



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, APRIL 21, 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 from March 17, 2025, for Approval
- 6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 7. ORDINANCES AND RESOLUTIONS**
 - a. **Resolution 2025-29; Conditional Use** for a childcare center in the T5d (North Pinellas Ave) transect zone; 301 N. Pinellas Avenue (Application #25-21)(**Quasi-Judicial**)
 - b. **Ordinance 2025-06; Land Development Code Amendment**; Amending Article II District Regulations, Section 25.12 HB (Highway Business) District (Application 25-23)(**Legislative**)
- 8. BOARD AND STAFF COMMENTS**
- 9. ADJOURNMENT**



**MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
MARCH 17, 2025**

The Planning And Zoning Board Of The City Of Tarpon Springs, Florida, Met In The City Hall Auditorium/Commission Chambers, 324 E. Pine Street, On Monday, March 17, 2025 AT EVENT_TIME] With The Following PreSent:

Chairperson N. Mike Kouskoutis
Member Nick Zembillas
Member Georganna Frantzis
Member Robert Rockelein
Member Derla Early
Member Susan Swenson
Alternate Member Lori Rainaldi Weaver

ABSENT/EXCUSED: Vice-Chairperson Justin Vessey, Chairperson Merlin Seamon

ALSO PRESENT: Patricia Mcneese, AICP, Planning Supervisor
Allie Keen, AICP, Principal Planner
Major Taurine Mathis, Administrative Major, Tarpon Springs Police Department
Andrew Salzman, ESQ, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Kouskoutis called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PLEDGE OF ALLEGIANCE

Chairperson Kouskoutis led the Pledge of Allegiance to the Flag of the United States of America.

4. REFLECTION

Mr. Kouskoutis led the reflection.

5. CONSENT AGENDA

- a. Minutes from February 24, 2025, for Approval

MOTION: Member Rockelein

SECOND: Member Early

to approve the February 24, 2025, minutes as presented.

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

Yes: Alternate Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Member Frantzis
Member Zembillas
Chairperson Kouskoutis

No: None

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

Board Attorney Lewis 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. **Ordinance 2025-04; Rezoning** of property located between N. Highland Ave. and Keystone Road (Application 24-79)(**Quasi-Judicial**)

Staff:

Mrs. McNeese provided background information and indicated that staff recommended approval of Ordinance 2025-04 amending the Official Zoning Atlas from Agricultural (A) District and Residential Planned Development (RPD) District to Agricultural (A) District.

Applicant:

Housh Govahee, of Northside Engineering, 300 S Belcher Rd, Clearwater, FL 33765, noted that they are trying to clean up the zoning records.

MOTION: Member Frantzis
SECOND: Member Zembillas

to approve Resolution 2025-05 as presented.

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

Yes: Alternate Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Member Frantzis
Member Zembillas
Chairperson Kouskoutis

No: None

- b. **Resolution 2025-23; Conditional Use** for an agriculture use to allow a pet miniature cow in the R-100 (Single Family Residential) zoning district; 616 N. Florida Avenue (Application #25-09)(**Quasi-Judicial**)

Staff:

Mrs. Keen provided background information and indicated that staff recognized the unique circumstances of the requested conditional use. In lieu of a formal recommendation, staff provided findings and information in this report for consideration by the Planning and Zoning Board in its recommendation to the Board of Commissioners. She further noted that, should the Board recommend approval, staff recommended the following conditions:

1. The agriculture use was limited to the raising of a maximum of one (1) miniature cow on the property. No other farm animals or other agricultural activities, as specified under the definition of 'Agriculture' in Land Development Code Section 214.00, were permitted.
2. Any type of commercial activity associated with the miniature cow on the property is prohibited, including but not limited to paid visitations, parties, photography sessions, etc.

Applicant:

Shawn and Carrie Nelson, of 616 N. Florida Avenue, noted that they had mitigation plans for the issues typically caused by traditional farm animals. Mrs. Nelson further noted that cows were therapeutic.

Public:

Sia Privey, 1503 E Tessier Drive, spoke in opposition to the application.

Leslie Shisler, 1107 Sunset Drive, spoke in opposition to the application.

MOTION: Member Rockelein
SECOND: Member Zembillas

to approve Resolution 2025-23 as presented, with staff conditions.

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

Yes: Member Rockelein
Member Zembillas
Chairperson Kouskoutis

No: Alternate Member Rainaldi Weaver
Member Swenson
Member Early
Member Frantzis

8. BOARD AND STAFF COMMENTS

a. Discussion of Current City Codes Regulating Noise

Ms. Frantzis indicated that she thought the discussion item should have been advertised and there was no memorandum indicating why the item was before the Planning and Zoning Board.

Mrs. McNeese apologized that there was not a memo. She further provided background information as to why the item was in front of the Planning and Zoning Board.

Major Mathis noted that he was filling in for Major Crawford and that the purpose of the discussion was so the City could avoid issues between the vibrant downtown business and the downtown residents who oppose noise.

9. ADJOURNMENT

Chairperson Kouskoutis adjourned the meeting at 9:02 PM.

Chairperson

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



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[APRIL 21, 2025 / MAY 13, 2025]

STAFF REPORT

Application No. / Project Title: #25-21 (301 N. Pinellas Ave. Day Care)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Alpha Alternatives, LLC / St. Nicholas Greek Orthodox Cathedral
Property Size: +/- 16,800 square feet
Current Zoning: T5d (N Pinellas Ave Corridor)
Current Land Use: North Pinellas Ave Character District
Location / Parcel ID: 301 N. Pinellas Avenue / 12-27-15-89820-000-0040
Resolution #: 2025-29

BACKGROUND SUMMARY:

The applicant is seeking conditional use approval to operate a childcare center in the T5d (North Pinellas Ave) transect district of the Special Area Plan (SAP). The property has been utilized as a childcare center/preschool since 1926, however, the facility closed in 2023. Per Land Development Code (LDC) Section 209.00(N)(3), if an established conditional use ceases operation for more than 1 year, a new conditional use application must be filed.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of Resolution 2025-29 with the following conditions:

1. Prior to issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA accessible parking space.
2. A local business tax receipt must be obtained within 12 months.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, Former Childcare Center/Preschool
Site Features:	Commercial building, parking lot, outdoor play area, fence, mature vegetation.
Vehicle Access:	This property gains access from Read Street.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	T5d (North Pinellas Ave) GB (General Business)	North Pinellas Ave Character District RM (Residential Medium)
South:	T5d (North Pinellas Ave)	North Pinellas Ave Character District



East:	T5d (North Pinellas Ave)	North Pinellas Ave Character District
West:	RM (Residential Multifamily)	RM (Residential Medium)

PLANNING CONSIDERATIONS:

