

RESOLUTION NO. 25-51

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT; MAKING A FINDING THAT THE CENTRAL TARPON SPRINGS STUDY AREA IS A BLIGHTED AREA AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT OF 1969 AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF THIS AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; DELEGATING CERTAIN POWERS AND AUTHORITIES TO THE CITY OF TARPON SPRINGS BOARD OF COMMISSIONERS AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA; AUTHORIZATION TO PROCEED WITH PREPARATION OF THE CENTRAL TARPON SPRINGS REDEVELOPMENT AREA PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, the City Commission of the City of Tarpon Springs, Florida, by its Resolution No. 2024-15, adopted the Finding of Necessity, in that part of the City more particularly depicted in Map Exhibit "A" hereto (such area being referred to herein as the "Study Area"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida ("Board"), having considered the data and analysis described in the City of Tarpon Springs's Finding of Necessity (Exhibit "B"), makes a legislative finding that the Study Area meets the criteria for a blighted area described in Section 163.340(8), Florida Statutes; and

WHEREAS, the Board finds that there is a need to establish the Central Tarpon Springs Community Redevelopment Area; and

WHEREAS, the Board authorizes the preparation of a Redevelopment Plan for the Central Tarpon Springs Community Redevelopment Area, as described in Exhibit "B"; and

WHEREAS, all powers arising through the Community Redevelopment Act ("Act"), Section 163.410, Florida Statutes, were conferred by that Act upon counties that have adopted home rule charters, which counties in turn are authorized to delegate all or a portion of such powers to municipalities within their boundaries when such municipalities desire to undertake redevelopment within their respective municipal boundaries.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 20TH OF MAY 2025, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, THAT:

1. Pursuant to Section 163.355, Florida Statutes, the Board of County Commissioners makes a Finding of Necessity, supported by data and analysis in Exhibit "B", that the conditions in the Study Area meet the criteria for a blighted area described in Section 163.340(8), Florida Statutes, in that:

- (a) One or more blighted areas exist in the Central Tarpon Springs Study Area; and
- (b) The rehabilitation, conservation, and redevelopment of the Study Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Tarpon Springs.

2. The Board hereby declares a need to establish the Central Tarpon Springs Community Redevelopment Area to carry out certain community redevelopment activities in the Study Area.

3. The sole power granted to the Tarpon Springs city commission as the Community Redevelopment Agency is the power to prepare and grant approval to community redevelopment plans and modification thereof pursuant to Section 163.360 through 163.365, Florida Statutes. The delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to review and approve the initial redevelopment plan and any amendments thereto, prior to its implementation and also prior to its presentation to Forward Pinellas, in its role as the Pinellas Planning Council.

4. This Resolution shall become effective immediately upon its adoption.

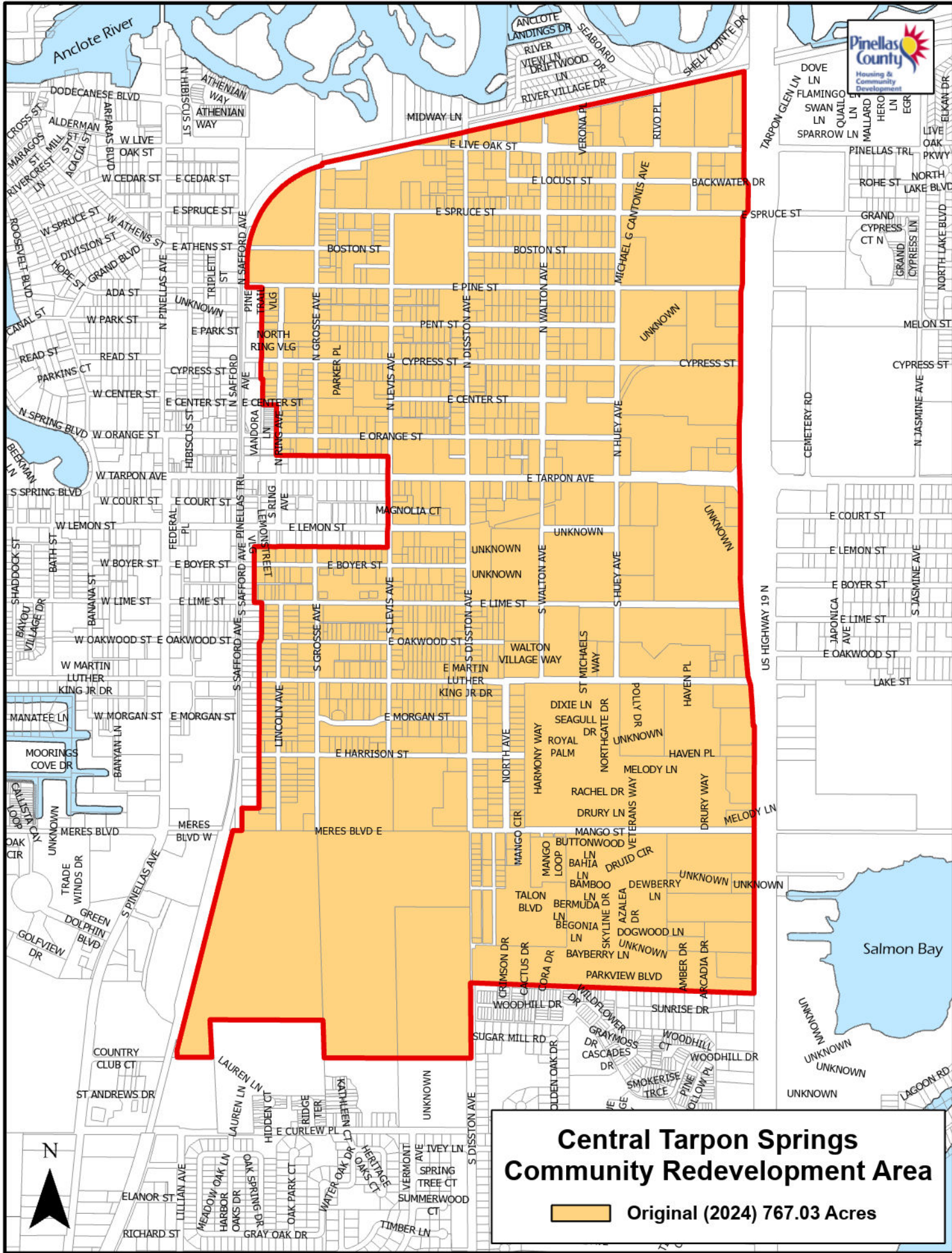
Commissioner Flowers offered the foregoing Resolution and moved for its adoption, which was seconded by Eggers, and upon the roll call, the vote was

