



# City of Tarpon Springs, Florida

Planning and Zoning Board  
324 East Pine Street  
Tarpon Spring, Florida 34689  
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

## PLANNING AND ZONING BOARD AGENDA MONDAY, SEPTEMBER 15, 2025 6:30 PM - CITY HALL AUDITORIUM

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. PLEDGE OF ALLEGIANCE

### 4. REFLECTION

### 5. CONSENT AGENDA

- a. Minutes
  - i. August 18, 2025, Draft Minutes for Approval
  - ii. July 17, 2023, Draft Minutes for Approval

### 6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

### 7. ORDINANCES AND RESOLUTIONS

- a. **Application 25-55:** Annexation, Future Land Use Map amendment, and Rezoning of property located at 630 July Drive; **(Quasi-Judicial, Legislative)**
  - i. **Ordinance 2025-12:** Annexation **(Quasi-Judicial)**
  - ii. **Ordinance 2025-13:** Future Land Use Map Amendment **(Legislative)**
  - iii. **Ordinance 2025-14:** Rezoning **(Quasi-Judicial)**
- b. **Ordinance 2025-15:** Land Development Code Amendment, Mobile Food Dispensing Vehicle Ordinance, Removing Sunset Provision (Application 25-63)**(Legislative)**

### 8. BOARD AND STAFF COMMENTS

### 9. ADJOURNMENT



**MINUTES  
PLANNING AND ZONING BOARD  
CITY OF TARPON SPRINGS, FLORIDA  
AUGUST 18, 2025**

THE PLANNING AND ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN PLANNING AND ZONING BOARD IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON MONDAY, AUGUST 18, 2025, AT 6:30 PM WITH THE FOLLOWING PRESENT:

ALTERNATE MEMBER JULIE WADE  
MEMBER MATTHEW COLLINS  
ALTERNATE MEMBER LORI RAINALDI WEAVER  
MEMBER SUSAN SWENSON  
MEMBER DERLA EARLY  
MEMBER ROBERT ROCKELEIN  
VICE-CHAIRPERSON JUSTIN VESSEY

ABSENT/EXCUSED: CHAIRPERSON N. MIKE KOUSKOUTIS

ALSO PRESENT: PATRICIA MCNEESE, AICP, PLANNING SUPERVISOR  
ALLIE KEEN, AICP, PRINCIPAL PLANNER  
ANDREW DICKMAN, ESQ, AICP, BOARD ATTORNEY  
KIMBERLY CREIGHTON, BOARD SECRETARY

**1. CALL TO ORDER**

Vice-Chairperson Vessey called the meeting to order at 6:30 P.M.

**2. ROLL CALL**

Board Secretary Creighton called the roll.

**3. PLEDGE OF ALLEGIANCE**

Mr. Vessey led the Pledge of Allegiance to the Flag of the United States of America.

**4. REFLECTION**

Mr. Vessey led the reflection.

**5. CONSENT AGENDA**

a. Minutes

i. March 20, 2023

**MOTION:** Member Rockelein

**SECOND:** Alternate Member Weaver

to approve the minutes from March 20, 2023

**Vote on Motion** – Upon viva voce vote, the motion passed 7-0

ii. July 21, 2025

**MOTION:** Member Early

**SECOND:** Member Rockelein

to approve July 21, 2025, minutes as presented.

**Vote on Motion** – Upon viva voce vote, the motion passed 7-0

6. **QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**

Board Attorney Salzman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

7. **ORDINANCES AND RESOLUTIONS**

- a. **Resolution 2025-51; Conditional Use request to operate a school of general education in the HB (Highway Business) zoning district; 40349 N US Highway 19 North (Application #25-42) (Quasi-judicial)**

Staff:

Mrs. Keen provided background information and noted that staff recommended approval of Resolution #2025-51 with the following condition: A local business tax receipt must be obtained within 12 months.

Applicant:

Chuck Stewart, 40349 US Highway 19 N, Suite 423, noted that Mrs. Keen did an excellent job presenting the application and staff's recommendation. He further noted that there were going to be signs placed in the plaza to identify the school.

Public:

Elaine Kaye, 5305 Peacock Drive, Holiday, noted that she enjoyed Tarpon Springs, and she believed that this school was needed to empower other people's gifts.

**MOTION:** Member Early

**SECOND:** Member Rockelein

to approve Resolution 2025-51, Application 25-42 as presented.

**Vote on Motion** – Upon roll call vote, the motion passed as follows:

**Yes:** Alternate Member Wade  
Member Collins  
Member Rainaldi Weaver  
Member Swenson  
Member Early  
Member Rockelein  
Vice-Chairperson Vessey

**No:** None

- b. **Resolution 2025-52; Conditional Use and Site Plan approval to allow a formula-based restaurant use in the SAP (Meres Crossing Special Area Plan) zoning district; 1175 S Pinellas Avenue (Applications #25-32 & #25-36) (Quasi-Judicial)**

Staff:

Mrs. Keen provided background information and noted that staff found the application for conditional use and site plan approval consistent with the applicable review criteria and recommended approval of Resolution 2025-52, subject to the following conditions:

1. Construction plans shall be consistent with the approved site plan, landscape plan, elevations, and renderings. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
2. The development must comply with the Public Art Program requirements of the Land Development Code Section 296.00, if the aggregate job value is equal to or exceeds \$1,000,000.00.
3. The site plan shall expire in six months from the effective date unless a construction permit or building permit is obtained and kept active.

Applicant:

Brian Aungst, noted that Mrs. Keen provided an excellent presentation and this was a very exciting proposal for Tarpon Springs. He further noted that there was proper screening of the parking lot and that they were open to discussion to make the facade that faced Alternate 19, more suitable to the area.

Brad Karns, of Paradise Ventures, 140 Carillon Parkway, St Petersburg, noted that the parking lot design included preventative measures to protect the outside dining areas from vehicles, but that bollards would be installed as an additional safety measure. He further noted that the project would not impact any of the main utility lines that were at the southwest corner of the property.

**MOTION:** Member Rockelein

**SECOND:** Member Rainaldi Weaver

to approve Resolution 2025-52 as presented to include staff-recommended conditions and with the additional condition that bollards be installed to protect the exterior dining areas.

**Vote on Motion** – Upon roll call vote, the motion passed as follows:

**Yes:** Alternate Member Wade  
Member Collins  
Member Rainaldi Weaver  
Member Swenson  
Member Early  
Member Rockelein  
Vice-Chairperson Vessey

**No:** None

c. **Ordinance 2025-07; Rezoning request to rezone property from IPD (Industrial Planned Development) to IR (Industrial Restricted); 310, 320, & 340 Anclote Road (Application 25.28) (Legislative) DEFERRED FROM THE JULY 21, 2025, PLANNING AND ZONING BOARD MEETING**

Staff:

Mrs. McNeese provided historical information and indicated that staff recommended denial of Ordinance 2025-07 amending the Official Zoning Atlas from Industrial Planned Development (IPD) District to Industrial Restricted (IR). If the Board of Commissioners granted approval of the zoning change, staff recommended a zoning district designation of Land Conservation (LC) to correspond with the Preservation (P) Future Land Use Map category that applied to the wetlands on the property. Ordinance 2025-07 has been drafted to include this provision.

Applicant:

Brian Aungst, 625 Court Street, Clearwater, FL 33756, noted that this was a quasi-judicial hearing, not a legislative hearing as noted in the agenda. He further noted that this amendment should be approved, to make it consistent with the neighboring property and to allow the property owner reasonable uses for the property.

Public:

Gregory Barnes, 1281 Windy Bay Shoal, noted that the Tarpon Key development did not want this application approved.

Robert McCoy, 1288 Windy Bay Shoal, noted that there were plans for the road and that this might change the project. He further noted that he did not want this to be approved because he did not want the uses allowed in the IR (Industrial Restricted) zoning district near his residential property.

Staff:

Mrs. Vincent noted that the area where this application was located was considered a transitional area and that no land use or zoning changes were supposed to be made until the transitional plan was complete.

Applicant:

Tom Scannel, 7401 Stringfellow Road, St James City, FL 33956, noted that he had paid taxes on the land since he purchased it. He further noted that he was asking for this rezoning to make the property more marketable.

**MOTION:** Member Rainaldi Weaver

**SECOND:** Member Swenson

to table application 25.28.

**Vote on Motion** – Upon roll call vote, the motion passed as follows:

**Yes:** Alternate Member Wade  
Member Collins  
Member Rainaldi Weaver  
Member Swenson  
Member Rockelein  
**No:** Member Early  
Vice-Chairperson Vessey

**8. BOARD AND STAFF COMMENTS**

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Mrs. McNeese announced that the Board was invited to a workshop so they could provide input ahead of the public engagement session for the Downtown Tarpon Springs Plan.

Mr. Vessey mentioned that he was looking forward to the transition plan for the Anclote Road area.

**9. ADJOURNMENT**

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Chairperson Vessey adjourned the meeting at 09:28 PM.

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Chairperson

**\*Secretary's Note:** The preceding are action minutes and are not the official meeting record.

MINUTES\*  
PLANNING & ZONING BOARD  
CITY OF TARPON SPRINGS, FLORIDA  
JULY 17, 2023

THE PLANNING & ZONING BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN THE CITY HALL AUDITORIUM, ON MONDAY, JULY 17, 2023, AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

Merlin Seamon	Chairperson
Justin Vessey	Member
Georganna Frantzis	Member
Robert Rockelein	Member
Derla Early	Alternate Member

ABSENT/PRIOR NOTICE PROVIDED: N. Mike Kouskoutis Vice-Chairperson  
Nick Zembillas Member

ALSO PRESENT: Renea Vincent Planning and Zoning Director  
Patricia McNeese Principal Planner  
Caroline Lanford Principal Planner  
Allie Keen Senior Planner  
Kimberly Creighton Recording Secretary

**1. PLEDGE OF ALLEGIANCE AND INVOCATION (OPTION OF CHAIR)**

Chairperson Seamon called the meeting to order at 6:30 P.M. and asked everyone to stand for the Pledge of Allegiance.

Mr. Vessey led the invocation.

**2. PURPOSE/MISSION (OPTION OF CHAIR)**

Chairperson Seamon read the purpose/mission of the Planning and Zoning Board.

**3. CALL TO ORDER/ROLL CALL**

Recording Secretary Creighton called the roll.

**4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**

Ms. Kardash read the quasi-judicial statement and swore in all who planned to testify.

**5. APPLICATION #23-60, RESOLUTION 2023-21 (QUASI-JUDICIAL) SITE PLAN APPROVAL FOR PROPERTY LOCATED ON THE WEST SIDE OF ATHENS STREET APPROXIMATELY 75 FEET SOUTH OF DODECANESE BOULEVARD**  
**Staff:**

Mrs. McNeese gave background information and indicated that Staff found the application for site plan approval consistent with the applicable review criteria and recommended approval of Resolution 2023-21, subject to the following conditions:

1. Plans for the handicapped-accessible ramps shall be submitted with the building permit application and required a right-of-way utilization permit.
2. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
3. The developer was responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
4. The site plan shall expire at one year from the effective date unless an application has been filed for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

Renea Vincent, Planning and Zoning Director noted that a new project had to meet ADA requirements and they had to maintain access throughout their site for the public.