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

1. The applicant is proposing to operate a childcare center that offers educational day care services to children aged 2 to 5 years. The facility will have 9 teachers/staff members, which includes a director and assistant director, and will accommodate up to 70 children. The typical drop off time will be 7:00 AM and pick up at 6:45 PM.
2. SmartCodeTable 4E(ii) requires 10 parking spaces for the proposed use (3 spaces per 1,000 square feet of net floor area). There is a small onsite parking lot accessed from Read Street that has approximately 5 parking spaces. According to the applicant, overflow parking will be accommodated on the adjacent lot to the north of the subject site, which is also owned by the landlord.
3. According to the Planning Department’s records, the property has been utilized as a childcare center/preschool since 1926 up until 2023. Although this property was previously used as a childcare center, because the established use ceased operation for more than 1 year, LDC Section 209.00(N)(3) requires a new application for conditional use to be filed and reviewed for approval.
4. The property is located in the City’s Special Area Plan’s North Pinellas Ave character district which is primarily focused on retail development with some medium density and mixed-use residential development.
5. The property is within a mixed-use area that includes retail, office, institutional and residential uses. Childcare centers and preschools can be appropriate in areas near residential neighborhoods, as well as areas of employment to allow for accessibility for parents to drop their children off on their way to work and to pick up on the way home. These facilities being near their places of work or homes allow for that ease of accessibility.
6. The property is located at the corner of Pinellas Avenue and Read Street. Although the property fronts Pinellas Avenue, it does not have direct access to Pinellas Avenue. The onsite parking lot is accessed from Read Street, which improves circulation and potentially prevents backups along Pinellas Avenue during peak drop-off and pickup hours. Additionally, the overflow parking lot gains access from W. Park Street and not Pinellas Avenue.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 209.01 of the Tarpon Springs Land Development Code (LDC) states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff’s provisional findings of fact are provided below:

1. Conformance with the requirements of the Land Development Code.

Provisional Findings: The proposed use does not require any modifications to the existing site, which has been utilized as a childcare center in the past. Any improvements in the future would be required to meet the standards of the SmartCode, Florida Building Code, and the heritage preservation requirements of the Land Development Code, if applicable.

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

Provisional Findings: The property is located within a mixed-use area that includes retail, office, institutional, and residential uses. It is common for childcare centers to locate near residential and areas of



employment to allow for ease of accessibility. There are existing residential homes to the west of the property, however, the existing building and play area are oriented along Pinellas Avenue and there are mature trees and vegetation providing screening and buffering of the property to these homes. Additionally, although the property and overflow parking lot are located along Pinellas Avenue, they do not have direct access to the roadway. This improves circulation and potentially prevents backups along Pinellas Avenue during drop-off and pickup hours.

3. The conditional use is consistent with the goals, objectives and policies of all Elements of the City Comprehensive Plan.

Provisional Findings: The proposed use is consistent with the goals, objectives, and policies of the City's Comprehensive Plan and the Special Area Plan, specifically the intent of the North Pinellas Ave character district which focuses on retail development and medium residential and mixed-use development along the Pinellas Avenue corridor.

4. The conditional use will not result in significant adverse impacts to the environment or historical resources.

Provisional Findings: The property is in the City's historic district and the existing building is identified as a contributing-altered structure. The applicant does not propose any modifications to the existing building, nor any significant property improvements. Any modifications in the future will have to be reviewed for compatibility and compliance with the city's heritage preservation standards and guidelines. The property is not located on an environmentally sensitive site.

5. The conditional use will not adversely affect adjoining property values.

Provisional Findings: This property has been utilized as a childcare center and preschool since 1926 and only recently ceased operation. The proposed application does not include any modifications or changes to the property; therefore, property values are not expected to be impacted.

6. The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Provisional Findings: The proposed use does not require the extension of new public facilities to the site and will not affect the City's ability to provide public facilities.

7. The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

Provisional Findings: The proposed use makes use of an existing developed property within the city's downtown area. The use meets the intent of the Special Area Plan, and the City does not expect to incur any costs in providing public services.

8. The public health, safety and welfare shall be observed with any reasonable conditions necessary.

Provisional Findings: The applicant will be required to meet all requirements of the Florida Department of Education and will obtain a local business tax receipt from the city to operate the childcare facility. The use is occupying an existing building and property that has been utilized in this manner for several years. Parking can be accommodated on site and on the adjacent property, both of which are not directly



accessed from Pinellas Avenue. The proposed use is not expected to adversely impact the general health, safety, and welfare.

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property.; This included 124 addresses. *Staff have not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Draft Resolution #2025-29
3. Application
4. Applicant Description of Use
5. Survey

301 N. PINELLAS AVE CHILDCARE CENTER #25-21

Planning & Zoning Board Meeting – April 21, 2025

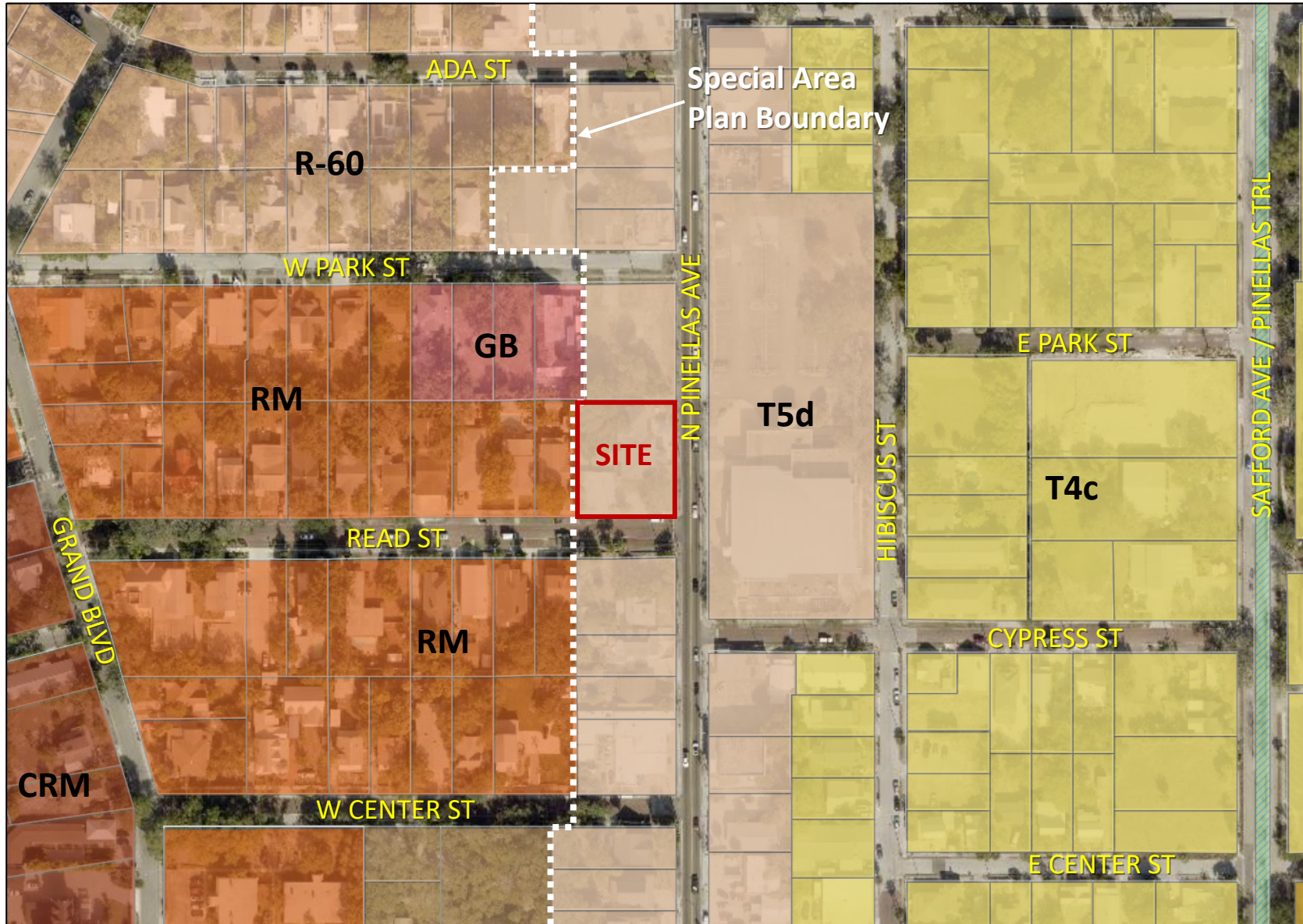
Board of Commissioners Meeting – May 13, 2025



