

#### PA 1.4: Interpretation.

The following factors shall be considered in the interpretation of this Comprehensive Plan:

**PA 1.4.1:** Terms not defined shall be interpreted in the following order of importance:

- a) By reference to the relevant provisions of the Community Planning Act.
- b) The guidelines for administration contained herein.
- c) Generally accepted engineering, planning or other professional discipline’s terminology if technical in nature.
- d) According to common usage unless the content clearly indicates otherwise.

**PA 1.4.2:** The more specific statement shall control the general.

**PA 1.4.3:** The more restrictive statement shall have preference over the less restrictive.

**PA 1.4.4:** The goals, objectives, and policies of all elements are designed to be internally consistent, and, the intent of all elements shall be of equal importance.



#### **PA 1.5: Land Development Code.**

The Comprehensive Plan shall be implemented through a comprehensive set of land development regulations, to be known as a Land Development Code, adopted pursuant to the requirements of Section 163.3202, Florida Statutes. All land development regulations adopted pursuant to Chapter 163 shall be consistent with the Comprehensive Plan.

Development order review and approval may proceed under existing development regulations after adoption of the Comprehensive Plan only where consistent with the adopted Comprehensive Plan, and only until the effective date of a Land Development Code adopted pursuant to Section 163.3202, Florida Statutes.

#### **PA 1.6: Development Agreements.**

The City may desire to adopt a procedure for development agreements pursuant to the Florida Local Government Development Agreement Act (Florida Statutes 163.3221 et seq.) as a means of assuring the adequacy of public facilities. The procedure for development agreements shall be part of the Land Development Code.

#### **PA 1.7: Local Planning Agency (LPA).**

The Community Planning Act requires the designation of a Local Planning Agency (LPA) for the purpose of overseeing the formulation of a Comprehensive Plan and Land Development Regulations. The LPA function is one of conducting public hearings for the purpose of providing review, comments, and recommendations to the Board of Commissioners. The Planning and Zoning Board has been designated as the City's LPA.

#### **PA 1.8: Amendments.**

The City shall establish protocols and procedures for amending the Comprehensive Plan.

**PA 1.8.1:** Amendments to the Comprehensive Plan maybe initiated as follows:

- a) By the Board of Commissioners and by City staff.
- b) By recommendations to the Board of Commissioners made by the Local Planning Agency (LPA).
- c) To the Future Land Use Map Series by a property owner.
- d) To the Future Land Use Map Series by citizens having in excess of 50% interest in an affected area.

**PA 1.8.2:** Amendments to the Future Land Use Map Series shall be consistent with the goals, objectives, and policies of all Elements of the Comprehensive Plan.

**PA 1.8.3:** The types of amendments shall be as follows and as further defined/described in Chapter 163, Florida Statutes:

- a) To the text of any element.
- b) To the Future Land Use Map Series.
- c) To the Schedule of Improvements, Capital Improvements Element, as formulated by the Board of Commissioners during budget review.

**PA 1.8.4:** The amendment procedure shall generally be as follows and as further defined in Florida Statutes:

- a) Initiation, review and scheduling by staff.
- b) Public notice in conformance with City and Statutory requirements.
- c) Review and recommendation by the LPA.
- d) Review and recommendation by the Board of Commissioners.
- e) Review and recommendation by Forward Pinellas (countywide planning authority).
- f) Transmittal to the State land planning agency where required.
- g) Final action by the Board of Commissioners.
- h) Transmittal of final adopted action to the State land planning agency.

**PA 1.8.5:** The review criteria for amendments shall include a consideration of the following:

- a) Compliance with Florida Statutes Chapter 163.
- b) An assessment of internal Comprehensive Plan consistency.
- c) The effects upon other jurisdictions.
- d) The effects upon adopted level of service standards.
- e) The adequacy of data in the Comprehensive Plan or other documentation relating to the amendment.
- f) Other criteria enumerated in the adopted Land Development Code.

### **PA 1.9: Plan Application.**

Additional plan administration guidelines shall be enumerated as follows:

**PA 1.9.1:** Applications for development orders received prior to the effective date of the Comprehensive Plan may proceed to lawful issuance and construction provided the approval and construction processes continue unexpired and without interruption until the development is complete.

**PA 1.9.2:** All development orders issued after the effective date of the Comprehensive Plan shall be consistent with the provisions of the Plan.

**PA 1.9.3:** Single family residential development orders inconsistent with the density provisions of the Comprehensive Plan shall be permitted where a legal nonconforming lot is involved.

**PA 1.9.4:** Modifications to existing development orders shall be consistent with the Comprehensive Plan.

**PA 1.9.5:** Existing land use regulations shall be applied in a manner consistent with the Comprehensive Plan. In the event of a conflict between the Plan and existing land development regulations, the Plan shall prevail.