AYES: Eggers, Flowers, Latvala, and Scherer.

NAYS: Scott, Nowicki, and Peters.

ABSENT AND NOT VOTING: None.

**APPROVED AS TO FORM**  
By: Jason C. Ester  
Office of the County Attorney



**Central Tarpon Springs  
Community Redevelopment Area**

 Original (2024) 767.03 Acres



# FINDING OF NECESSITY CENTRAL TARPON SPRINGS

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**MAY 2024**

Updated January 2025



**CITY OF TARPON SPRINGS**  
PLANNING & ZONING DEPARTMENT



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Appendix B: Esri Community Profile and Business Summary Data

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Appendix D: Union Academy Neighborhood: A Solutions Plan (1997)

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## Acknowledgements



The Planning and Zoning Department would like to thank staff from **Pinellas County** Economic Development, Housing and Community Development, Public Works, Property Appraiser's, Forward Pinellas, and Pinellas Suncoast Transit Authority, as well as **Tarpon Springs** staff from Fire Rescue, Police, Economic Development, Building Development, Code Enforcement, and Public Works for their support and assistance in drafting this document.

## Executive Summary

This study has been prepared to fulfill the requirements for a **“Finding of Necessity” (FON)** in accordance with the **Community Redevelopment Act** of 1969, Chapter 163 Part III, Florida Statutes. This report presents the findings of data and analysis from multiple sources, field observations, and previous studies and plans to determine if conditions of “blight” exist within the **Central Tarpon Springs (CTS)** study area. This is the first step to creating a **Community Redevelopment Area (CRA)** and, ultimately a **Tax Increment Financing (TIF)** district.

Florida Statutes (F.S.) define a “blighted area” as:  
“...an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress... (F.S. 163.340(8))

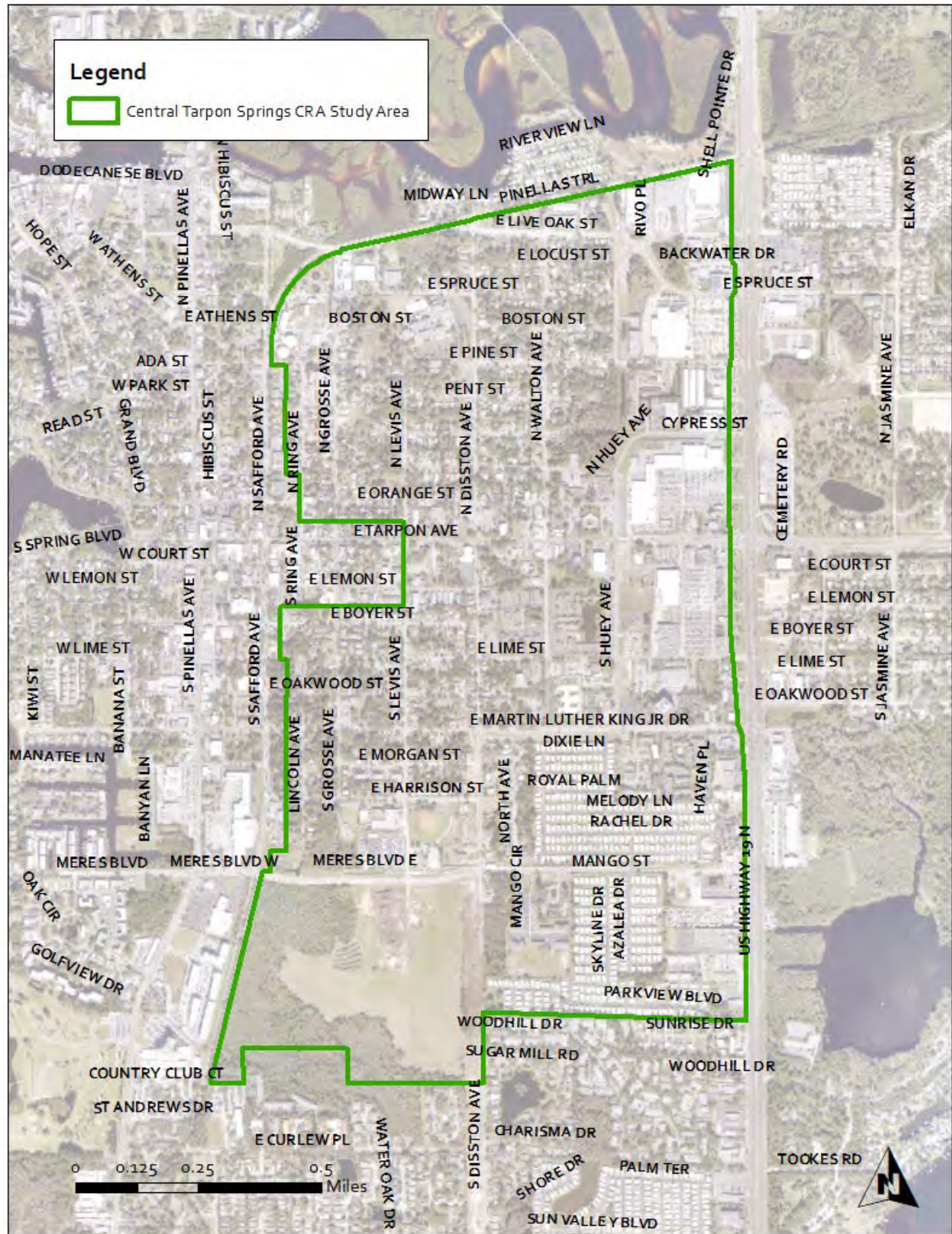
There are **15 statutory conditions** that may be evaluated to determine a blight condition. **Only 2 of the 15 conditions are required to meet the necessary findings.**