SUMMARY OF REQUEST

- **Resolution #2025-29 – Conditional Use (#25-21)**
 - Location: 301 N. Pinellas Avenue
 - Property Size: +/- 16,800 square feet
 - Current Land Use: North Pinellas Ave Character District
 - Current Zoning: T5d (North Pinellas Ave) Transect Zone
 - Proposed Use of Property: Childcare Center/Preschool
 - Educational, day care services
 - 2 to 5 years of age
 - 9 staff members (Director, Asst. Director, Teachers)
 - Up to 70 children
 - Typical Drop Off: 7:00 A.M. / Pickup: 6:45 P.M.
- **Owner**: St. Nicholas Greek Orthodox Cathedral
- **Agent/Applicant**: Alpha Alternatives, LLC

LOCATION



REQUEST

Previous Childcare Facility

- Operated as a childcare facility/preschool.
- Records indicate as early as 1926.
- Ceased operation in 2023.

LDC Section 209.00(N)(3) – Conditional Uses

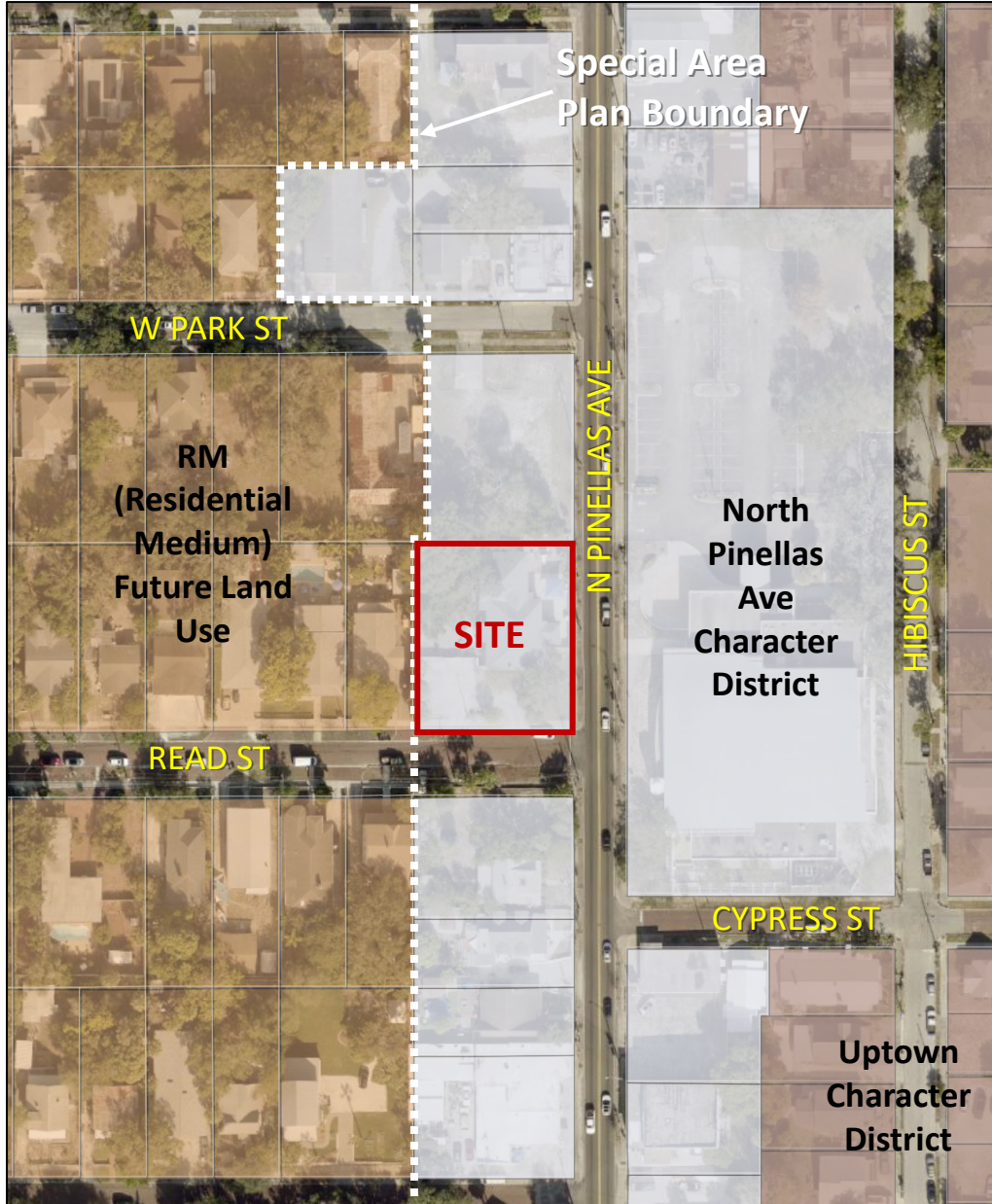
- If an established conditional use ceases operation for more than 1 year, a new application must be filed.

Parking

- Required = 10 spaces (*3 per 1,000 sq. ft. net floor area*)
- Onsite = Approx. 5 spaces
- Overflow parking can be accommodated on adjacent property under same ownership.



CONTEXT



REVIEW CRITERIA – CONDITIONAL USE

- 1) **Conformance with the Land Development Code.** The proposed use does not require any modifications to the existing site, which has been utilized as a childcare center in the past. Any future improvements would be required to comply with all local and state codes.
- 2) **The proposed use is appropriate to the property in question and compatible with the area.** The property is located in a mixed-use area that includes retail, office, institutional, and residential. It is common for childcare centers to locate near residential areas and places of employment to allow for ease of accessibility. The adjacent residential homes are buffered by mature trees and vegetation on the subject property and by the existing building and outdoor play areas being oriented along Pinellas Avenue. The property and overflow parking do not have direct access from Pinellas Avenue, which improves circulation and potentially prevents backups along that roadway during drop-off and pickup hours.
- 3) **The use is consistent with the Comprehensive Plan.** The use is consistent with the Comprehensive Plan and Special Area Plan’s North Pinellas Ave character district.

REVIEW CRITERIA – CONDITIONAL USE

- 4) **The use will not adversely impact historical or environmental resources.** The site is in the historic district and the building is identified as a contributing-altered structure. Any future exterior modifications will have to be reviewed for compliance with the city's historic guidelines. The property is not located on an environmentally sensitive site.
- 5) **The use will not adversely affect adjoining property values.** This property has been utilized as a childcare center and preschool since 1926 and only recently ceased operation. The proposed application does not include any modifications or changes to the property; therefore, property values are not expected to be impacted.
- 6) **The use will not adversely impact nor exceed the City's capacity to serve with public facilities.**
- 7) **The use shall provide for efficient and orderly development.**
- 8) **The public health, safety, and welfare shall be observed with any reasonable conditions necessary.** All requirements of the Florida Department of Education will have to be met, and the applicant will have to obtain a local business tax receipt to operate the childcare facility. The use is occupying an existing building and property that has been used in this manner for several years. Parking can be accommodated and is not directly accessed from Pinellas Avenue. The proposed use is not expected to adversely impact the general health, safety, and welfare.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2025-29

Staff recommends *approval* with the following conditions:

1. Prior to issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA accessible parking space.
2. A local business tax receipt must be obtained within 12 months.