### **PA 2: PUBLIC PARTICIPATION.**

Procedures are hereby adopted to provide for and encourage public participation in the planning process, including consideration of amendments to the Comprehensive Plan, and, evaluation and appraisal of the Comprehensive Plan.

#### **PA 2.1: Procedure.**

The procedures shall include the following:

**PA 2.1.1:** Provisions to assure that owners of real property are provided with notice of official actions that will affect the use of their property.

**PA 2.1.2:** Provisions for notice to keep the general public informed;

**PA 2.1.3:** Provisions to assure that there are opportunities for the public to provide written comments;

**PA 2.1.4:** Provisions to assure that the required public hearings are held; and,

**PA 2.1.5:** Provisions to assure the consideration of and response to public comments.

#### **PA 2.2: Legal Notice.**

Legal notice, at a minimum, shall be provided for in compliance with Florida State Statutes. More stringent legal notice requirements may be established by the City.

**PA 2.2.1:** Legal notice, whether by publication or mail, shall contain substantially the following information:

- a) Date, time, and place of all scheduled hearings;
- b) The subject matter to be discussed;
- c) Where the subject matter may be inspected by the public;
- d) That interested parties may appear and be heard;
- e) That written comments will become part of the record;
- f) That the hearing may be continued as necessary; and,
- g) That an appeal of any action must be based on transcripts of the proceedings.

#### **PA 2.3: Public Hearings.**

The City shall establish protocols and procedures for public hearings on matters pertaining to the Comprehensive Plan.

**PA 2.3.1:** All amendment hearings shall be open to the public. At a minimum the following public hearings shall be scheduled:

- a) A Local Planning Agency hearing before the Planning and Zoning Board;
- b) A hearing of "first reading" before the Board of Commissioners, which may also be a transmittal hearing; and
- c) An adoption hearing before the Board of Commissioners.

**PA 2.3.2: Document Availability.** The Comprehensive Plan document and proposed amendments to the Comprehensive Plan shall be posted on the City’s web site and be made available in hard copy format when requested.

**PA 2.3.3: Official Record.** An official record shall be kept of all public hearings. Copies may be made available to the public upon request.

**PA 2.3.4: Vote.** An amendment shall require an affirmative vote of not less than a majority of the total Board membership for recommendation, transmittal, and adoption.

**PA 2.3.5: Announcement of Public Hearings.** The intention to hold and advertise additional public hearings shall be announced at each public hearing where additional hearings are necessary. The date of additional hearings shall be announced if they are scheduled.

**PA 2.3.6: Public Comment.** Written public comment received in a timely manner shall be made available to all reviewing Boards and will be attached to the meeting minutes.

### PA 3: COMPREHENSIVE PLAN MONITORING, EVALUATION AND UPDATE.

In order to ensure implementation and adequacy of the adopted Comprehensive Plan it is necessary to establish guidelines for a monitoring and evaluation program. Results of the monitoring and evaluation shall then be used to adjust the Comprehensive Plan.

#### PA 3.1: Implementation Work Plan.

The City shall maintain a coordinated implementation work plan towards implementation of the Comprehensive Plan. The work plan shall include studies, projects, programs, initiatives, and regulatory updates Citywide, that carry out, or assist in carrying out the goals, objectives, policies and strategies of the Comprehensive Plan. The Planning and Zoning Department shall annually review the implementation work plan with the Planning and Zoning Board.

#### PA 3.2: Triennial Review.

It shall be the responsibility of the Board of Commissioners (BOC) to conduct a review and update, as needed, of the Comprehensive Plan every three (3) fiscal years, as outlined in the City Charter. The Board of Commissioners may direct that the Planning and Zoning Department and the LPA conduct such studies, data compilation, reporting and/or evaluation as may be necessary to assist the BOC in completing their review and preparation of any necessary updates.

#### PA 3.3: Evaluation and Appraisal.

Every seven (7) years, pursuant to the requirements of Florida Statutes Chapter 163, the Planning Department, LPA and Board of Commissioners shall evaluate the Comprehensive Plan to determine if plan amendments are necessary to reflect changes in state requirements and shall notify the state land planning agency of the determination. If amendments are necessary, the City shall prepare and transmit the plan amendments within one (1) year of submittal of the aforementioned notification.





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# PROPERTY RIGHTS ELEMENT

The Property Rights Element states how private property rights considerations factor into local government decision-making processes. As of 2021, this element is required to be included in a city’s comprehensive plan, per Section 163.3177(6)(i)2, Florida Statutes (Chapter 2021-195, Laws of Florida). Tarpon Springs adopted the Property Rights Element in February 2022 and there have been no changes to this element as a part of the 2023 Comprehensive Plan Update.