The use of **“blight”** or “blighted area” in this FON **refers exclusively to these statutory definitions.** Note that, per F.S. 163.355, a community redevelopment area may not be established unless the governing body adopts a resolution **specifically stating** that a condition of “blight” exists. The motivation behind this effort is a recognition of the historic and **enduring contribution** of Central Tarpon Springs to the urban fabric, cultural wealth, and **unique, diverse**

**community** of the City of Tarpon Springs. The intent of this FON is to cooperatively establish a CRA that **preserves and enhances** the study area **with and for the generations of people who live, work, learn, play, and worship there.**

Issues and opportunities in the Central Tarpon Springs study area have been documented by previous studies, plans, and surveys. While some of the goals of previous plans have been accomplished, **lack of a dedicated funding source has limited progress.** Implementation of a CRA district with tax increment financing can provide a dedicated revenue source to address these **identified needs.** These funds can be used programmatically, or for more traditional infrastructure needs. Combining these funds with other funding sources, such as grants, under a **unified CRA plan**, can **focus strategic efforts** to address the needs of **Central Tarpon Springs.**





The findings of this study indicate that the Central Tarpon Springs CRA study area exhibits **at least nine (9) of the 15 potential blight indicators**, and therefore is qualified to be established as a Community Redevelopment Area. A summary table of the findings is presented below.

<b>Table 1 Potential Blight Factors in Study Area</b>	
<b>Statutory Potential Blight Factors</b>	<b>Meets Criteria</b>
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	<b>YES</b>
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	Inconclusive
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	<b>YES</b>
(d) Unsanitary or unsafe conditions.	<b>YES</b>
(e) Deterioration of site or other improvements.	<b>YES</b>
(f) Inadequate and outdated building density patterns.	NO
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or	NO
(h) Tax or special assessment delinquency exceeding the fair value of	NO
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.	Inconclusive
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.	<b>YES</b>
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or	<b>YES</b>
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the	<b>YES</b>
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or	<b>YES</b>
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	<b>YES</b>
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.	NO

## Introduction

In 2021, at the direction of the Board of Commissioners, City Administration tasked the Planning and Zoning Department staff with exploring the creation of a Community Redevelopment Agency (CRA) for this area of the City. Based upon analysis and findings presented in the previous studies, a "Finding of Necessity" (FON) Study (a CRA statutory pre-requisite) was initiated to determine if the study area would meet the requirements to establish a Community Redevelopment Agency.

This Study has been prepared in accordance with the Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes. This FON Study is based on data and analysis of previous studies, field observations and evaluations of recent available data from the Pinellas County Property Appraiser, local geographic information system (GIS) data, Esri Community Analyst, and records from the following City sources: Economic Development, Tarpon Springs Police Department (TSPD), Tarpon Springs Fire Rescue (TSFR), Public Works, Code Enforcement, and Building Development. This study includes an assessment of "blight" factors, as identified in Section 163.340, Florida Statutes, a conclusion of findings, appendices of data and analysis, and photo documentation of the study area. Summary information from Section 163.335 and 163.340 is provided below for reference.

### Community Redevelopment Act of 1969

The Community Redevelopment Act of 1969 ("Act"), Chapter 163 Part III, Florida Statutes, authorizes local governments to establish community redevelopment agencies to improve "slum" and "blighted areas" within their jurisdiction. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provide financing and regulatory processes to undertake the complex task of overcoming the underlying problems contributing to deficiencies.

### CRA Study Area Determination

The word "blight" in this FON is used exclusively in the context of the Florida Statutes, as further defined below. Through the establishment of a CRA within Central Tarpon Springs (CTS), the City would seek to improve infrastructure, increase economic opportunity, preserve and promote local culture and heritage, and support community cohesion and resident retention. Conditions of "blight" as defined in Florida Statutes have complex root causes, and this FON is an initial step to secure a CRA designation and tax increment financing (TIF) to address these causes and their effects.

Florida Statutes require a local government desiring to establish a community redevelopment agency to adopt, by resolution, a finding that one or more "blighted" areas exist within its jurisdiction and that the rehabilitation, conservation, or redevelopment of such areas is in the interest of the "public health, safety, morals or welfare" of the residents in the area. The FON and creation of the CRA is adopted by resolution with the further finding



that there is a need for creation of a Community Redevelopment Agency. The governing body then creates the Agency of five to nine members. In Pinellas County, the governing body becomes the Agency by ordinance. The Agency then creates a redevelopment plan for the CRA. Upon adoption of a redevelopment plan, the City's redevelopment agency may begin implementation. The creation of a TIF trust fund to implement the redevelopment plan, is adopted by ordinance. In Pinellas County, the above process is also subject to review and approval by the Pinellas County Board of County Commissioners under F.S. 163.410, "Exercise of power in counties with home rule charters."

