



**SUSTAINABILITY COMMITTEE  
CITY OF TARPON SPRINGS, FLORIDA  
324 EAST PINE STREET  
2ND FLOOR MEDIA ROOM**

**THURSDAY, JANUARY 15, 2026**  
**AT 6:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**MINUTES**

1. Approval of December 2025 Meeting minutes

**PUBLIC COMMENTS**

**DISCUSSION**

1. Vote on Committee Chair and Co-Chair
2. Meet the City Arborist - Mona Neville
3. Discussion of potential future public presentation topics
4. Sustainable Development Guidelines — Desired goals and areas of focus

**ITEMS FOR THE NEXT MEETING AGENDA**

**STAFF COMMENTS**

**COMMITTEE COMMENTS**

**ADJOURNMENT**

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose 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. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to [cityclerk@ctsfl.us](mailto:cityclerk@ctsfl.us) at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or [TarponCode@tspd.us](mailto:TarponCode@tspd.us)

MINUTES  
SUSTAINABILITY ADVISORY COMMITTEE  
CITY OF TARPON SPRINGS  
DECEMBER 18, 2025

THE SUSTAINABILITY ADVISORY COMMITTEE MET IN THE CITY HALL MEDIA ROOM, 324 E. PINE STREET, TARPON SPRINGS, FLORIDA, ON THURSDAY, DECEMBER 18, 2025, AT 6:00 P.M., WITH THE FOLLOWING PRESENT:

DR. CAROL MICKETT	CHAIRPERSON
SIOBHAN NEHIN	MEMBER
LORETTA RIQUETTI	MEMBER

STAFF PRESENT:                      HOLLY LANGSTON                      SUSTAINABILITY PROGRAM MANAGER

CALL TO ORDER

Chairperson Mickett called the meeting to order at 6:00 p.m.

ROLL CALL

Ms. Langston called roll. Dr. Melina Scally was excused from her absence as she had notified of a prior schedule conflict.

APPROVAL OF OCTOBER 2025 MINUTES:

MOTION:	LORETTA RIQUETTI
SECOND:	SIOBHAN NEHIN

To approve the minutes of October 2025 Sustainability Advisory Committee Meeting.

Vote on motion: Upon viva voce vote, the motion carried unanimously.

PUBLIC COMMENTS:

Denise Mannino was present and spoke during the public comment period regarding current topics in Sustainability.

DISCUSSION

**1. West Klosterman Preserve Group – Marie Eide & Rebecca Hughes, Board members**

Two Board members from the West Klosterman Preserve Group (WKPG) presented the background story of how the WKP became preserved and the types of properties they are interested in working towards preserving in the future. Committee members asked questions regarding the management of the preserve (this is done by Pinellas County) as well as how the City can tap into the expertise of the WKPG.

Sustainability Advisory Committee

**2. Living with Coyotes Debrief**

This was a very successful presentation; the Committee is interested in planning more public presentations or educational opportunities this year. Dr. Mickett stated that the Leepa-Rattner museum is interested in partnering in the future and it is an excellent location. It was suggested to have a discussion on the agenda at the next meeting where the Committee can brainstorm possible future presentation topics.

**3. Creation of Sustainable Guidelines for Development Review Process – Overview**

Ms. Langston provided an overview of the types of sustainability guidelines the Committee might be interested in pursuing. One is for private developers, while there could be a separate policy/review checklist for City projects. She recommends spending time in upcoming meetings looking at examples from other cities that may inform what should be included in Sustainable Development Guidelines for Tarpon Springs.

**ITEMS SUGGESTED FOR THE NEXT MEETING AGENDA**

- Meet the Arborist – Mona Neville
- Sustainable Development Guidelines
- Future public/guest speaker presentation topics

**STAFF COMMENTS:**

- Storm Drain Mural Program is progressing and the Public Art Committee plans to fund five locations – the call to artists is available now and the submissions are due in early February.
- A composting 101 presentation will be hosted at the Rec Center in February – Keep Pinellas Beautiful will be giving the presentation
- Solar Feasibility study results/recommendations are going to be presented at the BOC on January 27
- Water Conservation funding was secured through the Southwest Florida Water Management District

**COMMITTEE COMMENTS:**

Dr. Mickett commented on the importance of the first time the City included Hannukah decorations in the City's holiday decorations. This was an excellent addition to the City's holiday décor and festivities.

**ADJOURNMENT:**

MOTION:           LORETTA RIQUETTI  
 SECOND:           SIOBHAN NEHIN

To adjourn the meeting at 7:15 PM.

Vote on motion: Upon viva voce vote, the motion carried unanimously.