**Board:**

Mr. Seamon asked how the warrants were approved.

Ms. Kardash noted that she was going to have the findings of the Planning and Zoning Board recorded on the Resolution so that the Board of Commissioners were able to review the information during their review.

Mr. Rockelein noted concern with the ramp and the sidewalk.

**Applicant:**

Mercury Galarakis, 402 Pineapple Street and John Hoffman, 900 Bayshore Drive, noted that they were available to answer questions. Mr. Galarakis noted that the alley was not a parking lot, and they had no intention of parking in it.

Mr. Hoffman noted that the window at the sidewalk adjacent to Athens Street was not a service window so they would not be blocking the sidewalk.

**Public:**

Tina Bucuvalas, 115 Athens Street, noted that she was not in favor of the design of this project.

Mr. Hoffman noted that he knew about the history of the Greek architecture but that this building was in the same flavor of the rest of the commercial architecture at the sponge docks.

**Motion:** Mr. Vessey  
**Second:** Ms. Early

To approve application 23-60, Resolution 2023-21, with the submitted preliminary staff recommendations 1-4 adding the strike of the exhibit of the site plan that included sidewalk tables adding condition 6., approving the warrants and noting that the warrants met the intent of the SmartCode.

**Vote on Motion:** Upon roll call vote, the motion was passed, as follows.

Ms. Early	Yes
Mr. Rockelein	Yes
Ms. Frantzis	No
Mr. Vessey	Yes
Mr. Seamon	Yes

6. **APPLICATION #22-141, ORDINANCE 2023-05 (LEGISLATIVE) FUTURE LAND USE MAP AMENDMENT FOR APPROXIMATELY 6.71 ACRES LOCATED AT 44098 US HIGHWAY 19 NORTH FROM R/O/R (RESIDENTIAL/OFFICE/RETAIL) LAND USE CATEGORY TO THE CG (COMMERCIAL GENERAL) AND P (PRESERVATION) LAND USE CATEGORIES.**

**Staff:**

Mrs. Keen gave background information and indicated that Staff recommended approval of Ordinance 2023-05 amending the Future Land Use Map (FLUM) from R/O/R (Residential/Office/Retail) to CG (Commercial General) and P (Preservation).

**Applicant:**

Matt Chandler, 7462 Divot Loop, Lakewood Ranch, FL 34202, noted that they wanted to provide a site plan, however the process did not allow site plan simultaneously to land use amendments.

**Public:**

Scott Gross, 1964 Bayshore Blvd, Dunedin, noted that he represented the Brittany Park Townhomes. He indicated that the applicant and the Townhome Association were close to coming to an agreement with what the applicant was going to develop on the property.

Vincent Mannor 925 Eileen Court, 59 Unit Townhome Community, noted that the applicant was working well with his association to build something that would not interfere with the resident's quality of lives.

**Motion: Mr. Rockelein**  
**Second: Mr. Vessey**

To approve application 22-141, Resolution 2023-05 with staff recommended conditions.

**Vote on Motion:** Upon roll call vote, the motion was passed, as follows.

<b>Ms. Early</b>	<b>Yes</b>
<b>Mr. Rockelein</b>	<b>Yes</b>
<b>Ms. Frantzis</b>	<b>No</b>
<b>Mr. Vessey</b>	<b>Yes</b>
<b>Mr. Seamon</b>	<b>Yes</b>

**7. STAFF COMMENTS**

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Mr. Seamon indicated that he wanted to postpone the workshop until two weeks from tonight.

Mrs. Vincent noted that the Board was always welcome to ask questions to the Staff or the Attorney prior to meetings, so they were aware of the nuances of applications.

**8. BOARD COMMENTS**

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Mr. Seamon noted that this was another item to add to his list of problematic processes.

**Motion: Ms. Frantzis**  
**Second: Mr. Rockelein**

To approve the Chair or the Vice-Chair's representation of the Planning and Zoning Board at the Board of Commissioners meeting when Application 22-141 is heard.

**Vote on Motion:** Upon roll call vote, the motion was passed, as follows.

<b>Ms. Early</b>	<b>Yes</b>
<b>Mr. Rockelein</b>	<b>Yes</b>
<b>Ms. Frantzis</b>	<b>Yes</b>
<b>Mr. Vessey</b>	<b>Yes</b>
<b>Mr. Seamon</b>	<b>Yes</b>

**9. ADJOURNMENT**

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Mr. Seamon adjourned the meeting at 9:06 pm.

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Chairperson

**\*SECRETARY'S NOTE:** The preceding are action minutes and are not the official meeting record.

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**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS**  
**[SEPTEMBER 15, 2025 / SEPTEMBER 30, 2025, OCTOBER 28, 2025]**

**STAFF REPORT – SEPTEMBER 8, 2025**

**Application No. / Project Title:** #25-55 / Barbieri Annexation

**Staff:** Patricia L. McNeese, AICP, Planning Supervisor

**Applicant / Owner:** Kathleen Barbieri / Terrence A. Cassidy

**Property Size:** 0.610 acres

**Current Zoning:** Pinellas County – RU (Residential Urban)

**Proposed Zoning:** Tarpon Springs – RU (Residential Urban)

**Current Future Land Use:** Pinellas County – R-4 (One, Two and Three Family Residential)

**Proposed Future Land Use:** Tarpon Springs – R-70 (One and Two Family Residential)

**Location / Parcel ID:** 630 July Drive, approximately 170 feet west of Dixie Highway,  
Parcel Number: 06-27-16-39528-006-0070

**Ordinances:** Ordinance No. 2025-12 Annexation  
Ordinance No. 2025-13 Future Land Use Map Amendment  
Ordinance No. 2025-14 Zoning Atlas Amendment

**BACKGROUND SUMMARY:**

The applicant is requesting annexation of approximately 0.610 acres of property in conjunction with a proposed Future Land Use Map (FLUM) amendment from Pinellas County RU (Residential Urban) to City of Tarpon Springs RU (Residential Urban), and, a rezoning from Pinellas County R-4 (One, Two and Three Family Residential) to City of Tarpon Springs R-70 (One and Two Family Residential). The basis of the applicant’s annexation request is discussed below.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff has determined that the intent of the Land Development Code (LDC) criteria, particularly Section 208.00(G) is met. Although the detached garage on the property does not comply with the current City LDC standards with respect to the minimum rear yard setback, staff has determined that this will not create an “undue burden” or hardship with respect to City resources. Staff recommends **approval** of the following:

1. **Ordinance 2025-12** (quasi-judicial) to annex approximately 0.610 acres into the City of Tarpon Springs municipal boundary,
2. **Ordinance 2025-13** (legislative) to amend the Future Land Use Map (FLUM) from Pinellas County land use designation RU (Residential Urban) to City of Tarpon Springs designation RU (Residential Urban), and,
3. **Ordinance 2025-14** (quasi-judicial) to amend the Official Zoning Atlas from Pinellas County zoning district R-4 (One, Two and Three Family Residential) to City of Tarpon Springs zoning district R-70 (One and Two Family Residential).



**CURRENT PROPERTY INFORMATION:**

<b>Use of Property:</b>	Two-family residential
<b>Site Features:</b>	Developed with a duplex residence and a detached garage
<b>Vehicle Access:</b>	The parcel is accessed from July Drive.
<b>Flood Zone:</b>	The property is not in a flood zone and is not in the Coastal High Hazard Area.

**SURROUNDING ZONING & LAND USE:**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Pinellas County R-4 (One, Two and Three Family Residential)	Pinellas County RU (Residential Urban)
<b>South:</b>	Tarpon Springs R-70 (One and Two Family Residential)	Tarpon Springs RU (Residential Urban)
<b>East:</b>	Pinellas County R-4 (One, Two and Three Family Residential)	Pinellas County RU (Residential Urban)
<b>West:</b>	-Pinellas County R-4 (One, Two and Three Family Residential) -Tarpon Springs R-70 (One and Two Family Residential)	-Pinellas County RU (Residential Urban) -Tarpon Springs RU (Residential Urban)

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant has requested annexation of property located at 630 July Drive. The property is currently developed with a two-family (duplex) residential structure and a detached garage. The applicant has expressed a desire to reconfigure the lot lines, once annexed, to place the detached garage on the property to the south located at 611 Beckett Way. Although the parcel reconfiguration appears to be the basis for the applicant’s request, it is not under review as part of the current application.
2. Pinellas County is reporting no active code enforcement cases associated with the property to be annexed.
3. The property was built in 1986. The property size and dimensions are compliant with the standards for a two-family dwelling in the R-70 zoning district found in Section 25.03 of the Land Development Code. The applicant has provided a survey of the property. The minimum yard standards of both the current County zoning district and the proposed City zoning district are met with the exception of the rear yard setback of the detached garage. That structure is therefore a legal nonconforming structure in Pinellas County jurisdiction and would continue as such in the City’s jurisdiction.

**REVIEW STANDARDS / STAFF ANALYSIS - ANNEXATION:**

Section 208.00 of the LDC and Chapter 171.043, Florida Statutes provide standards for annexations. These standards, along with planning staff’s analysis are provided below:



- 1. Whether the property in question would create a municipal or county enclave upon annexation; i.e.: whether the area to be annexed is contiguous to the City’s boundaries and is reasonably compact.**

*Staff Analysis:* The property is contiguous to the existing Tarpon Springs municipal limits on the south side and will not create an enclave.

- 2. Whether the property in question would reduce a “Type A” enclave as identified in the City’s Interlocal Service Boundary Agreement with Pinellas County.**

*Staff Analysis:* Florida Statutes Section 171.031(13)(a) defines an enclave as “Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality.” This is referred to as a “Type A” enclave per the Interlocal Service Boundary Agreement (ISBA) with Pinellas County. The agreement was executed to provide flexibility with regard to statutory annexation processes in order to promote sensible service boundaries within the highly urban character of Pinellas County. The flexibility provided allows the City to annex noncontiguous properties that are in a Type A enclave notwithstanding the statutory annexation standards.

The subject property is not located within a “Type A” enclave and therefore would not reduce a “Type A” enclave. However, the property already meets the geographic criteria for annexation due to its adjacency to the municipal limits.

- 3. The impact of the property in question upon public facilities and the ability of the City to serve the property in question with public facilities upon annexation.**

*Staff Analysis:* The property has the following public facilities service characteristics:

- The City provides potable water service to this property. The City has the capacity to serve the property with both water and sewer service. Sewer service infrastructure is not in place on July Drive and would have to be extended by the property owner to receive service in the future. The property is currently served with an on-site sewage disposal system.
- The parcel frontage and access is via July Drive which is an existing roadway under the jurisdiction of Pinellas County.
- The property is within the City’s solid waste service area. The City has the capacity to provide solid waste service to these properties.
- The property is developed with a duplex and is exempt from stormwater handling requirements.
- The property is already located within the Tarpon Springs Fire District. The City has the ability to provide law enforcement services for this property.



**4. The history or status of any Pinellas County code enforcement actions or violations that may cause an undue burden on the City. Such actions include, but are not limited to unpermitted construction, FEMA violations, nonconforming uses and illegal or prohibited uses.**

*Staff Analysis:* A search of Pinellas County records using the property address and the property parcel number revealed no active/open code enforcement cases on file for the subject property.