### Finding of Necessity

The following excerpt provides the definition of blighted areas as defined in Section 166.340(8), F.S., which provides the basis for a Finding of Necessity (FON):

"Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area;
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

### Pinellas County CRA Policy

In August 2021, the Pinellas County Board of County Commission revised its Community Redevelopment Area (CRA) Policy to evaluate and score CRAs to determine the level of funding participation and use of County Tax Increment Financing (TIF) funds. The policy enables Pinellas County to determine how to fund and prioritize areas of economic and social distress. The updates identified conditions used to qualify an area for a CRA designation and County TIF funding:

1. Demonstrated Need
  - a. Percent of Households Below Poverty Level
  - b. Median Household Income
  - c. Percent of area qualified for Community Development Block Grants (CDBG)
  - d. Demonstrated Florida Statute defined Blight Factors
  - e. Coastal High Hazard Area
2. Economic Development and Employment
  - a. Employment Density
  - b. Unemployment Trends
  - c. Tax Value Trends
  - d. Activity Centers and Target Employment Centers
3. Housing Affordability
  - a. Percent of Households that are Housing Cost Burdened
  - b. Median Residential Property Values
4. Mobility
  - a. Percent of Area within a Quarter Mile of Premium, Primary, or Secondary Transit Corridor

Following approval of the FON, the City must obtain a formal delegation of authority to create the Community Redevelopment Agency from Pinellas County.

The FON aims to demonstrate the proposed CRA qualifies for the Urban Revitalization local designation per the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*. The Pinellas County CRA Scoring Criteria Matrix is included in the section of this FON evaluating those criteria, following the state statutory criteria analysis.



This FON provides a profile of the proposed CRA and background on the state and County qualifying conditions in the following sections:

- Study Area Description
  - History and Context
  - Challenges
  - Socioeconomic Data
  - Finding of Necessity Methodology
- Statutory Blight Conditions Evaluation
- Pinellas County CRA Evaluation Criteria
- Conclusion







the vibrant urban tapestry that makes Tarpon Springs so unique. However, older communities come with older infrastructure that may need repair or replacement.

The study area includes the Union Academy neighborhood. In 1997, *Union Academy Neighborhood: A Solutions Plan* (Solutions Plan), was developed by a Neighborhood Citizens Committee with City, County, and university partners to document issues and opportunities and develop an action plan. The issues identified in this plan are broadly applicable to the entire Central Tarpon Springs CRA study area. An evaluation of the 25-year-old plan reveals a mix of successes and persistent problems.



Figure 3 Public art at Union Academy Family Center

In addition to persistent, systemic, and cyclical challenges identified in the Solutions Plan, previously undocumented and new challenges face the study area. Community cohesion and resident retention is emerging as a critical issue. A combination of socio-economic factors, including rising real estate values and a lack of local economic opportunities, contribute to generational residents moving outside of Tarpon Springs. Because the study area is largely located outside of the Coastal High Hazard Area and has relatively lower property values, potential climate gentrification is another concern that threatens community cohesion and cultural resources.

Implementation of a CRA/TIF district would provide a dedicated revenue source to address identified needs in a CRA Plan.

**Table 1 Evaluation of 1997 Solutions Plan**

<b>Issues Identified in 1997 Solutions Plan</b>	<b>2023 Evaluation</b>
Need for additional youth programs	Improved, remains a concern
Retention of Families	Increased concern
Higher Education and Job Training	Improved, remains a concern
Comparatively Low Home-Ownership Rate	Improved since 1997, currently trending down
Poor Condition of Vacant Public Housing	No longer a concern
Older Homes in Need of Rehabilitation	Persistent concern
Vacant Lots	Persistent concern
Comparatively Low Housing Values	Improved, remains a concern
High Proportion of Low-Income Residents	Persistent concern
Comparatively More Multifamily Zoning	Needs further evaluation
Inconsistencies between Future Land Use, Zoning, and Land Development Code	Improved, needs new detailed evaluation
Vacant/Underutilized Commercial Acreage	Persistent concern
Need for additional recreation opportunities	Improved, remains a concern
Need for additional transit stops and service	Increased concern
Better pedestrian access/sidewalk coverage	Improved, remains a concern
Individual properties served by septic a concern	Improved, remains a concern
Street Flooding	Persistent concern
Some properties in poor condition	Persistent concern
Overgrown vacant parcels	Persistent concern
Comparatively greater code violations	Persistent concern
Poor economic conditions	Persistent concern
Low educational attainment	Improved, remains a concern
Litter – Need Public Trash Cans	Improved, remains a concern
Beautification	Improved, remains a concern

Socioeconomic Data

Esri Community Analyst was used to extract various data sets for the Central Tarpon Springs CRA study area, the City of Tarpon Springs and Pinellas County. This data allows for direct comparison and provides insight into the needs of the affected population. Table 3 provides socio-economic and demographic comparisons to identify trends in the study area.

Table 2 Demographic Data			
	Pinellas County	Tarpon Springs	CTS CRA SA
Population			
2010	916,542	23,815	4,221
2020	959,107	22,250	4,208
2023	965,496	25,971	4,537
2028	964,998	26,348	4,634
Percent of Owner-Occupied			
2010	55.7%	59.8%	43.7%
2020	55.9%	63.9%	43.5%
2023	58.4%	64.8%	46.5%
2028	58.9%	66.4%	48.7%
Median Household Income			
2023	\$64,506	\$59,985	\$32,966
2028	\$76,411	\$76,106	\$37,131
Household Income < \$15,000			
2023	10.5%	13.6%	25.1%
2028	8.9%	11.6%	23.3%
Household Income < \$35,000			
2023	26.3%	30.1%	52.0%
2028	21.7%	24.3%	47.2%
Source: Esri 2023			

Income and homeownership rates are significantly less in the Central Tarpon Springs CRA study area compared to the City and County. Median household income for 2023 in the study area is \$32,966, compared to \$59,985 in the City and \$64,506 for the County. More than half of study area residents have a household income below \$35,000. The homeownership rate in the study area was 46.5% in 2023, compared to 64.8% in the City and 58.4% in the County.