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DR. CAROL MICKETT  
 CHAIRPERSON

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HOLLY LANGSTON  
 SUSTAINABILITY PROGRAM MANAGER

CITY CLERK'S NOTE: This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's office for the required retention period.



**105-28.4 SUSTAINABILITY**

**105-28.4.1 Purpose**

This section is intended to promote sustainable development within the City of Dunedin by creating incentives for compact, mixed-use development patterns; encouraging solar and other alternative energy sources; promoting alternative means of transportation like bicycling and walking that can improve community health while helping reduce air pollution; protecting trees that absorb greenhouse gases and reduce storm water runoff and pollutants; and, encouraging water-efficient landscaping and protecting water resources.

**105-28.4.2 Applicability**

This section sets forth a range of site and building design options for sustainability to enhance other mandatory sustainability-related requirements integrated throughout this Code. For each development subject to this section, applicants shall select a sufficient number of sustainable site and building design options from [Table 105-28.4](#) to achieve the minimum number of points outlined for that type of development. Compliance with this section shall be determined as part of the entitlement review process.

- a. Nonresidential or Mixed-Use Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of 320 points available.
- b. Multifamily Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of 320 points available.
- c. All Other Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of 320 points available.
- d. Substantial Renovation for the purposes of this section shall include any renovation, rehabilitation, restoration, or repair work that includes an addition of floor area equal to 50 percent or more of the existing floor area; or the addition of new floors. The calculation shall include attached garages, but not include detached garages. For the purpose of calculation, the increase in floor area shall be aggregated over a three-year period.

**105-28.4.3 Exemption**

Any project not requiring design review.

**105-28.4.4 Administration**

- a. The Sustainability Worksheet shall be submitted with the application for Design Review. The required minimum sustainability points will be certified by the City's Sustainability Coordinator.
- b. 100 points of 320 are required utilizing at least four different categories.

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TABLE 105-28.4 MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY			
TOPIC	Points	Submitted Points	Graded Points
<b>ENERGY</b> Intent: Encourage on-site renewable energy production; promote the design and construction of energy efficient buildings; reduce air, water, and land pollution from energy consumption; and reduce the heat island effect.			
<b>1.1 Renewable Energy Sources</b> Design and incorporate on-site renewable energy generation technologies such as solar, wind, geothermal, or biomass. Two points granted for each 1% of the project's annual electrical energy demand generated up to a maximum of 30 points.	2 to 30		
<b>1.2 District Heating and Cooling</b> Design and incorporate into the project a district heating and/or cooling system for space conditioning and/or water heating of new buildings in the project (at least two buildings total must be connected).	4		
<b>1.3 Heat Island Reduction</b> Use any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways). <ul style="list-style-type: none"> <li>• Provide shade from open structures such as those supporting solar panels, canopies, walkways, pergolas, all with a Solar Reflectance Index (SRI) of at least 29. (SRI is a measure of the roof's ability to reject solar heat; a higher SRI yields a cooler roofing choice). (2 points)</li> <li>• Use paving material with Solar Reflectance Index (SRI) of at least 29.(1 pt)</li> <li>• Use and open grid pavement system (at least 50% pervious). (2 points)</li> </ul>	1-4		
<b>1.4 Cool Roofs/Walls</b> Use roofing materials that have an SRI equal to or greater than 78 for low- sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12) for a minimum of 75% of the roof surface of all new buildings within the project. (2 points)  -OR- Install a vegetated roof on a minimum of 50% of the total project roof area, or at least one vegetative exterior wall of structure. (5 points)	2—5		
<b>1.5 Solar-Ready Design</b> <ul style="list-style-type: none"> <li>• For stand-alone buildings, design and build the project so that it will readily accommodate the installation of solar photovoltaic panels or solar thermal hot water heating devices, including roof load, roof pitch and orientation. (5 points)</li> <li>• For projects with multiple buildings, design and build at least 20% of</li> </ul>	2—10		