The property was built in 1986. The property size and dimensions are compliant with the standards for a two-family dwelling found in Section 25.03 of the Land Development Code (R-70 zoning district standards). The survey of the property provided by the applicant shows that the rear yard setback of the detached garage is approximately nine (9) feet which does not conform with the minimum rear yard setback requirements of both the County and the City. Pinellas County requires a 10-foot rear yard setback (R-4 zoning district standard), and the City requires a 20-foot rear yard setback (R-70 zoning district standard). If annexed into the City the detached garage would therefore continue as a legal nonconforming structure in the City's jurisdiction. This condition is not expected to place any level of burden on City facilities or operations.

**5. Whether the property in question is consistent with the City's Comprehensive Plan.**

*Staff Analysis:* The applicant has requested a Future Land Use Map (FLUM) amendment to the Residential Urban (RU) category. This is consistent with the Comprehensive Plan Place-Based Area Map depiction of the area as Neighborhood Suburban. Neighborhood Suburban is characterized as "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" (Policy FLU 2.1.2). This property is located in an area of older original plats of relatively small lots that have been combined and reconfigured to create larger parcels with a variety of housing types. Properties surrounding the subject property include a triplex and a duplex to the west, a duplex to the east, single family and duplex residences to the south and single family residences to the north. This is an existing area of stable mixed housing in a setting of established neighborhoods with mature landscaping and neatly-kept properties. This annexation is consistent with the City's vision of a Neighborhood Suburban character for this area.

**REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT**

Section 207.03(C) of the LDC provides the standard for Comprehensive Plan amendments, namely, meeting the standards of state law.

*Staff Analysis:* The table below compares the Pinellas County's Residential Urban (current) FLUM category, and the City's Residential Urban (proposed) FLUM category. The uses are largely similar. The current allowable density (7.5 dwelling units per acre), floor area ratio (0.40) and impervious surface ratio (0.65) would remain unchanged. The Residential Urban FLUM designation also carries out the City's vision of "Residential Suburban" as depicted on the Place-Based Area Map of the



Comprehensive Plan. The Housing Element’s intent of meeting expected housing needs by promoting growth of infill development (especially outside the Coastal High Hazard Area per Policy CM 3.4.1), and, providing for a variety of housing types (Policy H 1.1.6) are also implemented with this annexation.

The FLUM amendment to the Residential Urban category is found to be consistent with the 2045 Comprehensive Plan and with state law.

**Comprehensive Plan:** The standards for the Pinellas County Residential Urban (RU) and pending City Residential Urban RU) FLUM categories are compared below:

	<b>Current FLU: Pinellas County – Residential Urban (RU)</b>	<b>Proposed FLU: Tarpon Springs – Residential Urban (RU)</b>
<b>INTENT:</b>	It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in an urban low-density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.	Intended to depict areas that are now developed, or appropriate to be developed, in a moderate density residential manner; and to recognize such areas as primarily well-suited for a mix of single-family residential and context-sensitive infill development of two, three, and four-family dwellings.
<b>PRIMARY USES:</b>	Residential	<u>Permitted Uses:</u> Residential, Residential equivalent, Public/Semi-public, Community gardens
<b>SECONDARY USES:</b>	Residential equivalent, Institutional, Office, Personal service/Office support, Retail commercial, Live/Work, Transportation utility, Ancillary nonresidential, Recreation/Open space	<u>Subject to Acreage Limits:</u> Ancillary non-residential, Transportation/Utility, Public/Semi-public (not including public education facilities)
<b>MAX. DENSITY:</b>	7.5 dwelling units / acre	7.5 dwelling units / acre
<b>MAX. FLOOR AREA RATIO (Non-Residential):</b>	0.40	0.40
<b>MAX. IMPERVIOUS SURFACE (Non-Residential):</b>	0.65	0.65



**REVIEW STANDARDS / STAFF ANALYSIS - REZONING:**

Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

**1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.**

*Staff Analysis:* See the above analysis of the FLUM amendment to the RU (Residential Urban) category. The proposed R-70 (One and Two Family Residential) zoning district is consistent with this category. It is also consistent with the goals, objectives and policies of the 2045 Comprehensive Plan, as described above under the Comprehensive Plan Amendment review standards.

**2. The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.**

*Staff Analysis:* The table on the following page lists the uses allowable in the Pinellas County R-4 zoning district and the City of Tarpon Springs R-70 zoning district. Many of the permitted and conditional uses listed under both County and City zoning districts are not practical for this property due to its size and location. The property is already developed with a duplex. Any proposed conditional use would need approval by the Board of Commissioners and must show compatibility with the surrounding area. Overall, the scope of potential uses would be significantly reduced with the change from County zoning to City zoning, and the primary focus on residential uses is fundamentally compatible and appropriate with the established residential neighborhood in which this property is situated.

**Rezoning:** The standards for the Pinellas R-4 (One, Two and Three Family Residential) and pending City R-70 (One and Two Family Residential) zoning districts are compared below:

	<b>Current Zoning: Pinellas County – R-4 (One, Two and Three Family Residential)</b>	<b>Proposed Zoning: City – R-70 (One and Two Family Residential)</b>
<b>Permitted/Conditional Uses:</b>	affordable housing development, assisted living facility, community residential home, live/work dwelling, single family dwellings (attached, detached, zero lot line), two-family and three-family dwellings, mobile home park, manufactured home, bed and	<u>Permitted:</u> community assembly, emergency service facilities, family care homes, public parks and recreation facilities, schools of general education, single family detached dwellings, two family dwellings <u>Conditional:</u> community residential

*continued*



	<b>Current Zoning: Pinellas County – R-4 (One, Two and Three Family Residential)</b>	<b>Proposed Zoning: City – R-70 (One and Two Family Residential)</b>
	breakfast, short-term vacation rentals, community service or fraternal club, golf course, natural resources/wildlife management, parks and recreation areas, cemetery, day care facility, environmental education facility, government building, library, meeting hall, schools (pre-K through grade 12), shelter housing, mass transit center, surface parking, parking structure, wireless communication facility, utilities, community gardens, excavation pits, land filling	homes, congregate care facilities, day care centers, day care homes, family care homes, home occupations, light utility service, schools of special education, two family dwellings, single family semi-detached dwellings
<b>Max. Density</b>	7.5 dwelling units per acre	7.5 dwelling units per acre
<b>Max. Non-Residential Floor Area</b>	0.40	0.40
<b>Max. Impervious Surface Ratio</b>	0.65	0.65
<b>Lot Standards:</b>		
<b>Min. Lot Area</b>	5,000 square feet (single family) 7,500 (2 & 3 family)	7,000 square feet (single family) 10,000 square feet (two family)
<b>Min. Lot Width</b>	50 feet (single family) 75 feet (2 & 3 family)	60 feet
<b>Min. Lot Depth</b>	80 feet	80 feet
<b>Max. Height</b>	35 feet	35 feet
<b>Setbacks:</b>		
<b>Front Yard</b>	20 feet	25 feet
<b>Side Yard</b>	6 feet	7.5 feet
<b>Side Street</b>	10 feet	15 feet
<b>Rear Yard</b>	10 feet	20 feet



**3. The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

*Staff Analysis:* Annexation of this property would expand the City's infill housing in an established, stable neighborhood already developed with a mix of housing types. The annexation would provide for efficient and orderly growth.

The property has the following public facilities service characteristics:

- The City provides potable water service to this property. The City has the capacity to serve the property with both water and sewer service. Sewer service infrastructure is not in place on July Drive and would have to be extended by the property owner to receive service in the future. The property is currently served with an on-site sewage disposal system.
- The parcel frontage and access is via July Drive which is an existing roadway under the jurisdiction of Pinellas County.
- The property is within the City's solid waste service area. The City has the capacity to provide solid waste service to these properties.
- The property is developed with a duplex and is exempt from stormwater handling requirements.
- The property is already located within the Tarpon Springs Fire District. The City has the ability to provide law enforcement services for this property.

The City is already providing some services and can provide full service to this parcel without significant financial impacts.

**4. The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

*Staff Analysis:* The City has the capacity to serve the property with all public facilities. The proposed annexation of this existing developed parcel will not adversely affect the City's ability to provide standard public facilities and will not degrade levels of service for any facilities.

**TECHNICAL REVIEW COMMITTEE (TRC):**

The TRC reviewed this project on August 8, 2025, for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing.

**PUBLIC CORRESPONDENCE:**

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and



Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. A total of 80 property owners received post cards. Staff has not received any responses to these notices.

**ATTACHMENTS:**

1. Slide Presentation
2. Application
3. Survey
4. Technical Review Committee comments
5. Draft Ordinances 2025-12, 2025-13 and 2025-14
6. Legal Public Notice

# **BARBIERE ANNEXATION**

## **#25-55**

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Planning & Zoning Board – September 15, 2025