While the projected data for 2028 indicate that home-ownership rates in the study area may slightly increase, the rate remains well below the City and County-wide rates. Owner-occupied housing can be an important means of wealth accumulation, particularly for lower-income households. Median household incomes are projected to increase in 2028, but at a lower rate than the City and County, exacerbating wealth inequality in the study area.



Current Land Use and Zoning

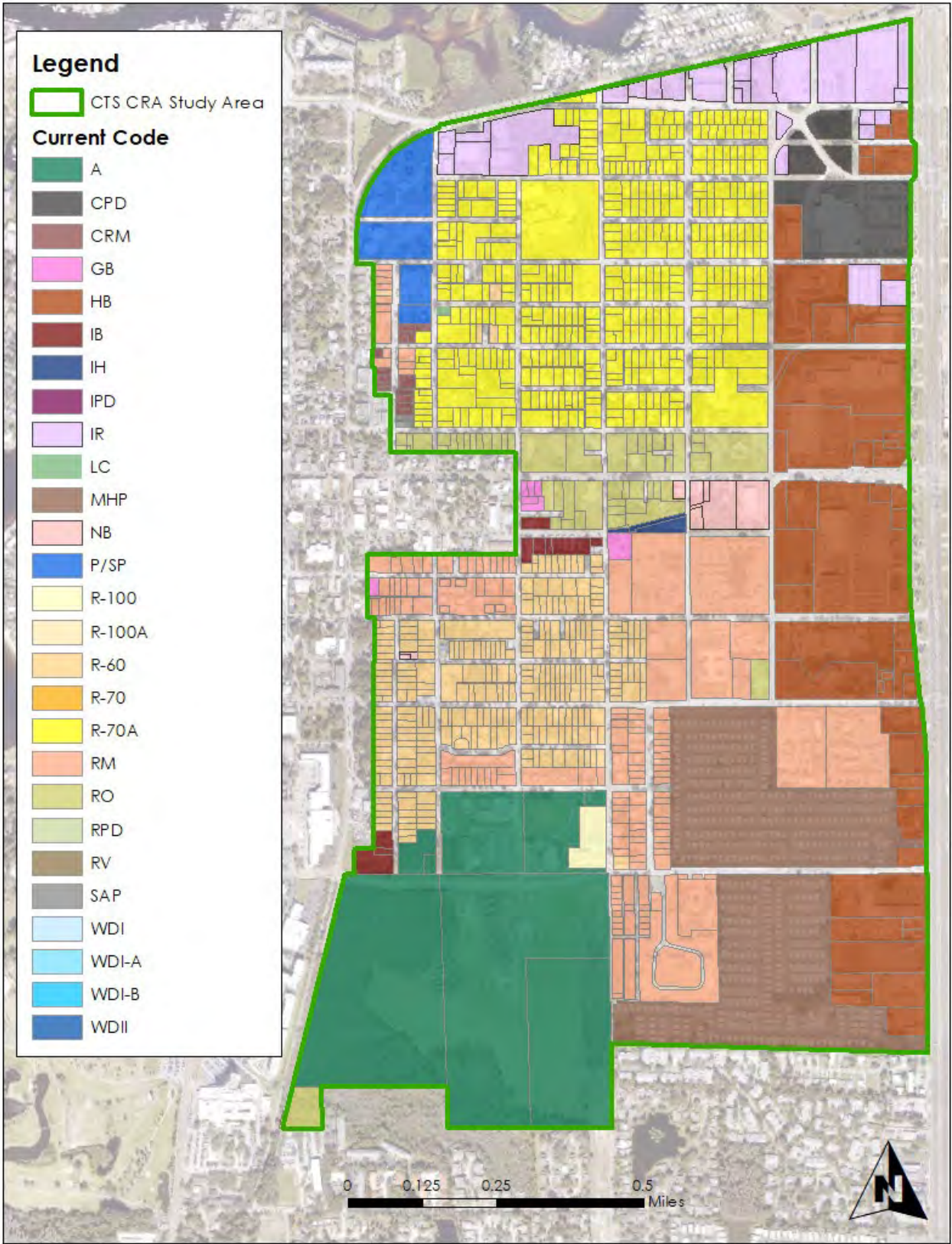


Figure 4 Current Zoning

<b>Table 4 Current Zoning</b>		
<b>Code</b>	<b>Zoning</b>	<b>Approximate Acres in Study Area</b>
A	Agricultural District	126
CPD	Commercial Planned Development	24
CRM	Conditional Residential Mixed District	2
GB	General Business District	2
HB	Highway Business District	108
IB	Intensive Business District	4
IH	Industrial Heavy	3
IR	Industrial Restricted	33
LC	Land Conservation District	<1
MHP	Mobile Home Park District	77
NB	Neighborhood Business District	6
P/SP	Public/Semi Public	7
R-100	Single Family District	3
R-60	One and Two Family Residential District	55
R-	Single Family District	49
RM	Residential Multi-Family District	105
RO	Residential Office District	83
SAP	Special Area Plan	<1

The former landfill site constitutes the 126 acres of agricultural zoned land in the study area. Highway Business, Residential Multi-family, Mobile Home Park, and One- and Two-Family Residential zoning categories are approximately 345 acres (45%) of the approximately 767 acre study area. Inconsistencies between Future Land Use and Zoning, and Land Development Code have been improved, but a detailed review is needed to ensure consistency.

### Finding of Necessity Study Methodology

Data from existing plans, the Pinellas County Property Appraiser, EGIS (Enterprise Geographic Information System), Code Enforcement, Building Permits, CoStar, Florida Department of Revenue, Tarpon Springs Police Department, Tarpon Springs Fire Department, and Esri Community Analyst were analyzed. Additionally, windshield surveys were conducted by staff of the study area to confirm the validity of existing data and to visually document certain conditions required of the Findings of Necessity. **Table 5** identifies the data sources used to analyze required blight factors.