Public Notice – 124 mailed notices; Staff has received no responses.

RESOLUTION NO. 2025-29

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #25-21 REQUESTING CONDITIONAL USE APPROVAL TO ALLOW A CHILDCARE CENTER AT 301 N. PINELLAS AVENUE, IN THE T5D (NORTH PINELLAS AVE) TRANSECT ZONE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for a childcare center on property located at 301 N. Pinellas Avenue in the T5d (North Pinellas Ave) transect zone; and

WHEREAS, Table 4F of the Transect-Based Infill Code for the Sponge Docks and Community Redevelopment Area (SmartCode) allows childcare centers as a conditional use in the T5d (North Pinellas Ave) transect zone; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of April 21, 2025; and

WHEREAS, pursuant to Section 209.00 of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: CONDITIONAL USE FINDINGS

Application Number 25-21 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application Number 25-21 under Resolution 2025-29, requesting Conditional Use approval to allow for a childcare center on property located at 301 N. Pinellas Avenue in the T5d (North Pinellas Ave) transect zone, is approved with the following conditions:

1. Prior to the issuance of a local business tax receipt, the onsite parking lot shall be striped in accordance with the Land Development Code, including one ADA accessible parking space.

2. A local business tax receipt must be obtained within 12 months.

SECTION 3: EFFECTIVE DATE

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

DRAFT



PLANNING & ZONING APPLICATION

INSTRUCTIONS

Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME St. Nicholas Greek Orthodox Cathedral		EMAIL denise@stnicholastarpon.org
ADDRESS 17 E Tarpon Ave		
CITY Tarpon Springs	STATE FL	ZIP 34689
PHONE 727-937-3540		

2. APPLICANT(S) *(if different than owner)*

NAME		EMAIL
ADDRESS		
CITY	STATE	ZIP
PHONE		

3. AGENT/REPRESENTATIVE *(if applicable)*

NAME Alpha Alternatives, LLC		EMAIL info@alpha-alternatives-pm.com
ADDRESS 123 E Tarpon Ave, Suite 225		
CITY Tarpon Springs	STATE FL	ZIP 34689
PHONE 727-756-9355		



4. APPLICATION TYPE* *(Please select all that apply)*

General Applications

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Minor Plat |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan/Subdivision | <input type="checkbox"/> Planned Development: |
| <input type="checkbox"/> Discussion Item | <input type="checkbox"/> Right-of-Way Vacation | <input type="checkbox"/> Concept |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Plat or Other Property Vacation | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Future Land Use Amendment | <input type="checkbox"/> Temporary Use (Dates: _____) | <input type="checkbox"/> Final |
| <input type="checkbox"/> Sidewalk Cafe | <input type="checkbox"/> Final Plat | |

Board of Adjustment Applications (BOA)

- Variance
- Nonconforming Lot of Record Variance
- FAR/ISR Adjustment
- Sidewalk Waiver
- After-the-Fact Variance
- De Minimis Variance

Heritage Preservation Applications (HPB)

- Certificate of Appropriateness
- Designation of Historic Property Form
- Economic Hardship Exemption Form
- Petition for Removal Form

* See Page 4 for required Application Addendums.

5. GENERAL INFORMATION

PROJECT NAME Preschool / Daycare Approval
ADDRESS/LOCATION 301 N Pinellas Avenue, Tarpon Springs, FL 34689
TAX PARCEL NUMBER(S) 12-27-15-89820-000-0040
LEGAL DESCRIPTION TARPON HEIGHTS SEC B LOTS 4,5 AND 6
SITE ACREAGE Upland <u>16.801</u> Wetland _____ Submerged _____ Total <u>16.801</u>
FLOOD <i>(check all that apply)</i> <input type="checkbox"/> Zone X <input type="checkbox"/> Zone X Shaded <input type="checkbox"/> Zone AE <input type="checkbox"/> Zone VE <input checked="" type="checkbox"/> Not in a Flood Zone Base Flood Elevation(s) (BFE): _____
COASTAL HIGH HAZARD AREA (CHHA) <input type="checkbox"/> Yes, this property is located within the CHHA <input checked="" type="checkbox"/> No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS <i>(if applicable)</i>	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY
Institutional	SAP		

7. SUMMARY/PURPOSE OF REQUEST

Request conditional use approval for operations as a daycare / preschool. The property was historically operated as such through 2023, at which point the St Nicholas Orthodox Cathedral elected to suspend their daycare practice.



8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:

The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

Anna T. Billiris
 (Applicant's Signature)

4/10/2025
 (Date)

AGENT AUTHORIZATION:

The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The 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.

Maria Luna - Alpha Alternatives, LLC
 (Agent Name, Printed)

4/10/2025
 (Date)

Maria Luna
 (Agent's Signature)

4/10/2025
 (Date)

PROPERTY OWNER'S 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.

Anna T. Billiris
 (Property Owner's Signature)

4/10/2025
 (Date)

*Not required for discussion item applications

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of physical presence or
 Online notarization, this 10th day of April, A.D., 2025 by
Anna T. Billiris, who is personally known to me or who has produced
 _____ as identification and who did (did not) take an oath.

Stamp:

NOTARY PUBLIC
 Name: Linda Orvis
 Signature: Linda Orvis



Rev. Jan 2025



APPLICATION ADDENDUMS CHECKLIST

In addition to providing the completed application, please submit the *required addendums* as outlined below:

ANNEXATION

- General Application Checklist

CONDITIONAL USE

- General Application Checklist
- Certificate of Concurrency Form
- Short Term Rental/Tourist Home Form, if applicable
- Alcoholic Beverage Form, if applicable

DISCUSSION ITEM

- General Application Checklist

DEVELOPMENT AGREEMENT

- Development Agreement Checklist

FUTURE LAND USE AMENDMENT

- General Application Checklist
- Certificate of Concurrency Form

REZONING

- General Application Checklist
- Certificate of Concurrency Form

SITE PLAN/SUBDIVISION

- General Application Checklist
- Site Plan Application Checklist
- Certificate of Concurrency Form
- Public Art Form

RIGHT-OF-WAY VACATION

- General Application Checklist
- Letters of No Objection Checklist

PLAT OR OTHER PROPERTY VACATION

- General Application Checklist
- Letters of No Objection Checklist

FINAL PLAT

- Final Plat Application Checklist

MINOR PLAT

- General Application Checklist

PLANNED DEVELOPMENT

- General Application Checklist
- Planned Development Application Checklist
- Certificate of Concurrency Form
- Public Art Form

BOARD OF ADJUSTMENT (BOA) APPLICATIONS

- General Application Checklist
- Variance Application Form, if applicable
- Nonconforming Lot Application Form, if applicable
- FAR/ISR Application Form, if applicable
- Sidewalk Waiver Form, if applicable
- After-the-Fact Variance Application Form, if applicable
- De Minimis Variance Form, if applicable