## Strategic Plan Alignment

The Property Rights Element aligns with the following goals and objectives of the City’s Strategic Plan:

- ⇒ **Goal E.1:** Continuous interactive communication with residents.
- ⇒ **Goal E.2:** Expanded community outreach.
- ⇒ **Goal F.2:** Effective and efficient implementation of City policies and plans.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ There are no proposed changes to the Property Rights Element.

## Goals, Objectives, and Policies

### PR 1: THE CITY SHALL ENSURE THAT REGULATORY AND LAND USE DECISIONS ARE BASED ON:

- THE PUBLIC SAFETY, HEALTH AND WELFARE OF THE RESIDENTS, INSTITUTIONS, AND BUSINESSES OF THE CITY AS A WHOLE.
- THE GOALS, OBJECTIVES AND POLICIES OF THIS COMPREHENSIVE PLAN.
- MINIMIZING THREATS TO HEALTH SAFETY, AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.
- PROTECTION AND ENHANCEMENT OF NATURAL, HISTORICAL AND MAN-MADE RESOURCES FOR USE BY CITIZENS AND VISITORS.
- ESTABLISHED PRIVATE PROPERTY RIGHTS.

#### PR 1.1: Consideration of Property Rights.

**PR 1.1.1:** Pursuant to Florida Statutes Chapter 163.316(10), the following rights shall be considered in local decision making:

- 1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- 2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
- 3) The right of a property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
- 4) The right of a property owner to dispose of his or her property through sale or gift (the terms “his” or “her” include any entity that may be a property owner).



**PR 1.1.2:** Consideration of property rights shall also include ensuring city regulatory and land use decisions are based primarily on the public safety, health and welfare of the residents, institutions, and businesses of the city as whole, and on the goals, objectives and policies of this comprehensive plan.

**PR 1.1.3:** All land use and regulatory decisions are required to follow the procedures, notice requirements, review criteria and appeal processes set forth in the City of Tarpon Springs, Florida Code of Ordinances.

**PR 1.2:** Private Property Rights Dispute Resolution.

**PR 1.2.1:** The City shall provide for and encourage dispute resolution as a means of resolving disputes related to private property rights.

**PR 1.2.2:** The City encourages the use of methods agreed to by the disputing parties and lawfully available for arbitration, mediation, or other forms of alternative dispute resolution. The City also ensures, by adoption of this element that disputing parties are made aware of the availability of dispute resolution methods provided under the Florida Land Use and Environmental Dispute Resolution Act (Florida Statutes Section 70.51).

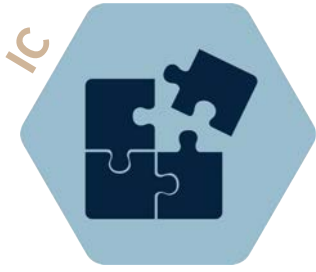
**PR 1.2.3:** The City shall, as applicable, prepare and adopt procedures providing for the availability of the appeal of a City decision relative to the comprehensive plan, rezoning, or a development order.



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# INTERGOVERNMENTAL & INTERAGENCY COORDINATION ELEMENT

The Intergovernmental Coordination Element coordinates the policies and activities set forth in the City's Comprehensive Plan with adjacent local governments, regional agencies, state agencies, nongovernmental organizations, private service providers, and other relevant entities. The main goal of the statutory requirement for this element is to ensure that coordination mechanisms are in place for the provision of services provided by governmental units that do not necessarily have regulatory authority over land use. Significant changes to state law that have taken effect since the Intergovernmental Coordination Element was last updated. The reader will notice that the revised element is much shorter. These changes allow the City to provide a more focused and concise element that meets its needs and the State Statutes including:

- Removal of all references to, and all verbiage required by, the now-repealed Rule 9J-5 of the Florida Administrative Code.
- Consolidation of the element to address coordination required by state law and areas that are essential to the implementation of the Comprehensive Plan.
- Reorganize the element to establish the coordination mechanism framework first, and then specify the coordination avenues to be pursued towards implementation of the Comprehensive Plan.

## Strategic Plan Alignment

The revised Intergovernmental and Interagency Element aligns with the following goals and objectives of the City's Strategic Plan:

- ⇒ **Goal F.1:** Continuous improvement and innovation through a culture of accountability, open-mindedness, and respect.
- ⇒ **Goal F.2:** Effective and efficient implementation of City policies and plans.

## 2023 Update Summary

Updates to the goals, objectives and policies address:

- ⇒ Language that is outdated due to changes in regulations, operations, entities and coordination issues.
- ⇒ Language that could be consolidated into fewer statements and policies while maintaining intent and clarity.
- ⇒ Replacement language and reorganization to lay out a clear approach to intergovernmental coordination including the mechanism used, the major entities and coordination topics relevant to the Comprehensive Plan, and, retention of the statutorily required dispute resolution process.