Windshield surveys of the study area were conducted between October 2023 and May 2024. Field observers photographed various characteristics of properties within the study area including structures, streets, drainage systems, parking areas, and City code nonconformities. Findings from the windshield surveys are discussed in the evaluation of each of the statutory “blight” factors.



**Table 5 Data Sources**

<b>Condition/Factor Required by Statute</b>	<b>Data Source</b>
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	Field observation, GIS analysis, Public Works, Forward Pinellas, PSTA
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	Pinellas County Property Appraiser's (PAO) Data
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	Field Observation, GIS Analysis
(d) Unsanitary or unsafe conditions.	Field Observation, GIS Analysis
(e) Deterioration of site or other improvements.	PAO Data, Field Observation
(f) Inadequate and outdated building density patterns.	Field Observation, GIS Analysis
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.	CoStar, City of Tarpon Springs and Pinellas County Economic Development Department
(h) Tax or special assessment delinquency exceeding the fair value of the land.	PAO Data
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.	CoStar, City of Tarpon Springs and Pinellas County Economic Development Department
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.	Tarpon Springs Police Department, Esri, Applied Geographic Solutions
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	Tarpon Springs Fire Rescue
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.	City of Tarpon Springs Code Enforcement Data and Analysis
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.	PAO Data, GIS Analysis
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	Florida Department of Environmental Protection
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or	Historic records of activity



## Statutory Blight Conditions Evaluation

### Blight Factor (A) Defective/Inadequate Transportation Facilities – Factor Met

#### Street Layout

The street pattern of the study area generally follows a traditional grid pattern, providing relatively better connectivity than many post-World War II developments. Recently, Meres Boulevard/Mango Street was constructed to improve east-west mobility and provide traffic circulation benefits throughout the City. Multimodal alternatives are currently being evaluated for the Disston Avenue corridor to improve north-south mobility. The City plans to initiate a Multimodal Master Plan process in 2024 to address multimodal transportation needs throughout the City.

As most of the study area was platted prior to the dominance of the automobile, street rights-of-way tend to be narrow (30 to 60 feet wide) and tangential, which presents both challenges and opportunities for multimodal safety, mobility, and accessibility. It is challenging to provide facilities that can safely accommodate transit, emergency, and other large vehicles as well as more vulnerable users (pedestrians, cyclists, transit-riders, and “middle modes” such as e-bikes and scooters). However, the study area’s traditional street network provides the opportunity to design transportation facilities that support compact urban development, promote safe active transportation, and improve accessibility and mobility for all users.

#### Roadway Conditions

The City of Tarpon Springs programs roadway maintenance and repairs through physical conditions assessments and rating criteria including factors such as drainage concerns and traffic volumes. The age of the study area contributes to disproportionate roadway maintenance and repair needs. The City maintains historic brick streets throughout the oldest parts of the City, including portions of the study area. The majority (approximately 93 percent) of streets in the study area are asphalt and approximately 7 percent of streets are brick. Asphalt streets have been constructed over historic brick streets in the oldest parts of the study area. Brick streets often drain better than paved roads, last longer, and force drivers to slow down. However, maintenance of brick streets is often more costly than asphalt.

With major maintenance and rehabilitation projects focused on the most heavily traversed roads, many local streets in the study area require resurfacing or rehabilitation. Generally, the primary east-west streets that connect to Alternate US 19 or US 19 (Live Oak Street, E Pine Street, E Tarpon Avenue, E Lime Street, Martin Luther King Drive, and Meres Boulevard E/Mango Street) are in good to very good condition or have current or planned improvement projects. All north-south routes are local routes, except US 19, which forms the eastern



boundary of the study area. Local north-south streets and east-west streets that do not connect to US 19 or Alternate US 19 are lower maintenance priorities than collector or major local streets because they carry lower total traffic volumes. As a result, the pavement condition of approximately **41 percent of local road segments in the study area are in fair to poor condition.**

### Pedestrian Facilities

There are persistent issues with pedestrian facilities in the study area. Due to the narrow right-of-way of most streets, sidewalks are generally 4 feet in width, which does not meet contemporary standards for an urban environment and presents accessibility concerns. Maintenance is a continual issue, with respect to the pavement condition and vegetation management (with-in and adjacent to the right-of-way).

Sidewalk coverage is discontinuous, with approximately 8.5 miles of sidewalk gaps in the network as illustrated in Figure 5. Due to physical constraints, sidewalks may not be feasible on both sides of the street in all areas. However, in those areas where a sidewalk segment is

deemed infeasible, accessible connections to pedestrian access routes are needed.

Accessibility is a significant concern in the study area. A visual survey of sidewalks and curb cuts revealed **147 points of accessibility concerns** that include obstruction of the pedestrian circulation path, lack of detectable warning surfaces, and inadequate or non-existent curb ramps.



*Figure 5 Inadequate Transportation Infrastructure: Sidewalk Inadequate sidewalk width, presence of utilities, lack of maintenance, sedimentation indicative of drainage issues.*





## Public Transit

The Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT) provide fixed route transit services in the study area. PSTA operates three fixed route transit routes in Tarpon Springs: Route 19 between Tarpon Springs and the Largo Transit Center, 66L between Tarpon Springs and Park Street Terminal in Clearwater, and the Jolley Trolley Coastal Route to Clearwater Beach Transit Center. PCPT operates Route 19 between Huey Avenue and Bayonet Point and Route 18 between the Sponge Docks and Cross Bayou Boulevard and US 19.