HERITAGE PRESERVATION BOARD (HPB) APPLICATIONS

- General Application Checklist
- Certificate of Appropriateness Form
- Designation of Historic Property Form
- Economic Hardship Exemption Form
- Petition for Designation Removal Form

SIDEWALK CAFE

- General Application Checklist
- Sidewalk Café Form, if applicable



PLANNING APPLICATION FEE SCHEDULE

Type of Application	Application Fees	Additional Fees
General Applications		
Annexation	\$0	\$500.00 Public Notice Fee
Conditional Use	\$500.00	\$150.00 Public Notice Fee
Discussion Item	\$0	-
Development Agreement		
Request to Negotiate	\$250.00	-
Development Proposal	\$2,500.00	-
Agreement Modification	\$1,000.00	-
Agreement Extension	\$250.00	-
Future Land Use Amendment	\$750.00	\$525.00 Public Notice Fee
Rezoning	\$750.00	\$525.00 Public Notice Fee
Future Land Use Amendment & Rezoning	\$1,250.00	\$525.00 Public Notice Fee
Site Plan/Subdivision		
0 – 5 Acres	\$500.00	See Stormwater/Utility Fee Tables
5.01 – 10 Acres	\$750.00	See Stormwater/Utility Fee Tables
10.01 – 15 Acres	\$1,000.00	See Stormwater/Utility Fee Tables
15.01 – 20 Acres	\$1,500.00	See Stormwater/Utility Fee Tables
20.01 Acres or More	\$2,000.00	See Stormwater/Utility Fee Tables
Site Plan Extension	\$100.00	-
Right-of-Way Vacation	50% of Appraised Value	-
Plat or Other Property Vacation	\$200.00	\$775.00 Public Notice Fee
Temporary Use	\$100.00	-
Mobile Food Vendor	\$25.00	-
Final Plat	\$750.00	Surveyor Review Fee Billed to Applicant
Minor Plat	\$250.00	-
Planned Development		
Conceptual Plan	\$250.00	-
Preliminary Plan	\$750.00	\$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Final Plan	\$500.00	\$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Minor Modifications	\$250.00 each	See Stormwater/Utility Fee Tables
Major Modifications	\$750.00	\$500.00 Public Notice Fee See Stormwater/Utility Fee Tables
Time Extension	\$100.00	-
Sidewalk Café	\$250.00	-
Board of Adjustment Applications		
Variance	\$250.00	\$150.00 Public Notice Fee
Sidewalk Waiver	\$250.00	\$150.00 Public Notice Fee
De Minimis Variance	\$50.00	\$0.77 Per Public Notice Letter (Adjacent Properties)
Appeal of Administrative Decision	\$250.00	\$150.00 Public Notice Fee
Heritage Preservation Board Applications		
Certificate of Appropriateness	\$50.00	\$75.00 Public Notice Fee
Designation	\$250.00	\$75.00 Public Notice Fee
Economic Hardship	\$50.00	\$75.00 Public Notice Fee



The following tables provide specific fees for drainage/stormwater and utility reviews for planned development and site plan applications. These fees are in addition to the application fees provided on the previous page.

DRAINAGE/STORMWATER REVIEW FEES

Application Type	Initial Submittal	2 nd Submittal	Each Additional Submittal
Site Plan Applications			
Non-Residential	\$675.00	No Cost	\$350.00
<i>Single-Family (Detached, Attached, & Semi-Detached)</i>			
1 – 50 Lots	\$1,500.00	No Cost	\$500.00
Over 50 Lots	\$1,750.00	No Cost	\$600.00
Multi-Family	\$600.00/Building	No Cost	\$300.00/Building
Commercial	\$2,000.00	No Cost	\$1,000.00
Industrial	\$3,000.00	No Cost	\$1,500.00
Planned Development Applications			
<i>Preliminary Plan (Residential)</i>			
1 – 50 Lots	\$500.00	No Cost	\$200.00
Over 50 Lots	\$750.00	No Cost	\$300.00
Preliminary Plan (Multi-Family)	\$600.00/Building	No Cost	\$200.00/Building
Preliminary Plan (Commercial)	\$1,000.00	No Cost	\$500.00
Preliminary Plan (Industrial)	\$1,500.00	No Cost	\$750.00
<i>Final Plan (Residential – Single-Family Detached, Attached, Semi-Detached)</i>			
1 – 50 Lots	\$1,500.00	No Cost	\$500.00
Over 50 Lots	\$1,750.00	No Cost	\$600.00
Final Plan (Multi-Family)	\$600/Building	No Cost	\$300/Building
Final Plan (Commercial)	\$2,000.00	No Cost	\$1,000.00
Final Plan (Industrial)	\$3,000.00	No Cost	\$1,500.00
All Other Review Services	100% of Actual Costs		

UTILITY REVIEW FEES

Application Type	Initial Submittal	2 nd Submittal	Each Additional Submittal
Site Plan Applications			
Preliminary/Final Planned Development	\$250.00	No Cost	\$250.00
Site Plan	\$250.00	No Cost	\$250.00
Downstream Analysis (as necessary)	100% of Actual Costs		
All Other Review Services	100% of Actual Costs		

From: [Andrew Alexander Pappas](#)
To: [Allie Keen](#)
Subject: Re: #25-21 - The Astor Day Care Conditional Use Request
Date: Wednesday, April 9, 2025 7:06:48 PM
Attachments: [Outlook-5mmwv0rc.png](#)

Warning: Unusual sender <apappas@alpha-alternatives-pm.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Allie,

The flexibility is much appreciated. Given that we are trying to place a new tenant in the space, we will run the application process to secure the conditional use approval as we finalize negotiations with another party. Please see below for comments to the questions in the report and advise if anything else is needed to secure our spot in the meeting on April 21st.

Comment 00006

Proposed use: The facility is proposed to be used as a Child Care Center/Preschool/Daycare-Center.

Anticipated number of kids: 60-70 (Full licensed capacity).

Hours of operation: 7:00 AM - 6:30 PM

Typical Drop-Off/Pick-Up times: 7:00 AM - 6:45 PM

Number of teachers/staff : 9

Brief description of operations: Offer education, care and nurturing to children 2 years to 5 years of age only.

Curriculum: Age appropriate Child-Care Curriculum formulated by professionals, accepted by DCF (Florida Department Of Children and Families) and also approved by FACCM (Florida Association Of Child Care Management).

VPK: Intend to provide School Readiness and VPK (Voluntary Pre-Kindergarten Education Program) initiated by The Florida Department Of Education for 4 year old children.

Management: Our program would have a Full-Time Center-Director and an Asst-Director. The Asst-Director may occasionally support the teachers if needed. The Director is responsible for the day to day operations at the center.

Center-Director: Responsibilities include ensuring all the rules and regulations are strictly followed, the curriculum is implemented, hire teachers, ensure all the activities/programs are conducted safely, maintain files/paperwork for all the teachers and children, order supplies, provide tours to the Parents/guardians and answer all their questions among other things.

Asst-Director: Assist the Director in all the abovementioned duties and take on the role of the Director in their absence. Also, accept tuition, pay bills, hire help to maintain the facility and assist the teachers if needed.

Teachers: Implement the curriculum and concentrate only on the education and safety of the children.

Cleaning-Crew: Cleaning and sanitising the facility after hours. They are private contractors.

Note: We intend to provide snacks/food to the children along with the food sent along by the Parents/Guardians.