Board of Commissioners – September 30, 2025 and October 28, 2025



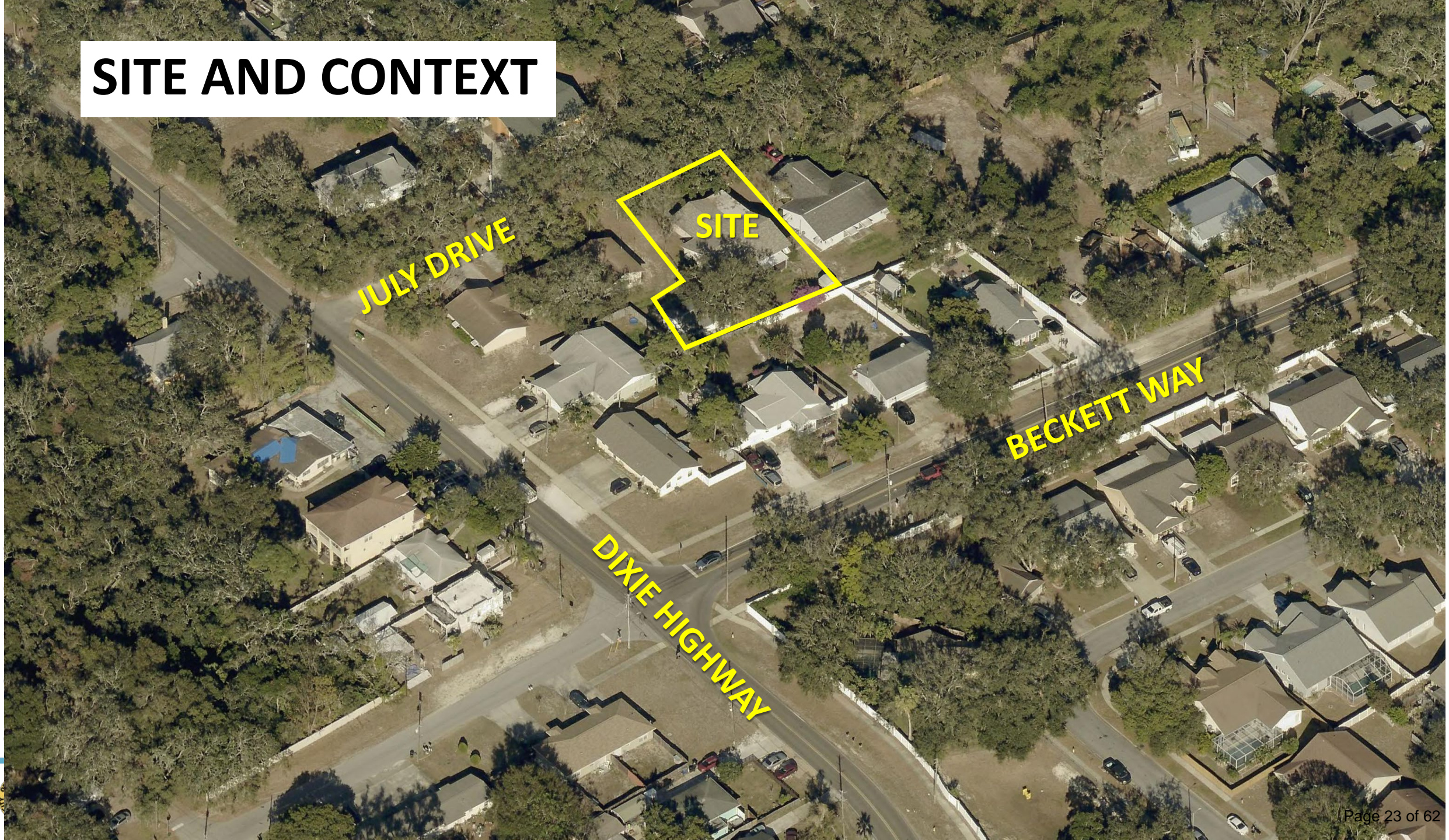
# SUMMARY OF REQUESTS

#25-55 – 630 July Drive, approximately 170 feet west of Dixie Highway

1. **Annex – Ordinance 2025-12**
    - 0.610 acres into City of Tarpon Springs
  2. **Future Land Use Map Amendment (FLUM) – Ordinance 2025-13**
    - Current: RU (Pinellas County – Residential Urban)
    - Proposed: RU (City of Tarpon Springs – Residential Urban)
  3. **Rezoning – Ordinance 2025-14**
    - Current: Pinellas County – R-4 (One, Two and Three Family Residential)
    - Proposed: Tarpon Springs – R-70 (One and Two Family Residential)
- **Applicant / Owner**: Kathleen Barbieri / Terrence A. Cassidy
  - **Current Use**: Two-family dwelling with detached garage