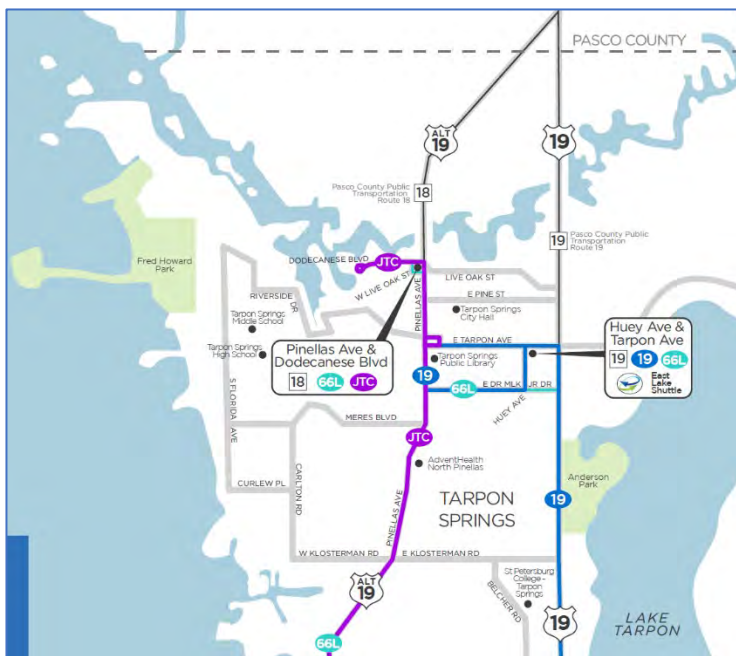


Figure 7 Transit Routes Source: PSTA 2023

PSTA Route 19 is the primary route serving the City of Tarpon Springs. It operates weekdays between 5:25 AM and 11:40 PM with 35 minute to hour long headways, on Saturdays between 5:45 AM and 10:20 PM with 45 minute headways, and Sundays and holidays between 7:05 AM and 9:45 PM with hour long headways. Route 19 operates on US 19, East Tarpon Avenue, Martin Luther King Jr. Drive, Huey Avenue, and Pinellas Avenue.

The Jolley Trolley operates 7 days a week between the Sponge Docks and the Beach Transit Center in Clearwater on Pinellas Avenue (Alternate US 19).

There are no Jolley Trolley Stops in the study area, although stops are available in close proximity.

The 66L is a limited-service route that traverses between Tarpon Springs and Park Street Terminal four times a day on weekdays. The route departs from Huey and E. Tarpon Avenue at 4:55 AM, 6:20 AM, 7:10 AM, and 3:50 PM and the last arrival in Tarpon Springs is at 6:30 PM. It traverses Martin Luther King Jr. Drive through the study area.

Pasco County Public Transportation operates Route 19 6 days a week with 30-minute headways. Weekday service hours are between 6:00 AM and 10:30 PM, and Saturday service is provided between 7:00 AM and 7:00 PM. Route 18 operates with hour long headways between 5:45 AM and 7:00 PM weekdays and 6:45 AM to 6:00 PM Saturdays.



PSTA Access provides paratransit services in the study area for persons with disabilities that cannot ride an accessible bus. The City of Tarpon Springs and Advent Health have partnered with PSTA to provide “Healthy Hop,” offering free rides between home and health destinations throughout Tarpon Springs for everyone 60 years or older. The East Lake Shuttle provides advance reservation service between Tarpon Springs and the East Lake area of Palm Harbor. A PSTA Direct Connect stop is located at Tarpon Mall where riders can receive a \$5 discount on Uber, Lyft, or United Taxi rides that begin or end at this stop.

While PSTA continues to provide innovative programs to improve accessibility and mobility for transit riders, public transit level of service continues to decrease, in terms of frequency and number of fixed route transit service lines. The City and PSTA continue to work together to improve transit access for all residents.



Figure 8 Inadequate Transportation Infrastructure: Pavement and Accessibility

## Bicycle Infrastructure Deficiencies

The Pinellas Trail provides an excellent north-south protected bicycle facility adjacent to the study area to the west and along the northern boundary of the study area. In 2021 the Florida Department of Transportation (FDOT) released the “Coast to Coast Trail Crossings Traffic Control Assessment” which evaluated most Pinellas Trail crossings and recommended potential safety improvements in the study area.

E. Lemon provides a comfortable on street route designated with sharrows, and the City has recently constructed bike lanes and sidewalks on Meres Blvd./Mango St. However, additional bicycle facilities are needed to facilitate active transportation for a healthy community.

## Crashes

The study area includes a traffic crash hotspot. The figures below depict the concentration of fatal crashes in the vicinity, all crashes between 2021-2023, and pedestrian and bicycle crashes between 2021-2023.