Comment 00007

Per the comment above, the intent would be to offer education, care and nurturing to children 2 years to 5 years of age only.

Comment 00008

I believe that it closed at some point in 2023.

Comment 00009

Per the Pinellas County Property Appraiser - 3,332 square feet (heated) / 3,527 square feet (gross)

Comment 00010

Approximately four to five spaces are on site. The parking lot is not striped, and it does not designate any ADA spaces. Overflow parking may be found in the vacant lot abutting the subject property to the north, which is owned by the landlord.

Thanks,
Alex

Andrew Alexander Pappas | *President*

Mobile (727) 542-9730

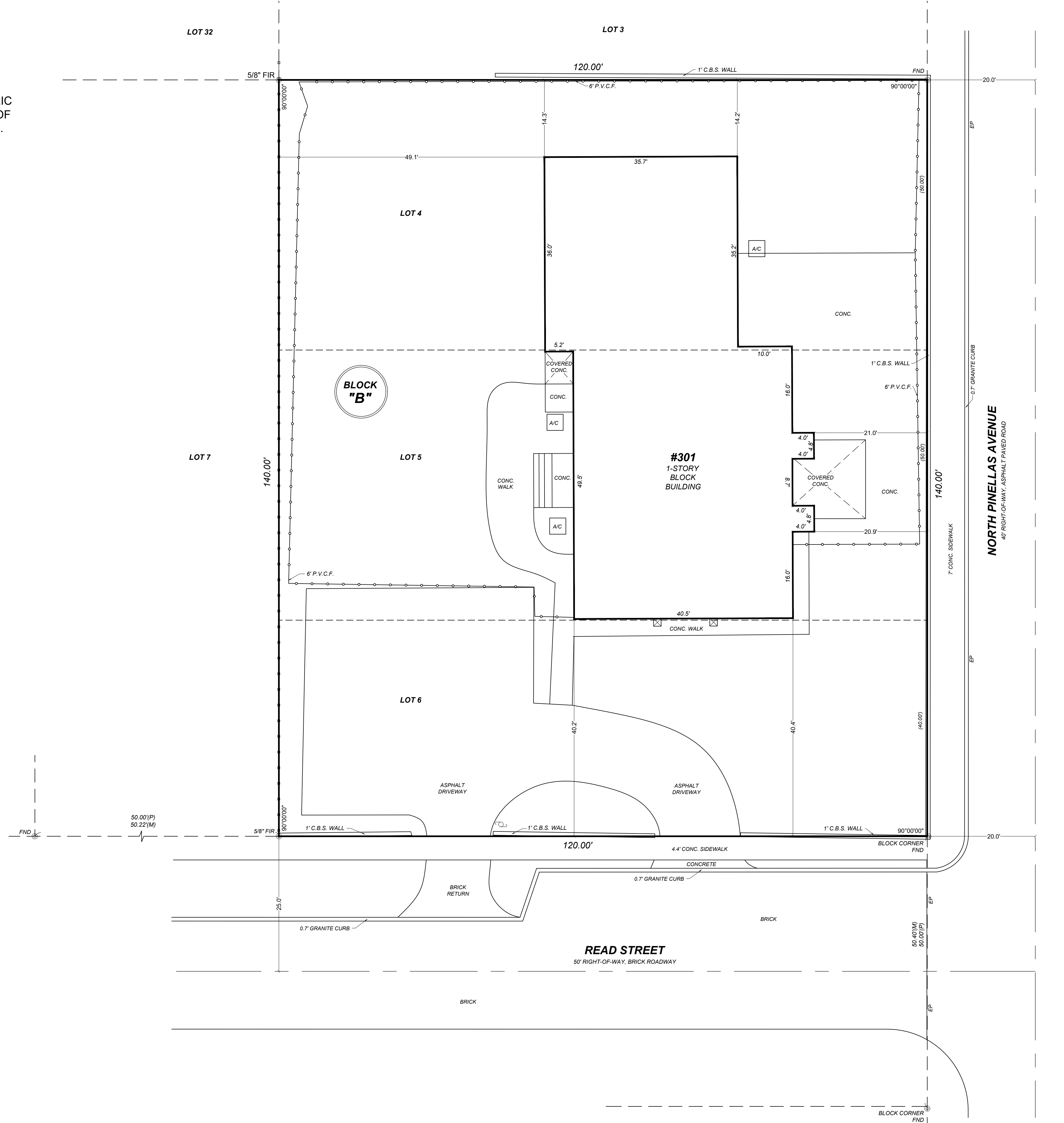
LEGAL DESCRIPTION

SEC 12, TWP 27S, RGE 15E

LOTS 4, 5 AND 6, SECTION B, READ AND KELLY'S TARPON HEIGHTS SUBDIVISION OF BLOCK 65, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 47 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL NO: 12-27-15-89820-000-0040

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD



LEGEND

- | | |
|---------------------------------|--------------------------------|
| A = ARC | LP = LIGHT POLE |
| A/C = AIR CONDITIONER | (M) = MEASURED |
| AC = ACREAGE | (P) = PLAT |
| C.B. = CHORD BEARING | (R) = RECORD |
| CH = CHORD | (C) = CALCULATED |
| CLF = CHAIN LINK FENCE | O.R. = OFFICIAL RECORD |
| CONC = CONCRETE | P.B. = PLAT BOOK |
| DI = DRAINAGE INLET | P.O.B. = POINT OF BEGINNING |
| EL = ELEVATION | P.O.C. = POINT OF COMMENCEMENT |
| EP = EDGE OF PAVEMENT | P.P. = PINCHED PIPE |
| F.F. = FINISHED FLOOR ELEVATION | PG. = PAGE |
| FCIR = FOUND CAPPED IRON ROD | PP = POWER POLE |
| FCM = FOUND CONCRETE MONUMENT | R = RADIUS |
| FIR = FOUND IRON ROD | R/W = RIGHT OF WAY |
| FOEP = FOUND OPEN END PIPE | S.F. = SQUARE FEET |
| GAR_EL = GARAGE ELEVATION | SCIR = SET 1/2" IRON ROD #5545 |
| HYD = HYDRANT | UP = UTILITY POLE |
-
- | | |
|--------------------------------|--------------------------------|
| (S) SANITARY MANHOLE | (TV) CABLE TELEVISION PEDESTAL |
| (D) DRAINAGE MANHOLE | (SC) SERVICE CABINET |
| (M) MANHOLE | (VW) VALVE COVER (WATER) |
| (SP) SURVEY CONTROL POINT | (VI) VALVE COVER (IRRIGATION) |
| (C) CLEANOUT | (WP) WIRE PULL BOX |
| (BP) BOUNDARY POINT FOUND | (WM) WATER METER BOX |
| (FCM) FOUND CONC. MONUMENT | (H) HYDRANT |
| (GT) GREASE TRAP | (UP) UTILITY POLE |
| (LP) LIGHTPOLE | (ET) ELECTRIC TRANSFORMER |
| (G) GAS VALVE | (BV) VALVE (BACKFLOW) |
| (W) WATER VALVE (POTABLE) | (SS) SINGLE SUPPORT SIGN |
| (NW) WATER VALVE (NON-POTABLE) | (MS) MULTI SUPPORT SIGN |
| (SV) SANITARY VALVE | (PL) PROPERTY LINE |
| (V) VALVE | (CL) CENTER LINE |
| (TP) TELEPHONE PEDESTAL | (Δ) DELTA |
| (E) ELECTRIC PEDESTAL | (C) COLUMN |
-
- (P) PALM TREE
 - (T) TREE
 - (UE) UTILITY EASEMENT
 - (F) FENCE
 - (GB) GRADE BREAK
 - (BB) BUILDING/BOUNDARY

SURVEYOR NOTES:

- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
- THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE ANGLES SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
- CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
- DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 02/21/2025. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
- THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERRECTED.