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the buildings to be solar-ready as described above. Two additional points granted for each additional 20% provided up to a total of 100% solar-ready buildings. (2—10 points)			
<p><b>1.6 Solar Heated Pool</b>                  In lieu of gas or electric conventional heating:</p> <ul style="list-style-type: none"> <li>• Private pool or hot tub (2 points)</li> <li>• Public pool (6 points each)</li> </ul> <p>* Maximum of 30 per development</p>	2—30		
<p><b>RECYCLING AND WASTE REDUCTION</b>  <b>Intent: Encourage recycling of household and commercial projects; reduce the amount of waste hauled to and disposed of in landfills, and promote the reuse of materials.</b></p>			
<p><b>2.1 Waste Reduction-Construction</b>                  Make provisions to recycle/salvage at least 50% of non-hazardous construction and demolition debris.</p>	5		
<p><b>2.2 Waste Reduction-Composting</b>                  Provide on-site composting station or location for all occupants with scheduled on site distribution.</p>	2		
<p><b>2.3 Recycling Stations/Dumpsters</b>                  As part of the project, include at least one station per building dedicated to the collection, separation, and storage of materials for recycling including, at a minimum, paper, corrugated cardboard, glass, plastics, and metals. Establish a City-approved schedule and plan with the local trash hauler for retrieving the recyclable materials on a weekly basis.</p>	3		
<p><b>2.4 Recycle Containers</b>                  In mixed-use and non-residential developments, include recycle containers adjacent with other waste-collection receptacles in areas accessible to pedestrians including streets, walkways, and common areas.</p>	2		
<p><b>2.5 Pet Waste Station</b>                  One point per approved pet waste station, a maximum of 2 points.</p>	1—2		
<p><b>2.6 Cigarette Butt Station</b>                  One point per approved cigarette butt station, a maximum of 2 points.</p>	1—2		
<p><b>2.7 Recycled Content in Infrastructure</b>                  For new roadways, parking lots, sidewalks, and curbs (above-ground structured parking and underground parking are exempt from this option), any aggregate base and aggregate sub-base shall be at least 50% by volume recycled aggregate materials such as crushed cement concrete and asphalt concrete.</p>	5		
<p><b>2.8 Salvage Building Materials</b></p> <ul style="list-style-type: none"> <li>• Use green building materials (recycled materials, locally-produced materials, sustainably-harvested wood, etc.) in the construction of the project. (5 points)</li> <li>• Use furniture made from recycled materials, locally-produced materials, sustainably-harvested wood, etc. in the project. (5 points)</li> <li>• Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project. (5 points)</li> </ul>	5-15		

<p><b>URBAN NATURE</b>  <b>Intent: Provide a variety of appealing and comfortable open spaces close to work and home; encourage physical activity and time spent outdoors, support natural resources and habitat conservation, and promote social networking, civic engagement, personal recreation and other activities.</b></p>			
<p><b>3.1 Minimum Open Space</b>                  Provide common open space that exceeds the base requirements of <i>Section 105-22</i> by 10%. Five additional points granted for each additional 10% up to a total of 40% above code.</p>	5-20		
<p><b>3.2 Habitat Conservation Higher Standards</b>                  For implementing higher standards on sites have significant habitat. For the purposes of this and the following item, "significant habitat" includes, but is not limited to (5 points every category with a maximum of 20 points):</p> <ul style="list-style-type: none"> <li>• Habitat for species that are listed or are candidates for listing under state or federal endangered species acts;</li> <li>• Grand trees</li> <li>• Wetlands</li> <li>• Mangroves</li> </ul>	5-20		
<p><b>3.3 Organic Farming</b>                  Community sustainable food such as eggs, milk, honey, or chicken. Co-op featuring the same items count for points.</p>	1—5		
<p><b>3.4 Community Gardens</b>                  For residential or mixed-use projects dedicate permanent and viable growing space and related facilities (such as greenhouses) within the project at a minimum of 10 square feet per dwelling for 20% of the project. Provide fencing, watering systems, soil, and/or garden bed enhancements (such as raised beds), secure storage space for garden tools, solar access, and pedestrian access for these spaces.</p>	10		
<p><b>3.5 Tree Canopy</b>                  Provide trees in an amount that exceeds the base requirements of <i>Section 105-35 Trees</i>, by 10%. Two additional points granted for each additional 10% up to 50% above Code.</p>	2-10		
<p><b>TRANSPORTATION</b>  <b>Intent: Promote public health by encouraging daily physical activity associated with alternative modes of transportation such as walking and bicycling; encourage the use of transportation and, design parking facilities to minimize adverse environmental impacts to pedestrians.</b></p>			
<p><b>4.1 Charging Stations</b>                  For new residential, nonresidential and mixed-use buildings, provide charging stations in the parking area. Two points per station - max of ten.</p>	2-10		
<p><b>4.2 Bike Sharing Program</b>                  1 point for every 10 bikes; 2 points maximum.</p>	2		
<p><b>4.3 Facilities for Bicycle Commuters</b>                  Provide the following:</p> <ul style="list-style-type: none"> <li>• Indoor or self-contained bicycle storage lockers equal to a minimum of 5% of the vehicle parking spaces provided. (2 points)</li> <li>• Shower and dressing areas for employees (2 points)</li> </ul>	2—4		
<p><b>4.4 Developer-Sponsored Transit</b>                  For a minimum of three years, provide year-round, developer-sponsored transit service (vans, shuttles, or buses) from at least one central point in the project to major transit facilities and/or other major destinations such as a</p>	5		