## Goals, Objectives, and Policies

### IC 1: PROMOTE INTERGOVERNMENTAL AND INTERAGENCY COORDINATION TO EFFECTIVELY IMPLEMENT THE COMPREHENSIVE PLAN.

**IC 1.1:** Establish a framework for ongoing coordination with non-governmental agencies/entities and, with government entities at the local, regional, state, and federal levels.

**IC 1.1.1:** Consider the use of methods for intergovernmental cooperation with other units of government through informal and formal means such as the use of interlocal agreements, joint planning agreements, joint infrastructure agreements, annexation review, reciprocal review agreements, committee members and liaisons, or other appropriate mechanisms.

**IC 1.1.2:** Maintain membership on the Tampa Bay Regional Planning Council.

**IC 1.1.3:** Continue participation by elected officials and administrative personnel on the Forward Pinellas Board, the Planner's Advisory Committee, and the Technical Coordinating Committee.

**IC 1.1.4:** Consider participation in collaborative multi-jurisdictional and multi-agency committees and initiatives addressing a wide variety of common issues such as housing/homelessness, future sea level rise, and other emerging topics.

**IC 1.1.5:** Identify and utilize, where appropriate and advantageous for the City, joint planning area mechanisms providing for annexation, facilities services, joint infrastructure projects, and other needs.

**IC 1.1.6:** Consider the use of the Voluntary Dispute Resolution Process as administered by the Tampa Bay Regional Planning Council to resolve disputes with other local governments, regional agencies and private interests that cannot be resolved through direct intergovernmental coordination.

**IC 1.2:** Coordinate with local, regional, state and federal agencies and with private utilities providers to facilitate improved cooperation, collaboration and communication towards implementation of the Comprehensive Plan.

**IC 1.2.1:** Forward all proposed large scale Future Land Use Map amendments north of the Anclote River to Pasco County in advance of the adoption hearing.

**IC 1.2.2:** Coordinate water supply planning with the Southwest Florida Water Management District's Regional Water Supply Plan.

**IC 1.2.3:** Coordinate with the St. Petersburg College Tarpon Springs Campus on workforce training, transit connections, collocation of facilities and other possible mutually beneficial initiatives.

**IC 1.2.4:** Coordinate Comprehensive Plan amendments with Forward Pinellas through established Countywide Plan review processes to ensure that consistency with the Countywide Plan is maintained.

**IC 1.2.5:** Coordinate the City's future transportation network with the Forward Pinellas Metropolitan Planning Organization's most recently adopted Long Range Transportation Plan.

**IC 1.2.6:** Work with the Pinellas County Emergency Management Department, the Tampa Bay Regional Planning Council and the State of Florida in the coordination and furthering of local emergency management plans and dissemination of information.

**IC 1.2.7:** Primarily through participation in the Forward Pinellas Metropolitan Planning Organization's Technical Coordinating Committee, coordinate City transportation planning with the Forward Pinellas Long-Range Transportation Plan, the Comprehensive Plans of Pinellas County and other relevant local governments, the Pinellas Suncoast Transit Authority, and, the Florida Department of Transportation's (FDOT's) Florida Transportation Plan and most recent FDOT District 7 Work Plan.

**IC 1.2.8:** Coordinate with public and private utility and service providers to improve service delivery that implements the City's adequate facilities and concurrency requirements and obligations.

**IC 1.2.9:** Ensure that public and private utility and service providers are coordinated with when planning City projects, and, ensure that utilities needs and future plans are considered in comprehensive planning and development review.

**IC 1.2.10:** Coordinate the management of the Anclote River Harbor with public entities having jurisdiction, including continued provision for maintenance dredging and disposal of dredge spoil.

**IC 1.2.11:** Continue to coordinate and participate in multi-jurisdictional and multi-agency efforts towards ecosystem management of the Anclote River, bayous, Lake Tarpon, and Gulf of Mexico through such programs as watershed management plans, the Florida Aquatic Preserve program, basin management action plans and similar programs.

**IC 1.2.12:** Implement the provisions of the Public Schools Interlocal Agreement, as updated from time to time and hereby adopted by reference, in coordination with Pinellas County Schools and the other local governments that are signatories to the Agreement In order to address:

- a) Availability of school facilities concurrent with new residential development.
- b) Coordination of Lifelong Learning Element updates, as needed.
- c) Identification of opportunities for mutually beneficial collocation of community recreational and other facilities.
- d) Other existing and emerging issues.



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TARPON SPRINGS 2045

# COMPREHENSIVE PLAN

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*TARPON TOMORROW: Planning for the Future, While Preserving the Past*