CERTIFIED PARTIES:

MICHAEL EISELE

FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0019/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X".

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 F.A.C. pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL FOR REFERENCE ONLY.

02/25/2025
DATE

Mohammad B. Far
MOHAMMAD B. FAR, P.L.S. #5545

REVISIONS

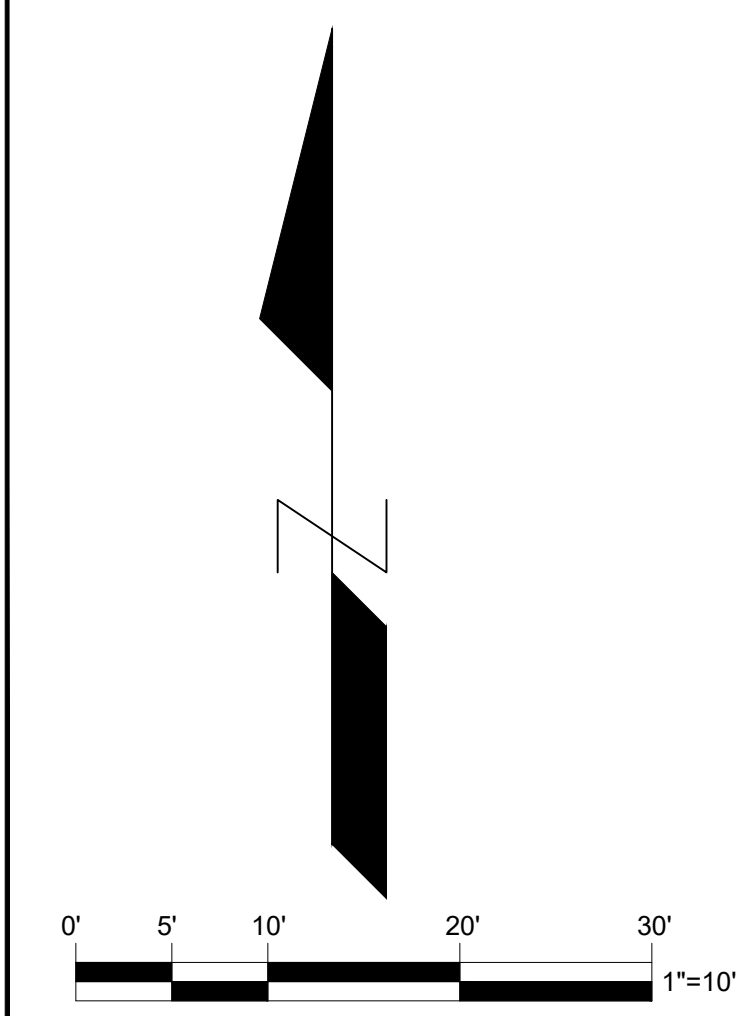
301 NORTH PINELLAS AVENUE,
TARPON SPRINGS, FL. 34689

BOUNDARY SURVEY

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

JOB NO: 301
FIELD DATE: 02/21/2025
DRAWN BY: E.I.
CHECKED BY: M.B.F.
SCALE: 1"=10'

PG 1 of 1

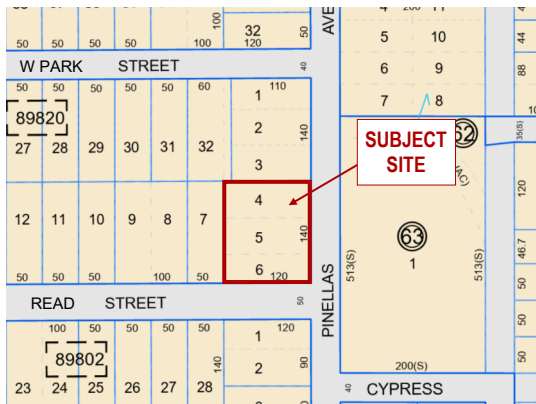


City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #25-21

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

«AddressBlock»



Application Description: The applicant is requesting conditional use approval for the property located at 301 N. Pinellas Avenue to allow a childcare center in the T5d (North Pinellas Ave Corridor) transect zone.

(Please Reference Application #25-21)

Please be advised that the Planning and Zoning Board will hold one Public Hearing on **Monday, April 21, 2025** at **6:30 p.m.** and the Board of Commissioners will hold one public hearing on **Tuesday, May 13, 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. 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. 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.



MEMORANDUM

To: Planning and Zoning Board

From: Renea Vincent, AICP CPM, Planning and Zoning Director

Date: April 10, 2025

Subject: Ordinance 2025-06; Land Development Code Amendment; Amending Article II District Regulations, Section 25.12 HB (Highway Business) District (Application 25-23)

RECOMMENDATION:

Review and provide a recommendation to the Board of Commissioners regarding proposed changes to Section 25.12(B) to allow a School of General Education as a permitted use in the HB (Highway Business) zoning district.

BACKGROUND:

The Planning and Zoning Department received a request from a local church organization, The Gathering With Jesus, to consider an amendment to the Land Development Code (LDC) to allow a 'School of General Education' as either a permitted or conditional use in the HB (Highway Business) zoning district. At the direction of the City Manager, staff has prepared a draft ordinance for consideration that recommends adding a School of General Education as a permitted use by right in the HB zoning district.

Historically, schools of general education were primarily public schools, which were most desirable in areas close to residential neighborhoods. This allowed for students to potentially walk to school and for easier bus routing. Over the years, schooling options have expanded, and schools of general education are no longer limited to public schools, but now include other types such as charter, private, and religious-based schools. These different types of schools tend to be located along primary transportation routes because they can serve students locally and in nearby communities. They tend to be smaller in scale and typically do not offer traditional bus services.

The HB (Highway Business) district is intended to provide for predominantly retail and highway-oriented uses located along major roadways, primarily along US Highway 19 and at the northern and southern extents of Pinellas Avenue/Alt. 19. This district currently permits a 'School of Special Education' by right. LDC Section 241.00 defines these two different types of schools as follows:

SCHOOL OF GENERAL EDUCATION - A public, parochial, private school, college, or university, or a school for the mentally or physically handicapped, giving regular instruction at least five days per week except holidays for a normal school year. A school of general education does



not include a school of special education or day care center unless conducted as a part of a school of general education.

SCHOOL OF SPECIAL EDUCATION - A school of special education is a school devoted primarily to giving instruction in special subjects such as vocational, technical, music, art, dancing, drama, linguistic, religious, business, secretarial, and similar subjects.

The characteristics of these various general education schools have similarity to the other permitted uses within the HB district. Any new public school would require extensive coordination with the City and School Board during the planning process. Accommodating additional locations for schools provides more education options within the City.