# SITE AND CONTEXT



JULY DRIVE

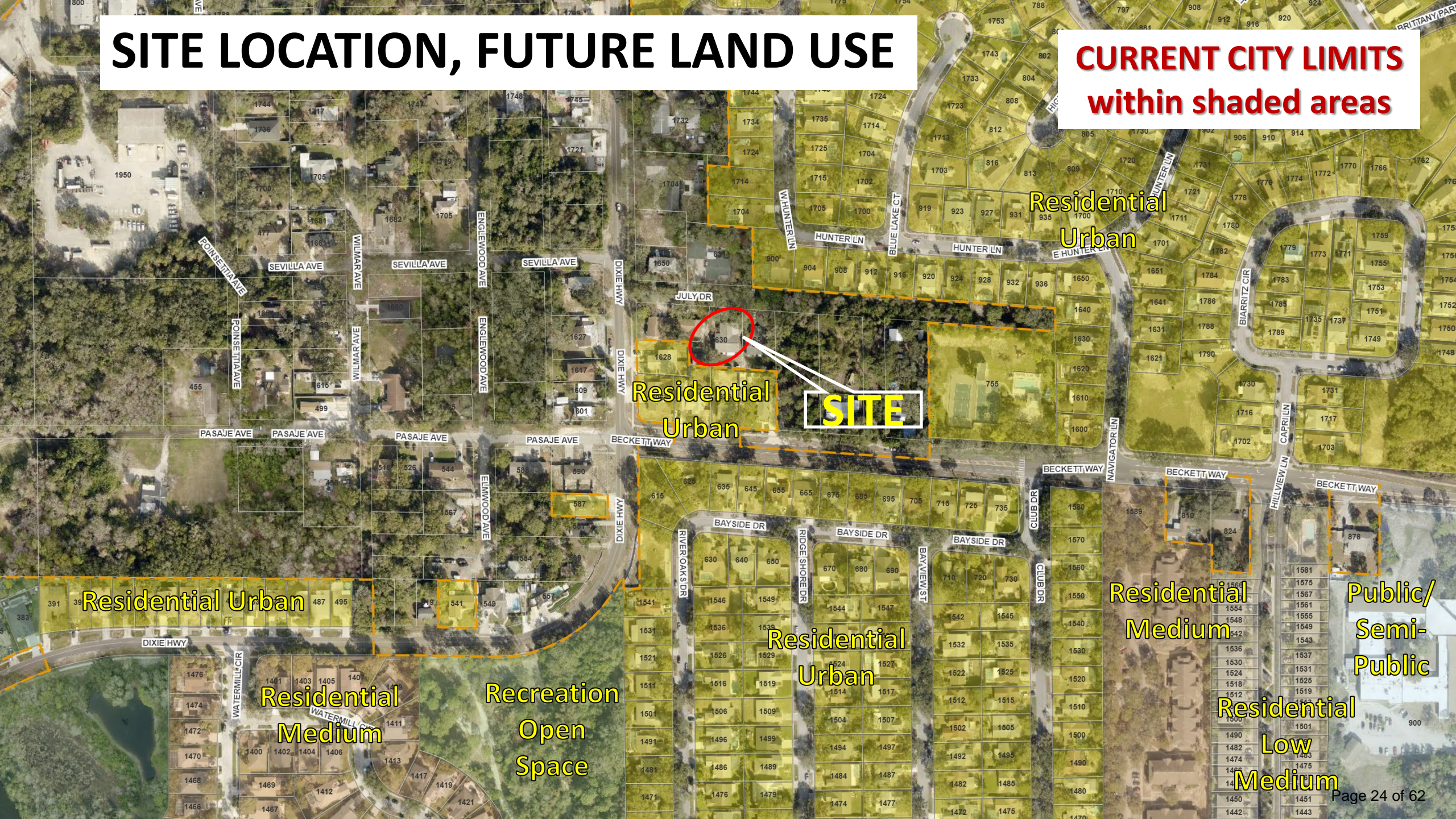
SITE

BECKETT WAY

DIXIE HIGHWAY

# SITE LOCATION, FUTURE LAND USE

**CURRENT CITY LIMITS**  
within shaded areas



Residential  
Urban

**SITE**

Residential  
Urban

Residential  
Urban

Residential  
Medium

Recreation  
Open  
Space

Residential  
Urban

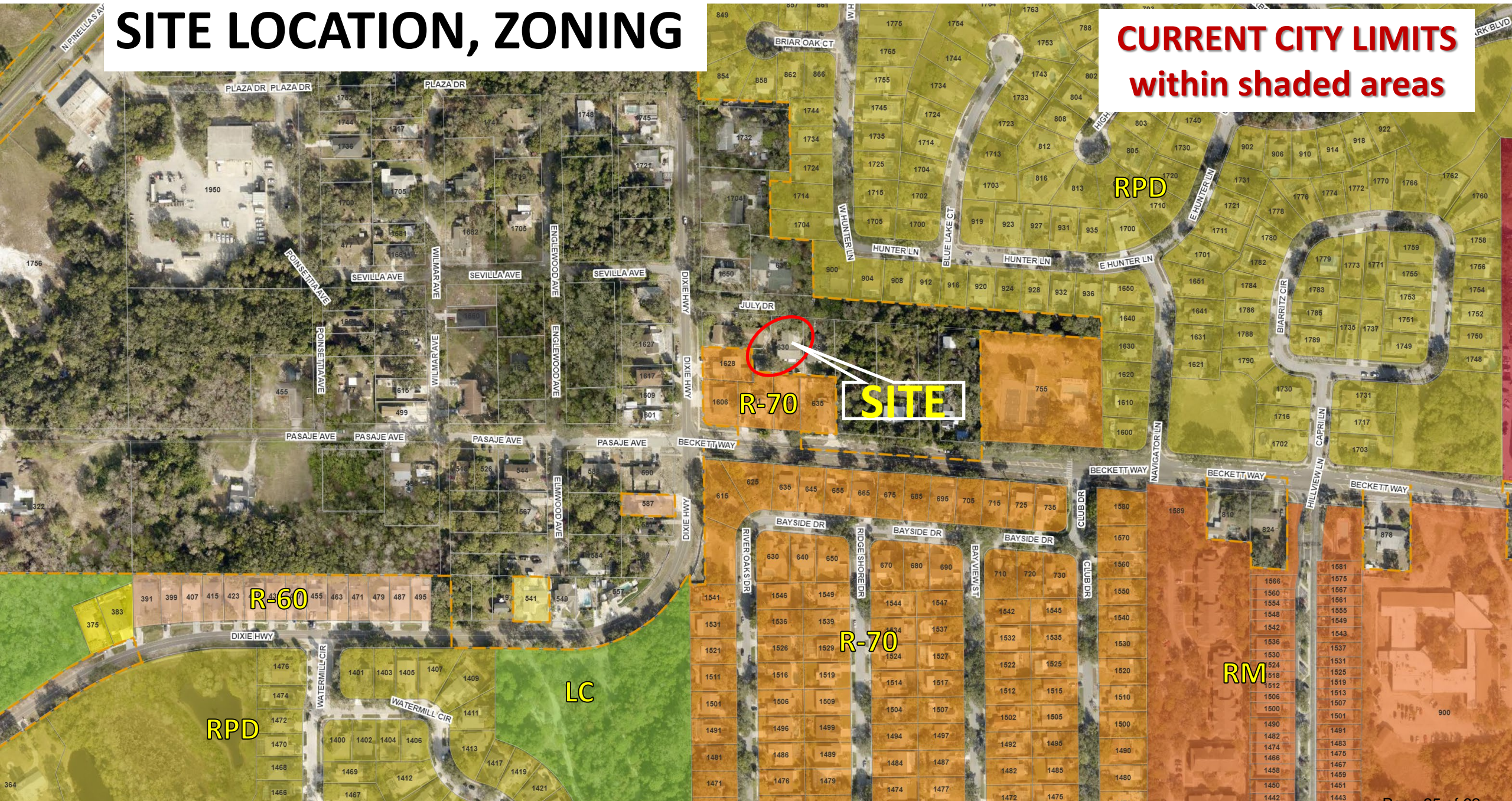
Residential  
Medium

Public/  
Semi-  
Public

Residential  
Low  
Medium

# SITE LOCATION, ZONING

**CURRENT CITY LIMITS**  
within shaded areas









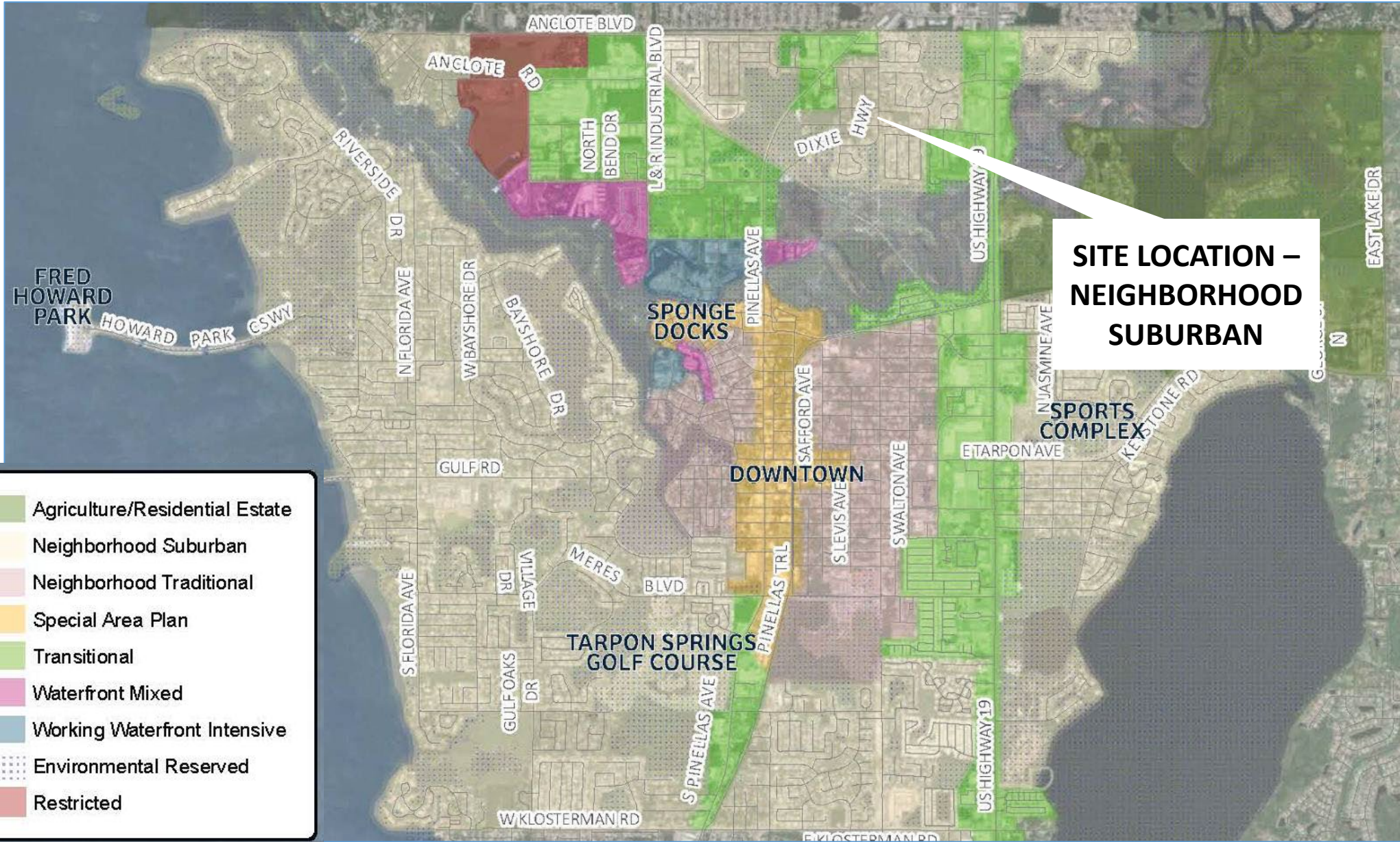
# REVIEW CRITERIA - ANNEXATION

- 1) Annexation of the property would not create a municipal or county enclave, is contiguous to the City's boundaries, and, is reasonably compact.
- 2) This property is not within a "Type A" enclave but is also contiguous with the municipal boundaries.
- 3) The City has the capacity to serve the property with utilities and currently provides potable water service. Roadway access is taken from July Drive, a Pinellas County roadway. The property is already served with City fire protection/emergency response. All other City services are available upon annexation.
- 4) Pinellas County has no active code enforcement case on the subject property. There is a detached garage on the property that does not meet the required minimum rear yard setback in the current county zoning district, or in the proposed city zoning district. This legal nonconforming structure would continue as such if annexed and is not expected to place a burden on City resources.
- 5) The property is consistent with the proposed Future Land Use Map category.

# REVIEW CRITERIA – FLUM AMENDMENT

- 1) The proposed Residential Urban (RU) Future Land Use Map (FLUM) category is consistent with the policies of the Comprehensive Plan and the FLUM designations of the surrounding area.
- 2) The Residential Urban (RU) category is also consistent with the Neighborhood Suburban designation of the Place-Based Area Map.
- 3) The Residential Urban (RU) FLUM category will maintain the current density (7.5 dwelling units per acre), floor area ratio (0.40) and impervious surface ratio (0.65).

# SITE LOCATION, PLACE-BASED AREA MAP



# REVIEW CRITERIA - REZONING

- 1) The R-70 (One and Two Family Residential) Zoning District is consistent with the Residential Urban (RU) Future Land Use Map category.
- 2) The R-70 zoning district is appropriate to, and compatible with, the predominant uses in the area (stable established neighborhood of mixed housing types).
- 3) The amendment would provide for efficient and orderly growth as it would expand housing choices and infill opportunity in a stable neighborhood and further the overall vision of the Neighborhood Suburban Place-Based area as expressed in the 2045 Comprehensive Plan.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, potable water, sanitary sewer, solid waste, drainage, law enforcement and fire/emergency protection.

# PRELIMINARY STAFF RECOMMENDATION

**#25-55** – Staff recommends approval of:

- Ordinance 2025-12: Annex +/- 0.610 acres into Tarpon Springs municipal limits.
- Ordinance 2025-13: Amend the Future Land Use Map from Pinellas County RU (Residential Urban) category to City of Tarpon Springs RU (Residential Urban) category.
- Ordinance 2025-14: Amend the Zoning Atlas from Pinellas County R-4 (One, Two and Three Family Residential) district to City of Tarpon Springs R-70(One and Two Family) zoning district.

**Public Notice** – This item was advertised as required. No responses were received.

## **ORDINANCE 2025-12**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.30 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 630 JULY DRIVE. APPROXIMATELY 170 FEET EAST OF DIXIE HIGHWAY AND INCLUDING LOT 7 AND PORTIONS OF LOTS 6 AND 8 OF HIGH POINT PARK SUBDIVISION (APPLICATION 25-55); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the property owner of record of said property has requested to annex said property described in Section 2; and,

**WHEREAS**, the parcel is contiguous to the City of Tarpon Springs municipal boundary and is located within the City's planning area; and,

**WHEREAS**, annexation of the property will not create an enclave; and,

**WHEREAS**, the City of Tarpon Springs can provide services to the property; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this Ordinance on September 15, 2025; and,

**WHEREAS**, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:**

Section 1. FINDINGS: ANNEXATION

1. That this Ordinance will not create an enclave upon annexation.
2. That the property is not located in a "Type A" enclave as identified in the City's Interlocal Service Boundary Agreement with Pinellas County.
3. That annexation of the property will not have an adverse impact upon public facilities.
4. That the City will be able to provide public services to the property upon annexation.
5. That the history or status of any Pinellas County code enforcement actions, violations and/or nonconforming uses of the property will not cause undue burden on the City.

6. That the property is consistent with the City's Comprehensive Plan and Future Land Use Map.

Section 2. ANNEXATION

In accordance with Chapter 171.044, F.S. the property described as,

**All of Lot 7 and a portion of Lots 6 and 8, HIGH POINT PARK, as shown on plat recorded in Plat Book 14, Page 67, of the Public Records of Pinellas County, Florida more particularly described as follows:**

**Begin at the Northeast corner of said Lot 8, Block 6; thence South 85°36'18" East along the Northerly boundary lines of Lots 6 and 7, for 75.28 feet; thence South 0°35'18" East for 134.36 feet; thence North 85°36'18" West along the Southerly boundary lines of Lots 6, 7 and 8, for 124.76 feet; thence North 0°39'00" West along the Westerly boundary lines of 8, for 53.15 feet; thence South 87°41'17" East for 28.30 feet; thence North 25°52'09" East for 34.92 feet; thence North 6°06'06" East for 47.40 feet to the Point of Beginning.**

**Parcel ID# 06-27-16-39528-006-0070**

is hereby annexed from unincorporated Pinellas County into the corporate limits of the City of Tarpon Springs and the boundaries of Tarpon Springs are hereby redefined to include the described property.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon adoption in the manner provided by law.

## ORDINANCE 2025-13

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE MAP FOR 0.30 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 630 JULY DRIVE. APPROXIMATELY 170 FEET EAST OF DIXIE HIGHWAY AND INCLUDING LOT 7 AND PORTIONS OF LOTS 6 AND 8 OF HIGH POINT PARK SUBDIVISION (APPLICATION 25-55) FROM PINELLAS COUNTY RESIDENTIAL URBAN (RU) CATEGORY TO CITY OF TARPON SPRINGS RESIDENTIAL URBAN (RU) CATEGORY; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of record of said property has applied to amend the Future Land Use Map designation of the property from the Pinellas County RU (Residential Urban) category to the City of Tarpon Springs RU (Residential Urban) category; and,

**WHEREAS**, the permitted uses within the RU (Residential Urban) land use designation are compatible with the surrounding and existing land uses; and,

**WHEREAS**, the property owner has also applied to re-zone the property from the Pinellas County R-4 (One, Two and Three Family Residential) zoning district to the City of Tarpon Springs R-70 (One and Two Family Residential) zoning district; and,

**WHEREAS**, the property owner has also requested to annex said property into the municipal limits of Tarpon Springs; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this Ordinance on September 15, 2025; and,

**WHEREAS**, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:**

### Section 1. FINDINGS: FUTURE LAND USE MAP AMENDMENT

1. That this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. That this amendment to RU (Residential Urban) Future Land Use Map designation is appropriate.

Section 2. FUTURE LAND USE MAP DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Residential Urban for the property described as,

**All of Lot 7 and a portion of Lots 6 and 8, HIGH POINT PARK, as shown on plat recorded in Plat Book 14, Page 67, of the Public Records of Pinellas County, Florida more particularly described as follows:**

**Begin at the Northeast corner of said Lot 8, Block 6; thence South 85°36'18" East along the Northerly boundary lines of Lots 6 and 7, for 75.28 feet; thence South 0°35'18" East for 134.36 feet; thence North 85°36'18" West along the Southerly boundary lines of Lots 6, 7 and 8, for 124.76 feet; thence North 0°39'00" West along the Westerly boundary lines of 8, for 53.15 feet; thence South 87°41'17" East for 28.30 feet; thence North 25°52'09" East for 34.92 feet; thence North 6°06'06" East for 47.40 feet to the Point of Beginning.**

**Parcel ID# 06-27-16-39528-006-0070**

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon adoption in the manner provided by law.