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retail area, tourist destination or employment center.			
<p><b>4.5 Parking</b>                  On SR 580, locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots. Building entrances must be easily accessible from the public way. (2 points) – (OR) –</p> <p>Provide structured parking to meet 20% of the total parking requirement for nonresidential and multifamily residential projects. Note: Two additional points will be granted for each additional 20% up to a total of 100%. In addition, as applicable on SR 580, locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots. (2—10 points)</p>	2—10		
<p><b>WATER</b>  <b>Intent: Minimize water use in buildings to reduce impacts to natural water resources, and minimize outdoor water use for landscape irrigation.</b></p>			
<p><b>5.1 Water-Efficient Landscape</b>                  Limit turf grass beyond base code requirements.                  • Single-family residential: Turf limited to 25% of landscaped area.</p>	2		
<p><b>5.2 Water-Efficient Plants</b>                  To the extent possible, all landscaping plants, including those on green roofs, shall be selected from a list of water-efficient vegetation maintained by the Florida Yards and Neighborhoods Handbook from the University of Florida, and utilize the principles of Florida Friendly Landscaping.</p>	2		
<p><b>5.3 Landscape Irrigation System</b>                  Drip or subsurface irrigation systems shall be utilized for all landscape irrigation systems when irrigation is necessary. Drip irrigation systems must be equipped with pressure regulators, filters, and emitters. Each drip emitter must be rated at less than 20 gallons per hour (gph). (1 pt for drip, 2 pts for subsurface)</p>	1—2		
<p><b>5.4 Surface Treatments</b>                  Non-turf landscaped areas must be completely covered by a 2” minimum layer of air- and water-permeable mulch to reduce evaporation. Living groundcovers qualify as mulch provided the individual plants are installed at sufficient density to assure 100 percent ground coverage at maturity. If a weed barrier is used beneath the mulch, it must be manufactured to be air- and water-permeable to reduce evaporation and run-off.</p>	1		
<p><b>5.5 Vault System or Treatment Wetland</b>                  Stormwater Treatment                  • Utilization of a vault system for stormwater management to aid in the increased flow rate due to development. - or -                  • Installation of a treatment wetland that creates a natural environment for flora and fauna and aids in the removal of nutrients from stormwater.</p>	8		
<p><b>5.6 Rain Barrels</b>                  Reduce water use, stormwater runoff, and erosion by the utilization of rain barrels or cisterns to collect rain water. The installed rain barrel or cistern shall be directly connected to the on-site irrigation system (1 point per barrel, up to 4 points).</p>	1—4		

**ADDITIONAL STRATEGIES FOR SUSTAINABILITY**

**Intent: Implement strategies of existing above-code programs or explore and implement new, unique or innovative ways to increase the sustainability of the project and community.**

<p><b>6.1 Above-Code Programs</b>                  Design and build the project to meet the standards of an above-code program such as LEED, Green Globes, Energy Star, FGBC, etc. As a good faith demonstration of the developer’s intent, the applicant will utilize solar energy to power the project or achieve green building certification demonstrating the method that will be used to achieve said certification. The most recent LEED scorecard, most recent version of the FGBC checklist, or equivalent green building certificate checklist shall be submitted depending on the certification the developer is seeking.</p>	20		
<p><b>6.2 Innovative Products or Strategies</b>                  Provide documentation of an innovative product or strategy that increases the sustainability of the project or community but is not provided in this Section (i.e. Stormwater Placard). Up to five Innovative Products or Strategies may be submitted for review. Points awarded at the discretion of the Development Review Committee based on the capacity of the proposed product or strategy to increase the sustainability of the project in any of the above categories. (1—5 points for each Innovative Strategy)</p>	1—15		
<p><b>6.3 Higher Flood Plain Management Standards</b>                  Three points for each 1 foot of freeboard above the required minimum, for a maximum of 15 points.</p>	3-15		
<p><b>6.4 Phased Development</b>                  For projects consisting of 5 acres or greater, and capable of constructing in phases (i.e. a combination project of retail and multi-family housing, a housing development with multiple housing types), the utilization of phased construction in which a section is completed to final stabilization prior to commencement of construction on a subsequent phase of the project. Points based on size and number of phased to be completed. 3 points for 5-10 acre project with two phases. 4 points for 10-15 acre project with three phases. 5 points for projects over 15 acres with at least three phases of development.</p>	3-5		
<p><b>6.5 Sustainable Art Installation</b>                  Points awarded by the City’s Arts &amp; Culture Committee</p>	1-5		
<p><b>6.6 Hurricane Hardening</b>                  Designed and constructed to meet a recognized hurricane hardening certification standard.</p>	20		
<p><b>TOTALS</b></p>			