ORDINANCE 2025-06

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 II DISTRICT REGULATIONS, SECTION 25.12 HB HIGHWAY BUSINESS DISTRICT; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, Article II of the Land Development Code provides for the regulation of zoning district standards within the City of Tarpon Springs; and

WHEREAS, Section 25.12 establishes regulations for the HB (Highway Business) zoning district; and

WHEREAS, the current regulations do not allow a School of General Education in the HB zoning district as a permitted or conditional use; and

WHEREAS, schools of general education are no longer limited to public schools but now include other types such as charter, private, and religious based schools; and

WHEREAS, these different types of general education schools tend to be located along primary transportation routes; and

WHEREAS, the HB zoning district is intended to be designated in areas located along the city's primary transportation arterial roadways; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the City to allow Schools of General Education as a permitted use in the HB (Highway Business) zoning district to allow location flexibility for the various types of schools of general education.

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

SECTION 1. That the above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the Board of Commissioners.

SECTION 2. Article II, Section 25.12 of Appendix A, Comprehensive Zoning and Land Development Code, City of Tarpon Springs Code of Ordinances is hereby amended as follows:

§ 25.12 – HB Highway Business District.

(A) The HB District is established to provide for predominantly retail shopping and highway oriented service areas outside the central business district.

(B) Permitted Uses

- (1) Adult Entertainment Uses (Pursuant to Section 54.00 of this Code)
- (2) Bowling Alleys
- (3) Business and Professional Offices
- (4) Car Wash
- (5) Community Assembly
- (6) Commercial Recreation Facilities
- (7) Construction Equipment Sales/Rental (Light)
- (8) Eating Establishments, Fast Food
- (9) Eating Establishments, Sit Down and Taverns
- (10) Emergency Service Facilities
- (11) Financial Institutions
- (12) Hotels and Motels
- (13) Light Printing Establishments
- (14) Light Utility Service
- (15) Other Community Service Uses Not Specifically Listed
- (16) Personal Service Establishments
- (17) Post Offices
- (18) Repair Service Establishments
- (19) Retail Food Establishments
- (20) Retail Nurseries and Garden Supplies
- (21) Retail Sales Establishments
- ~~(21)~~(22) Schools of General Education
- ~~(22)~~(23) Schools of Special Education
- ~~(23)~~(24) Self-Service Gasoline Stations
- ~~(24)~~(25) Service Stations
- ~~(25)~~(26) Shopping Centers
- ~~(26)~~(27) Theaters, Indoor
- ~~(27)~~(28) Transportation Terminals

~~(28)~~(29) Vehicle Repair (Minor and Major)

~~(29)~~(30) Vehicle Sales and Rentals

(C) Conditional Uses

- (1) Billard Halls, Arcades and Game Rooms
- (2) Communication Towers
- (3) Congregate Care Facilities
- (4) Construction Material Establishment (All material shall be stored indoors)
- (5) Construction Service Establishments
- (6) Day Care Centers
- (7) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
- (8) Funeral Homes or Mortuaries
- (9) Heavy Utility Service
- (10) Landscape Service Establishment
- (11) Light Manufacturing
- (12) Miniwarehouse
- (13) Multifamily Dwellings
- (14) Overnight Boarding of Animals subject to Section 72.00
- (15) Private Clubs
- (16) Rental Service Establishment
- (17) Theaters, Drive-In
- ~~(18) (Reserved)~~
- ~~(19)~~(18) Veterinary Clinics
- ~~(20)~~(19) Warehouses
- ~~(21)~~(20) Wholesale Trade

(D) Dimensional Regulations

- (1) Multifamily dwellings as provided by the CRM District.
- (2) All Other Uses
 - (a) Minimum Lot Area = 10,000 square feet
 - (b) Minimum Lot Width = 80 feet
 - (c) Minimum Lot Depth = 100 feet
 - (d) Maximum Height:

1. Hotels = 70 feet
 2. All other uses = 35 feet
- (e) Minimum Yards:
1. Front = 30 feet
 2. Side = ~~Ten~~10 feet
 3. Side Street = 15 feet
 4. Rear = 25 feet
- (f) Maximum Nonresidential Floor Area Ratio = .40
- (g) Minimum Open Space = 15 percent
- (h) Maximum Impervious Surface Ratio = .85
- (i) Maximum Residential Density = 15 dwelling units per acre.
- (j) Residential Equivalent Use: Shall not exceed three beds per permitted dwelling unit at 15 dwelling units per acre.
- (k) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and Floor Ratio Area permitted, when allocated in their respective proportion to the total lot area.
- (l) Transient Accommodation Use: Shall not exceed 40 units per acre.
- (m) The permitted uses, densities, and intensity standards in this District shall be limited by the parcel's designation on the Future Land Use Map Series.
- (n) Outdoor Storage shall comply with Section 57.00.
- (E) Public/Semi-Public Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment (Specifically applied to the uses listed under subsection (B)(5), (10), (14), (15), (17), (~~2223~~), and (~~2728~~) and other P/SP uses.

SECTION 3. This Ordinance shall be codified in the Code of Ordinances of the City of Tarpon Springs Florida.

SECTION 4. All ordinances/resolutions and parts of ordinances/resolutions in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

SECTION 5. The provisions of this Ordinance are declared to be severable, and if any section of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences,

clauses, and phrases of this Ordinance. This Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. This Ordinance shall become effective upon final passage and adoption, in the manner provided by law.

DRAFT



March 14, 2025

Planning & Zoning Department
City of Tarpon Springs, Fl.
324 Pine St.
Tarpon Springs, FL. 34689
c.c. – Board of Commissioners – City of Tarpon Springs, Fl

REF: Request for Code Amendment to School of General Education

To Whom it may concern,

We would like to request an amendment to change the Land Development Code for property zoned HB to allow a School of General Education to “permitted use” or, if necessary “conditional use.”

The location, 40349 US19 N – Unit 402, currently allows a School of Special Education, which is a school devoted primarily to giving instruction in special subjects such as vocational, technical, music, arts, dancing, drama, linguistic, business, secretarial, and *religious*.

SCHOOL OF SPECIAL EDUCATION—A school of special education is a school devoted primarily to giving instruction in special subjects such as vocational, technical, music, arts, dancing, drama, linguistic, religious, business, secretarial, and similar subjects.

SCHOOLS OF GENERAL EDUCATION—A public, parochial, private school, college, or university, or a school for the mentally or physically handicapped, giving regular instruction at least five days per week except holidays for a normal school year. A school of general education does not include a school of special education or day care center unless conducted as a part of a school of general education

Our church, The Gathering With Jesus, presently located at 38819 US Highway 19 N. is moving April 28th to this new location, 40349 US 19 N, that gives us additional space for our growing church, but also allows enough space for our *religious general education school*.

While the present location has served us well for 12 years, our members are desirous of sending their children to a school that will teach them about the Bible and how it relates to all subjects, not just a class/club about the Bible. So, while we are teaching all the subjects of General Education, it will be rooted and grounded in the Bible, giving the children a biblical worldview. Having a General Education School in a HB zone grants quick and easy access to the parents. Repurposing office spaces and strip malls for education are outpacing traditional education strongholds while filling vacant spaces.

While statistics show these schools that are repurposing office spaces and strip malls are outpacing traditional educational strongholds and lowering the cost

Thank you for your consideration in this matter and we stand ready to respond to any questions you might have.

Very Truly Yours,

C.J. “Chuck” Stewart
Executive Pastor
The Gathering With Jesus, Inc.
39918 US 19 N – Tarpon Springs, Fl. 34689 - 727-251-6156 - stewartchucks@aol.com