## ORDINANCE 2025-14

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 0.30 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 630 JULY DRIVE. APPROXIMATELY 170 FEET EAST OF DIXIE HIGHWAY AND INCLUDING LOT 7 AND PORTIONS OF LOTS 6 AND 8 OF HIGH POINT PARK SUBDIVISION (APPLICATION 25-55) FROM PINELLAS COUNTY R-4 (ONE, TWO AND THREE FAMILY RESIDENTIAL) DISTRICT TO CITY OF TARPON SPRINGS R-70 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the property owner has applied to re-zone the property from the Pinellas County R-4 (One, Two and Three Family Residential) zoning district to the City of Tarpon Springs R-70 (One and Two Family Residential) zoning district; and,

**WHEREAS**, the owner of said property has also applied to amend the Future Land Use Map designation of the property from the Pinellas County RU (Residential Urban) category to the City of Tarpon Springs RU (Residential Urban) category; and,

**WHEREAS**, the proposed R-70 (One and Two Family Residential) zoning district is consistent with the proposed Future Land Use Map category of RU (Residential Urban); and,

**WHEREAS**, the planned uses within the R-70 District are compatible with surrounding and existing land uses; and,

**WHEREAS**, the property owner has also requested to annex said property into the municipal limits of Tarpon Springs; and,

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this Ordinance on September 15, 2025; and,

**WHEREAS**, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:**

### Section 1. FINDINGS: ZONING ATLAS AMENDMENT

1. That this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.

2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.
3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 2. ZONING ATLAS DESIGNATION

The Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described as,

**All of Lot 7 and a portion of Lots 6 and 8, HIGH POINT PARK, as shown on plat recorded in Plat Book 14, Page 67, of the Public Records of Pinellas County, Florida more particularly described as follows:**

**Begin at the Northeast corner of said Lot 8, Block 6; thence South 85°36'18" East along the Northerly boundary lines of Lots 6 and 7, for 75.28 feet; thence South 0°35'18" East for 134.36 feet; thence North 85°36'18" West along the Southerly boundary lines of Lots 6, 7 and 8, for 124.76 feet; thence North 0°39'00" West along the Westerly boundary lines of 8, for 53.15 feet; thence South 87°41'17" East for 28.30 feet; thence North 25°52'09" East for 34.92 feet; thence North 6°06'06" East for 47.40 feet to the Point of Beginning.**

**Parcel ID# 06-27-16-39528-006-0070**

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon adoption in the manner provided by law.

## General Planning Application



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**  
 324 E. Pine Street, Tarpon Springs, FL 34689  
 (727) 942-5611 / [planning@ctsfl.us](mailto:planning@ctsfl.us)

### INSTRUCTIONS

Please complete the application fully and then **DOWNLOAD (print button)** the form to submit. This application, with all supporting materials and applicable application addendums, must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#). If a project requires multiple application types, please complete this form only once and upload it into each separate application type in [goPost](#).

To verify which addendums apply to your project download the [Application Addendum Checklist \(PDF\)](#).

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see [Fee Schedule \(PDF\)](#)) **must be paid prior to the public hearing**. Fees can be paid in person or mailed.

**Property Owner(s) Name\***

**Property Owner(s) Email\***

Terry Cassidy	tcfishbpick@bellsouth.net
---------------	---------------------------

**Property Owner(s) Address\***

**Property Owner(s) Phone\***

630B July Dr	305-304-6109
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**Applicant(s) Name (If different than owner)**

**Applicant(s) Email**

Kathleen Barbieri	knpbarb@msn.com
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**Applicant(s) Address**

**Applicant(s) Phone**

611 Beckett Way	727-667-7918
-----------------	--------------

**Agent/Representative (If applicable)**

**Agent/Representative Email**

First and Last Name	Email Address
---------------------	---------------

**Agent/Representative Address**

**Agent/Representative Phone**

Street, City, State, and Zip Code	Phone Number
-----------------------------------	--------------

**Application Type (Check all that apply)\***

**\*Temporary Use Dates**

<input checked="" type="checkbox"/> Annexation	<input type="checkbox"/> Plat, Minor
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Sidewalk Cafe
<input type="checkbox"/> Discussion Item	<input type="checkbox"/> Sidewalk Waiver
<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Site Plan/Subdivision
<input type="checkbox"/> HPB, Certificate of Appropriateness	<input type="checkbox"/> Temporary Use*
<input type="checkbox"/> HPB, Designation of Historic Property	<input type="checkbox"/> Vacation, Plat or Property
<input type="checkbox"/> HPB, Economic Hardship Exemption	<input type="checkbox"/> Vacation, Right-of-Way
<input type="checkbox"/> HPB, Petition for Removal	<input type="checkbox"/> Variance
<input type="checkbox"/> Planned Development, Concept	<input type="checkbox"/> Variance, After-the-Fact
<input type="checkbox"/> Planned Development, Final	<input type="checkbox"/> Variance, De Minimis
<input type="checkbox"/> Planned Development, Preliminary	<input type="checkbox"/> Variance, FAR/ISR Adjustment
<input type="checkbox"/> Plat, Final	<input type="checkbox"/> Variance, Nonconforming Lot

Dates Requested
-----------------

**Project Name\***

Barbiere annexation
---------------------

**Tax Parcel ID(s)\***

**Project Location**

06-27-16-39528-006-0070

630 July Dr, Tarpon Springs, FL 34689

[Look Up Parcel ID](#)

**Flood Zone**

**Coastal High Hazard Area (CHHA)**

**Site Acreage\***

<input type="radio"/> Zone X <input type="radio"/> Zone AE <input type="radio"/> Zone VE <input type="radio"/> Not if a Flood Zone
---

<input type="radio"/> Yes, property is in the CHHA <input checked="" type="radio"/> No, property not in the CHHA
---

.3 acres

**Base Flood Elevation (BFE)**

Elevation(s)

**Current Land Use\***

Pinellas County Land Use

(Choices are alphabetized)

[Lookup Land Use](#)

**Current Zoning\***

Pinellas County Zoning

(Choices are alphabetized)

[Lookup Zoning](#)

**Proposed Land Use**

RVL (Residential Very

(If applicable)

**Proposed Zoning**

R-70 (One & Two Fami

(If applicable)

**Summary / Purpose of Request\***

Annexation to current property to the south of adjacent property

**Property Owner Electronic Signatures Agreement\***

By checking the "I Agree" box below, you as the property owner agree and acknowledge that 1) this application will not be signed in the sense of a traditional paper document and 2) by signing in this alternate manner, you authorize yours and the other signatures on this application to be valid and binding to the same force and effect as a handwritten signature.

I Agree

**Property Owner Electronic Signature\***

**Date\***

Terry Cassidy

7/14/2025

**Property Owner Electronic Signature**

I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.

**Property Owner Electronic Signature\***

**Date\***

Terry Cassidy

7/14/2025

**Applicant / Agent Authorization**

The individual named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The applicant/agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

**Applicant/Agent Electronic Signature**

**Date**

Kathleen Barbieri

7/14/2025

**Steps to Download Form**

1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).



KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2019407155 12/23/2019 09:36 AM  
OFF REC BK: 20817 PG: 1660-1663  
DocType:DEED RECORDING: \$35.50  
D DOC STAMP: \$0.70

This Instrument Prepared By  
and Return to:  
RICHARD A. VENDITTI, P.A.  
500 E. Tarpon Ave.  
Tarpon Springs, Florida 34689

This deed has been prepared without the benefit of a title search  
and no representation is made as to the extent or quality of  
Grantor's interest in the subject real estate.

Consideration: \$10.00  
Doc Stamps: .70

All of Lot 7 and a portion of Lots 6 and 8, HIGH POINT PARK, as shown on plat  
recorded in Plat Book 14, Page 67, of the Public Records of Pinellas County, Florida  
more particularly described as follows:

Begin at the Northeast corner of said Lot 8, Block 6; thence South 85°36'18" East  
along the Northerly boundary lines of Lots 6 and 7, for 75.28 feet; thence South  
0°35'18" East for 134.36 feet; thence North 85°36'18" West along the Southerly  
boundary lines of Lots 6, 7 and 8, for 124.76 feet; thence North 0°39'00" West along  
the Westerly boundary lines of 8, for 53.15 feet; thence South 87°41'17" East for 28.30  
feet; thence North 25°52'09" East for 34.92 feet; thence North 6°06'06" East for 47.40  
feet to the Point of Beginning.

Parcel ID# 06-27-16-39528-006-0070

This Corrective Quit Claim Deed is being recorded to correct the legal description as  
shown in that certain Quit Claim Deed recorded at O.R. Book 20726, Page 287, of the  
Official Records of Pinellas County Florida.



**ADVISORY COMMENT:** The property is contiguous to the City of Tarpon Springs municipal area and is eligible to be annexed. It is currently located in the Pinellas County Residential Urban (RU) Future Land Use Map (FLUM) category and in the R-4 One, Two and Three Family Residential zoning district. If annexed, the property will be brought into the City in the RU FLUM category and the R-70 One and Two Family Residential zoning district.

This parcel is comprised of combined lots and portions of lots from the original Highland Park Subdivision platted in 1926. Much of the subdivision has either been abandoned/vacated to newer plats, or had lots combined. The existing zoning pattern in the immediate area is designated as R-70 district. The lot area and lot dimensions conform with the minimum standards of the R-70 district as codified in [Section 25.03](#) of the Land Development Code (LDC).

The survey shows that the existing primary structure conforms with the minimum setbacks required by LDC Section 25.03. The existing detached garage does not conform with the minimum setbacks.

**[ Comment 00003 ]**

**Patricia McNeese**

Please provide a flat and complete PDF scan of the survey. You may come by City Hall at any time to have us scan it for you if needed.

**[ Comment 00004 ]**

**Patricia McNeese**

The Pinellas County Property Appraiser lists the use of the primary structure on this property as "single family residence." City Utilities account information appears to show that this is a duplex (two family) structure. Please confirm.

**[ Comment 00005 ]**

**Patricia McNeese**

For "purpose of request" the applicant has stated "annexation to current property to the south of adjacent property." Can you please explain or elaborate on this? Staff is not understanding the intent of this statement.

**[ Comment 00006 ]**

**Patricia McNeese**

Utilities records show that this property is currently served by City water, but not by sewer. Can you please provide any information or description regarding the status of the septic system on the property?

**[ Comment 00007 ]**

**Patricia McNeese**

A search of Pinellas County records for through their Access Portal did not identify any active Code Enforcement cases associated with this address or parcel number.

# NOTICE OF PROPOSED ANNEXATION OF PROPERTY INTO CITY OF TARPON SPRINGS WITH ADOPTION OF FUTURE LAND USE MAP AND ZONING ATLAS AMENDMENTS

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinances:

### ORDINANCE 2025-12

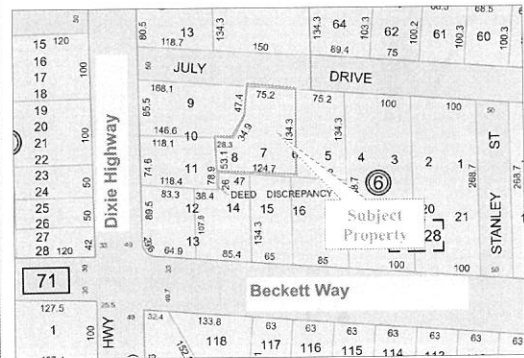
AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, ANNEXING 0.30 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 630 JULY DRIVE, APPROXIMATELY 170 FEET EAST OF DIXIE HIGHWAY AND INCLUDING LOT 7 AND PORTIONS OF LOTS 6 AND 8 OF HIGH POINT PARK SUBDIVISION (APPLICATION 25-55); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

### ORDINANCE 2025-13

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE MAP FOR 0.30 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 630 JULY DRIVE, APPROXIMATELY 170 FEET EAST OF DIXIE HIGHWAY AND INCLUDING LOT 7 AND PORTIONS OF LOTS 6 AND 8 OF HIGH POINT PARK SUBDIVISION (APPLICATION 25-55) FROM PINELLAS COUNTY RESIDENTIAL URBAN (RU) CATEGORY TO CITY OF TARPON SPRINGS RESIDENTIAL URBAN (RU) CATEGORY; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

### ORDINANCE 2025-14

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS FOR 0.30 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 630 JULY DRIVE, APPROXIMATELY 170 FEET EAST OF DIXIE HIGHWAY AND INCLUDING LOT 7 AND PORTIONS OF LOTS 6 AND 8 OF HIGH POINT PARK SUBDIVISION (APPLICATION 25-55) FROM PINELLAS COUNTY R-4 (ONE, TWO AND THREE FAMILY RESIDENTIAL) DISTRICT TO CITY OF TARPON SPRINGS R-70 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.



Public Hearings on the proposed ordinances will be held before the Planning and Zoning Board on:

Monday, September 15, 2025 at 6:30 P.M.

and the Board of Commissioners on the following dates:

Tuesday, September 30, 2025 at 6:30 P.M. (1st Reading)

Tuesday October 28, 2025 at 6:30 P.M. (2nd Reading)

**ALL PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.**

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at [www.ctsl.us](http://www.ctsl.us). Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION #25-55

52114

## Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2025-12, 2025-13, 2025-14 was published in said newspaper by print in the issues of 08/27/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this 08/27/2025

Signature of Notary of Public \_\_\_\_\_

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_

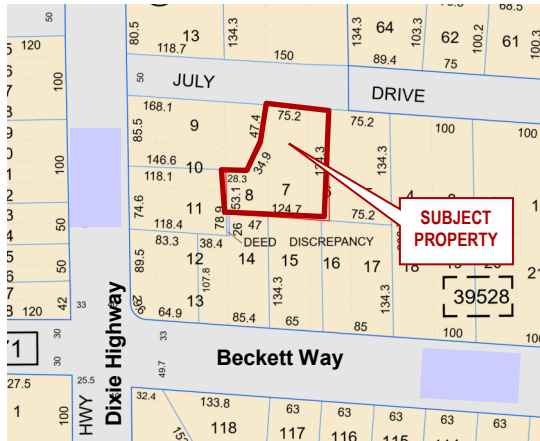


City of Tarpon Springs  
Planning & Zoning Department  
324 East Pine Street  
Tarpon Springs, FL 34689

**NOTICE OF UPCOMING PUBLIC HEARING REGARDING PROPOSED ANNEXATION  
APPLICATION #25-55**

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611 or email us at [planning@ctsfl.us](mailto:planning@ctsfl.us).

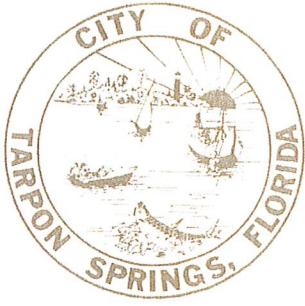
«AddressBlock»



**Application Description:** An ordinance of the City of Tarpon Springs, Florida annexing 0.610 acres, more or less, of real property, amending the Future Land Use Map from Pinellas County designation RU (Residential Urban) to City of Tarpon Springs designation RU (Residential Urban), and, amending the official zoning atlas from Pinellas County district R-4 (One, Two and Three Family Residential) to City of Tarpon Springs district R-70 (One and Two Family Residential) for the parcel located at 630 July Drive. **(Please reference application #25-55).**

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, September 15, 2025 at 6:30 p.m.** and the Board of Commissioners will hold public hearings on **Tuesday, September 30, 2025 at 6:30 p.m.** and **Tuesday, October 28, 2025 at 6:30 p.m.** All public hearings are held in the **City Hall Auditorium which is located at 324 East Pine Street, Tarpon Springs, FL 34689.**

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to [planning@ctsfl.us](mailto:planning@ctsfl.us). Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at [www.ctsfl.us](http://www.ctsfl.us). Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to [planning@ctsfl.us](mailto:planning@ctsfl.us).



# City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 942-5611

Renea Vincent, AICP, CPM  
DIRECTOR

August 14, 2025

Board of County Commissioners of Pinellas County  
315 Court Street  
Clearwater, Florida 33756

RE: Voluntary Annexation to the City of Tarpon Springs

Dear Board of County Commissioners:



Please see the following enclosed legal advertisement for voluntary annexation into the City of Tarpon Springs:

Application #25-55, Terry Cassidy  
High Point Subdivision, all of Lot 7 and portions of Lots 6 and 8  
Parcel Number 06-27-16-39528-006-0070  
Comprising approximately 0.610 acres, more or less

Any questions, comments, or correspondence on this matter may be directed to the Planning and Zoning Department at the address above or to [planning@ctsfl.us](mailto:planning@ctsfl.us). Thank you!

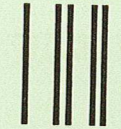
Sincerely,

Patricia L. McNeese, AICP  
Planning Supervisor

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <input type="checkbox"/> Agent</p> <p><b>X</b> <b>Supervisor</b> <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Board of County Commissioners Pinellas County 315 Court St. Clearwater, FL 33756</p>		<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1889 0775 24</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
 9590 9402 7764 2152 0003 56		<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
<p>Certified Mail Fee \$ _____</p> <p>Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p>	<p>Postmark Here</p>
<p>Postage \$ _____</p> <p>Total Postage and Fees \$ <b>#25.55</b></p>	
<p>Sent To <u>Board of County Commissioners Pinellas</u></p> <p>Street and Apt. No., or PO Box No. <u>315 Court Street</u></p> <p>City, State, ZIP+4® <u>Clearwater, FL 33756</u></p>	
PS Form 3800, January 2023 PSN 7530-02-000-9047. See Reverse for Instructions	

USPS TRACKING #



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City of Tarpon Springs  
324 Pine St  
Tarpon Springs, FL 34689

#25.55

#### Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
  - A unique identifier for your mailpiece.
  - Electronic verification of delivery or attempted delivery.
  - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
  - Certified Mail service is *not* available for international mail.
  - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
  - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
    - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
    - for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
    - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
    - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
    - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
  - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047



## MEMORANDUM

**To:** Mayor and Commissioners

**From:** Renea Vincent, Planning Director

**Through:** Charles Rudd, City Manager

**Date:** September 30, 2025, Regular Session

**Subject:** **Ordinance 2025-15:** Proposed Amendment to Mobile Food Dispensing Vehicle regulations to remove the Ordinance 2025-01 sunseting provision

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### **BACKGROUND and RECOMMENDATION:**

The Board of Commissioners amended Section 56.05 of the Land Development Code on April 22, 2025 under Ordinance 2025-01 (copy attached) allowing for the expansion of the temporary use of mobile food dispensing vehicles (a.k.a., “food trucks”). The ordinance included a “sunseting” provision in Section 56.05(K) stating,

“Ordinance 2025-01, specifically Section 56.05 of this Article, shall remain in effect until October 22, 2025. Unless a later enacted ordinance extends or deletes that date, Ordinance 2025-01 is hereby repealed.”

If the above revision is not repealed, as indicated, the use of temporary food trucks will revert back to the standards codified prior to April 22, 2025.

Since Ordinance 2025-01 was adopted, staff has been aware of one location utilizing the new temporary food truck standards. An application for a Local Business Tax Receipt has been received for a second location but has not been pulled to date.

Staff recommends that the Board of Commissioners take action to adopt or deny Ordinance 2025-15. Approval will remove the “sunseting provision” and make permanent the changes adopted under Ordinance 2025-01. Denial will remove all changes adopted under Ordinance 2025-01.

### **ATTACHMENTS:**

- **Section 56.05 and 56.06** Strike-through/underline resulting from approval of draft Ordinance 2025-15.
- **Section 56.05 and 56.06** Strick-through/underline resulting from denial of draft Ordinance 2025-15

**ORDINANCE NO. 2025-15**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SPECIAL REGULATIONS, SECTION 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, Section 56.05 of the Comprehensive Zoning and Land Development Code (“LDC”) regulates the placement and use of mobile food dispensing vehicles within the Municipal Limits of Tarpon Springs; and

**WHEREAS**, the Board of Commissioners recognizes the need to provide for the orderly and safe operation of “food trucks” within the City’s jurisdiction; and

**WHEREAS**, the Board of Commissioners also recognizes the need to provide for appropriate locations for operation of “food trucks,” and adopted Ordinance 2025-01 on April 22, 2025, expanding the allowable locations provided in conjunction with accompanying updated standards providing for the health and safety of the citizens; and

**WHEREAS**, the Board of Commissioners now wishes to remove the “sunset date” provision adopted under Ordinance 2025-01 and codified in LDC Section 56.05(K) so that Ordinance 2025-01 remains in affect; and

**WHEREAS**, the Board of Commissioners of the City of Tarpon Springs has determined that amendments to Section 56.05, Article IV, Appendix A, the Comprehensive Zoning and Land Development Code, are necessary to make such changes.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:**

**SECTION 1.** That Section 56.05 of the Comprehensive Zoning and Land Development Code, is hereby amended to read as shown in Exhibit A with strikethrough text representing deletions of existing text and underline text representing text additions.

**SECTION 2.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

**SECTION 3.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4.** This Ordinance shall take effect immediately upon its passage and adoption in the manner provided by law.

**If Ordinance 2025-15 is adopted, the sunset provision is removed and all other standards adopted as of April 22, 2025 continue.**

## **ORDINANCE 2025-15 EXHIBIT A (3 pages)**

### **§ 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY.**

Mobile food dispensing vehicles, as defined in F.S. 509.102, may operate as accessory uses to legally established “brick and mortar” primary uses (a business that has a physical presence in a building or structure) in the following zoning districts: **RO** Residential Office, **NB** Neighborhood Business, **GB** General Business, **HB** Highway Business, **IB** Intensive Business, **CPD** Commercial Planned Development (non-residential property only), **IPD** Industrial Planned Development, **IR** Industrial Restricted, and **IH** Industrial Heavy, **WD I** Waterfront Development, **WD I-A** Waterfront Commercial Fishing, **WDI-B** Waterfront Commercial Fishing and Tourism Redevelopment, and **WD II** Waterfront and Marine Industry, and in the following Character Districts/Transect Zones:

<b>S.A.P. Character District</b>	<b>SmartCode Transect Zone</b>
Sponge Docks	T5c, T5d, SDb, SDc
North Pinellas	T5d
Uptown	T4c, T5d
Downtown	T4a, T5d,
Downtown Gateway	T4a, T4b
Spring Bayou	N/A
South Pinellas	T4b, T5a
South Safford	T4d
South Gateway	T5a, SDa

The following additional operating criteria shall apply to all mobile food dispensing vehicles operating under Section 56.05:

- (A) Mobile food dispensing vehicles shall only operate within the City limits between the hours of 7:00 a.m. and 10:00 p.m. unless operating in conjunction with an authorized special event. The primary business must be open while mobile food dispensing vehicles are in operation. Mobile food dispensing vehicles must be operated with battery or dedicated electric service from the host business/property.
- (B) The mobile food dispensing vehicle shall not operate in or from any public right-of-way or City-owned property, unless operating in conjunction with an authorized special event.
- (C) Mobile food dispensing vehicles may not operate in a manner which obstructs the flow of traffic, impedes pedestrians, or otherwise adversely affects public safety.
- (D) Mobile food dispensing vehicles may not dispense alcoholic beverages.
- (E) The mobile food dispensing vehicle must obtain and maintain all necessary licenses as required by F.S. 509.102, as amended.
- (F) Mobile food dispensing shall only be authorized on a parcel of land consistent with this section and the following additional regulations:
  - (1) No more than two mobile food dispensing vehicles are allowed to occupy and operate on a parcel of land at any given time.

- 
- (2) The primary business owner shall obtain a business tax receipt license prior to allowing the operation of a mobile food dispensing vehicle.
  - (3) Mobile food dispensing vehicles shall not operate without permanent, onsite bathroom facilities available to patrons.
  - (G) Mobile food dispensing vehicles, when not in active operation, may only be parked/stored on a parcel of land in accordance with an approved site plan and in a location where onsite storage of vehicles is a permitted use.
  - (H) Mobile Food dispensing vehicles shall dispose of all waste products generated by the mobile food vehicle in accordance with all local, state, and federal requirements.
  - (I) The mobile food dispensing vehicle must display on the vehicle the results of any DBPR inspections for cleanliness and sanitation.
  - (J) The standards of this section shall not be applied to the establishment of mobile food dispensing vehicles as regulated in Section 56.06.
  - (K) Notwithstanding the limitations and requirements of Section 56.05 (A-J), a mobile food dispensing vehicle may be operated as a Temporary Use in conjunction with an event on private property in accordance with the requirements of Section 56.00 and the following additional requirements:
    - (1) A Temporary Use permit is required.
      - a. Each non-residential (zoned or utilized) property/parcel of land may host events with mobile food dispensing vehicles. Each event may last up to three days. The Technical Review Committee may place any restrictions deemed necessary to prevent adverse effects on surrounding property owners, publicly owned lands and public rights-of-way.
      - b. Residential property (zoned or utilized) may host one mobile food dispensing vehicle twice per calendar year. Each event is limited to one day. Events must be separated by at least 30 days. The Technical Review Committee may place any restrictions deemed necessary to prevent adverse effects on surrounding property owners, publicly owned lands and public rights of way. Homeowner Association approval (if applicable) shall be required. The following additional requirements shall apply:
        - i. The fee shall be 25% of the Temporary Use fee as established in Section 246.00 Fees.
        - ii. The Technical Review Committee may conduct an expedited review and approve the permit without a formal meeting.
    - (2) Generators may only be operated between the hours of 10:00 a.m. and 9:00 p.m. unless otherwise specifically authorized by the Technical Review Committee.

~~Ordinance 2025-01, specifically Section 56.05 of this Article, shall remain in effect until October 22, 2025. Unless a later enacted ordinance extends or deletes that date, Ordinance 2025-01 is hereby repealed.~~

(Ord. No. 2020-22, § 1, passed 9-22-20; Am. Ord. No. 2022-26, passed 12-13-22)

## **§ 56.06 MOBILE FOOD DISPENSING VEHICLES; AS ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.**

A mobile food dispensing vehicle may be located as an accessory use (as defined in Section 36.00 (B)) to a legally established food or drink establishment, which is solely operated as a food or drink establishment, subject to the following criteria:

- 
- (A) Review and approval of a development application by the Technical Review Committee containing the following minimum information and demonstration of compliance with the following standards:
- (1) Site layout indicating location of the mobile dispensing vehicle (may not locate in required off-street parking areas, or in such a manner as to block any accessways, walkways, driveways, loading zones or other site circulation ways for vehicles or pedestrians);
  - (2) The mobile food dispensing vehicle must be maintained as an operable vehicle and may not be permanently affixed or attached to a building or structure in a manner that would prevent the vehicle from being moved in the event of an emergency.
  - (3) Indicate operating hours (limited to those of the primary business);
  - (4) City services requested (water, sewer, solid waste pick up);
  - (5) Demonstration of compliance with the City's Fats, Oils and Grease (FOG) Management Program;
  - (6) Evacuation or mitigation plan in the event of a hurricane, wind-storm, or flooding event;
  - (7) Show method of connection to permanent power with 30 or 50 amp recreational vehicle/marine type plug and cord. When operating in close proximity to residential uses or existing outdoor seating areas the mobile food dispensing vehicle shall be required to operate from battery or appropriate permanent power source to eliminate noise and fumes associated with generators.
  - (8) The primary business owner shall obtain a separate business tax receipt license for the mobile food dispensing use;
  - (9) A mobile food dispensing vehicle may only be operated by the primary business owner as an extension of the primary business.
  - (10) The mobile food dispensing vehicle must display on the vehicle the results of any DPBR inspections for cleanliness and sanitation.

(Ord. No. 2020-22, § 1, passed 9-22-20; Am. Ord. 2022-02, passed 2-22-22)

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**If sunset provision is *NOT* removed, temporary food truck rules go back to pre-April 22, 2025 standards:**

**§ 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY.**

As defined in F.S. 509.102, mobile food dispensing vehicles may operate in areas of the City of Tarpon Springs where property is zoned **HB** Highway Business, **CPD** Commercial Planned Development (non-residential property only), **IR** Industrial Restricted, and **IH** Industrial Heavy. The following operating criteria shall apply:

- (A) Mobile food dispensing vehicles shall only operate within the City limits between the hours of 7:00 a.m. and 10:00 p.m. unless operating in conjunction with an authorized special event.
- (B) The mobile food dispensing vehicle shall not operate in or from any public right-of-way or City-owned property, unless operating in conjunction with an authorized special event.
- (C) Mobile food dispensing vehicles may not operate in a manner which obstructs the flow of traffic, impedes pedestrians, or otherwise adversely affects public safety.
- (D) Mobile food dispensing vehicles may not dispense alcoholic beverages.
- (E) The mobile food dispensing vehicle must obtain and maintain all necessary licenses as required by F.S. 509.102.
- (F) Mobile food dispensing shall only be authorized on a parcel of land consistent with this section and the following additional regulations:
  - (1) No more than one mobile food dispensing vehicle is allowed to occupy and operate on a parcel of land at any given time.
  - (2) The parcel owner shall obtain a business tax receipt license prior to allowing the operation of a mobile food dispensing vehicle.
  - (3) Mobile food dispensing vehicles shall not operate from vacant land.
- (G) Mobile food dispensing vehicles, when not in active operation, may only be parked/stored on a parcel of land in accordance with an approved site plan and in a location where onsite storage of vehicles is a permitted use.
- (H) Mobile Food dispensing vehicles shall dispose of all waste products generated by the mobile food vehicle in accordance with all local, state, and federal requirements.
- (I) The mobile food dispensing vehicle must display on the vehicle the results of any DPBR inspections for cleanliness and sanitation.
- (J) The standards of this section shall not be applied to the establishment of mobile food dispensing vehicles as accessory to food and drink establishments as regulated in Section 56.06 below.
- (K) Notwithstanding the requirements of Section 56.05 (A-J), a mobile food dispensing vehicle may be operated as a Temporary Use in conjunction with an event on private property in accordance with the requirements of Section 56.00 and the following additional requirements:
  - (1) A Temporary Use permit is required.
    - a. Each non-residential (zoned or utilized) property/parcel of land may host one mobile food dispensing vehicle four times per calendar year. Each event may last up to three days. Events must be separated by at least 30 days. The Technical Review Committee may place any restrictions deemed necessary to prevent adverse effects on surrounding property owners, publicly owned lands and public rights-of-way.

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- b. Residential property (zoned or utilized) may host one mobile food dispensing vehicle twice per calendar year. Each event is limited to one day. Events must be separated by at least 30 days. The Technical Review Committee may place any restrictions deemed necessary to prevent adverse effects on surrounding property owners, publicly owned lands and public rights of way. Homeowner Association approval (if applicable) shall be required. The following additional requirements shall apply:

- i. The fee shall be 25% of the Temporary Use fee as established in Section 246.00 Fees.
- ii. The Technical Review Committee may conduct an expedited review and approve the permit without a formal meeting.

- (2) Generators may only be operated between the hours of 10:00 a.m. and 9:00 p.m. unless otherwise specifically authorized by the Technical Review Committee.

(Ord. No. 2020-22, § 1, passed 9-22-20; Am. Ord. No. 2022-26, passed 12-13-22)

### **§ 56.06 MOBILE FOOD DISPENSING VEHICLES; AS ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.**

A mobile food dispensing vehicle may be located as an accessory use (as defined in Section 36.00 (B)) to a legally established food or drink establishment, which is solely operated as a food or drink establishment, subject to the following criteria:

- (A) Review and approval of a development application by the Technical Review Committee containing the following minimum information and demonstration of compliance with the following standards:
  - (1) Site layout indicating location of the mobile dispensing vehicle (may not locate in required off-street parking areas, or in such a manner as to block any accessways, walkways, driveways, loading zones or other site circulation ways for vehicles or pedestrians);
  - (2) The mobile food dispensing vehicle must be maintained as an operable vehicle and may not be permanently affixed or attached to a building or structure in a manner that would prevent the vehicle from being moved in the event of an emergency.
  - (3) Indicate operating hours (limited to those of the primary business);
  - (4) City services requested (water, sewer, solid waste pick up);
  - (5) Demonstration of compliance with the City's Fats, Oils and Grease (FOG) Management Program;
  - (6) Evacuation or mitigation plan in the event of a hurricane, wind-storm, or flooding event;
  - (7) Show method of connection to permanent power with 30 or 50 amp recreational vehicle/marine type plug and cord. When operating in close proximity to residential uses or existing outdoor seating areas the mobile food dispensing vehicle shall be required to operate from battery or appropriate permanent power source to eliminate noise and fumes associated with generators.
  - (8) The primary business owner shall obtain a separate business tax receipt license for the mobile food dispensing use;
  - (9) A mobile food dispensing vehicle may only be operated by the primary business owner as an extension of the primary business.
  - (10) The mobile food dispensing vehicle must display on the vehicle the results of any DPBR inspections for cleanliness and sanitation.

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(Ord. No. 2020-22, § 1, passed 9-22-20; Am. Ord. 2022-02, passed 2-22-22)

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(Supp. No. 2023 S-57)

# Tampa Bay Times

Published Daily

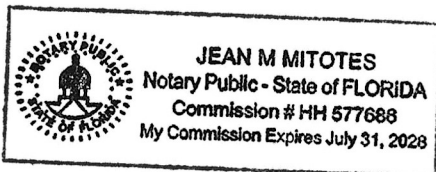
STATE OF FLORIDA } ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2025-15 was published in said newspaper by print in the issues of 08/27/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant \_\_\_\_\_  
Sworn to and subscribed before me this **08/27/2025**

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_



## NOTICE OF AMENDMENT TO CODE OF ORDINANCES

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

### ORDINANCE 2025-15

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SPECIAL REGULATIONS, SECTION 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.**

A Public Hearing on the proposed ordinance will be held before the Planning and Zoning Board on the following date:

**Monday, September 15, 2025 @ 6:30 P.M.**

Public Hearings on the proposed ordinance will be held before the Board of Commissioners on the following dates:

**Tuesday, September 30, 2025 @6:30 P.M. (1st Reading)**  
**Tuesday, October 28, 2025 @ 6:30 P.M. (2nd Reading)**

THE PLANNING AND ZONING BOARD AND BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time-to-time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611, or visit the City's web site at [www.ctsfl.us](http://www.ctsfl.us). Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to [planning@ctsfl.us](mailto:planning@ctsfl.us).

**Please Reference Application #25-63**