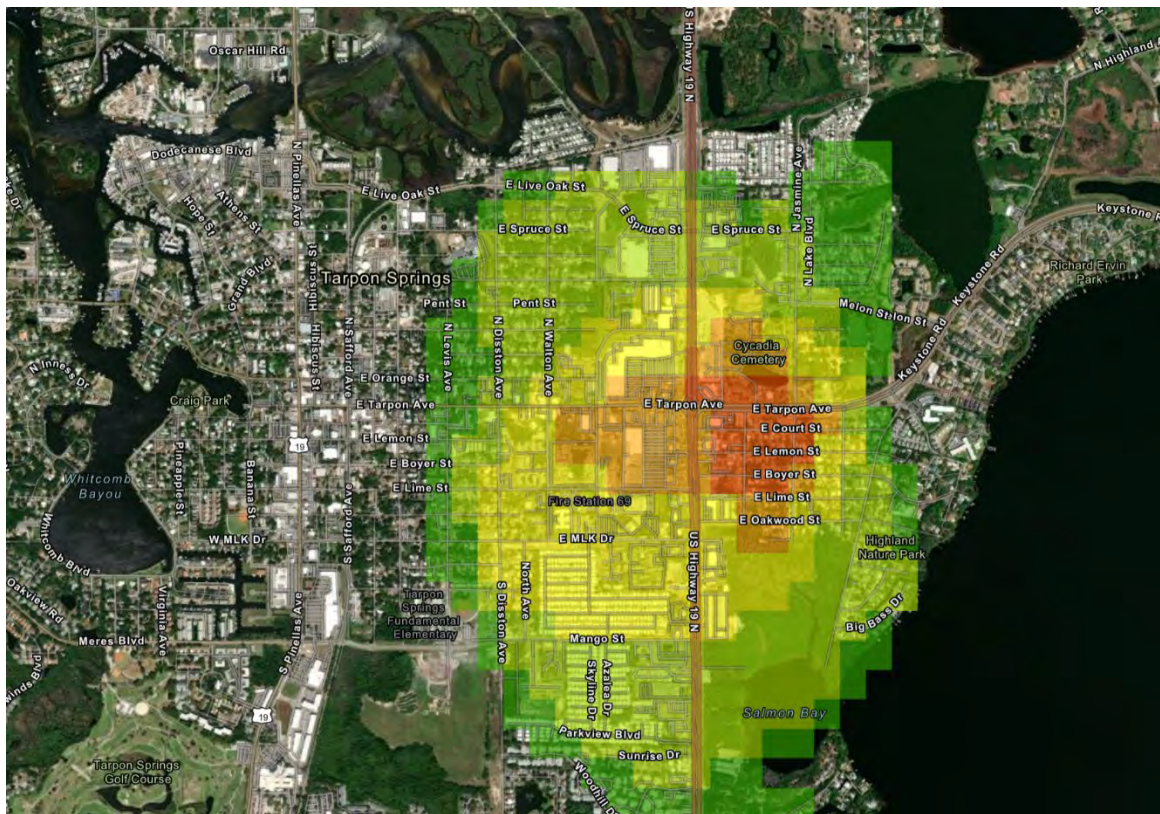


Figure 9 Fatal Crashes Heat Map 2016-2020 Source: Pinellas County Crash Data Management System



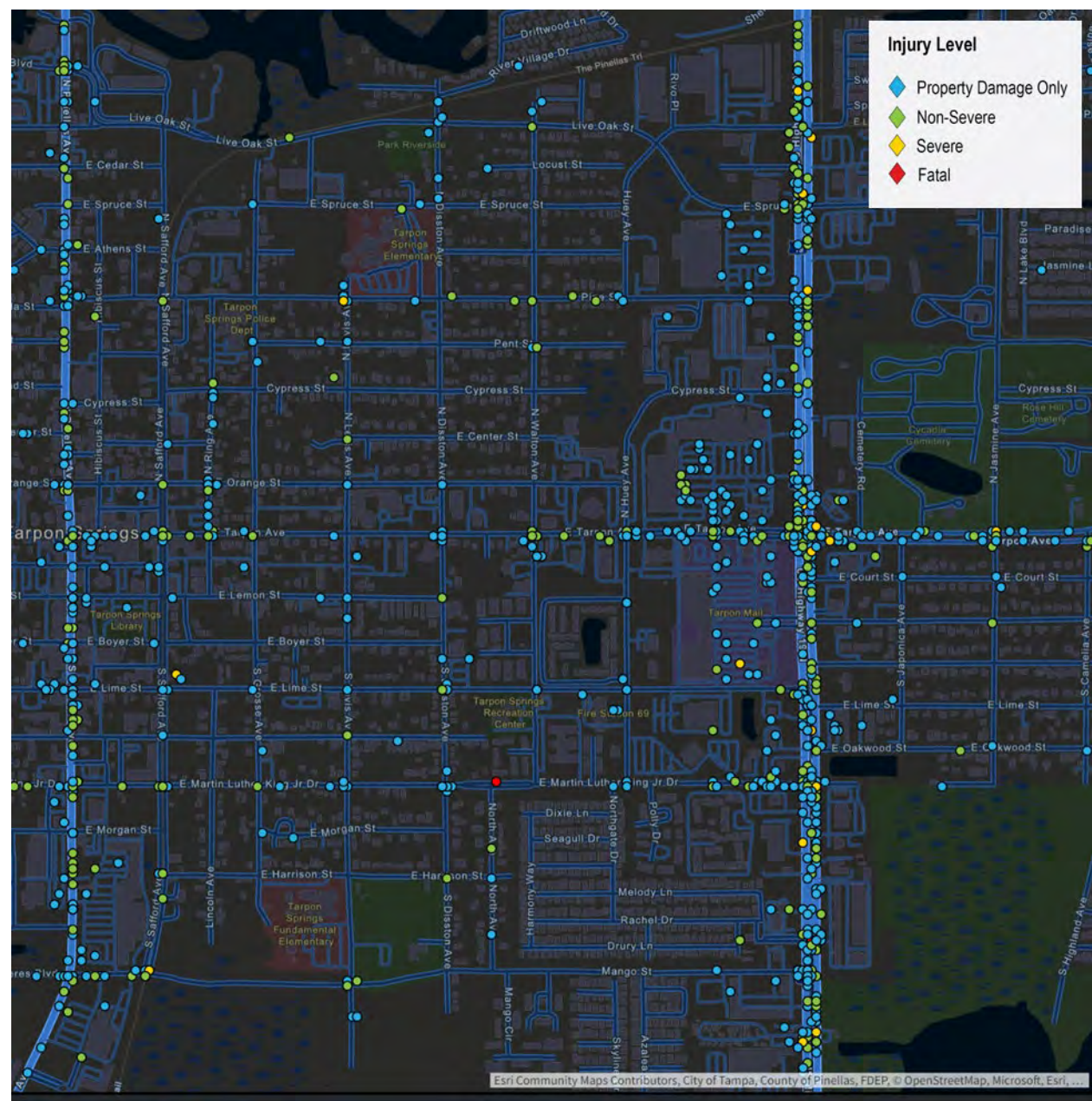


Figure 10 All Crashes 2021-2023 Source: Pinellas County Crash Data Management System

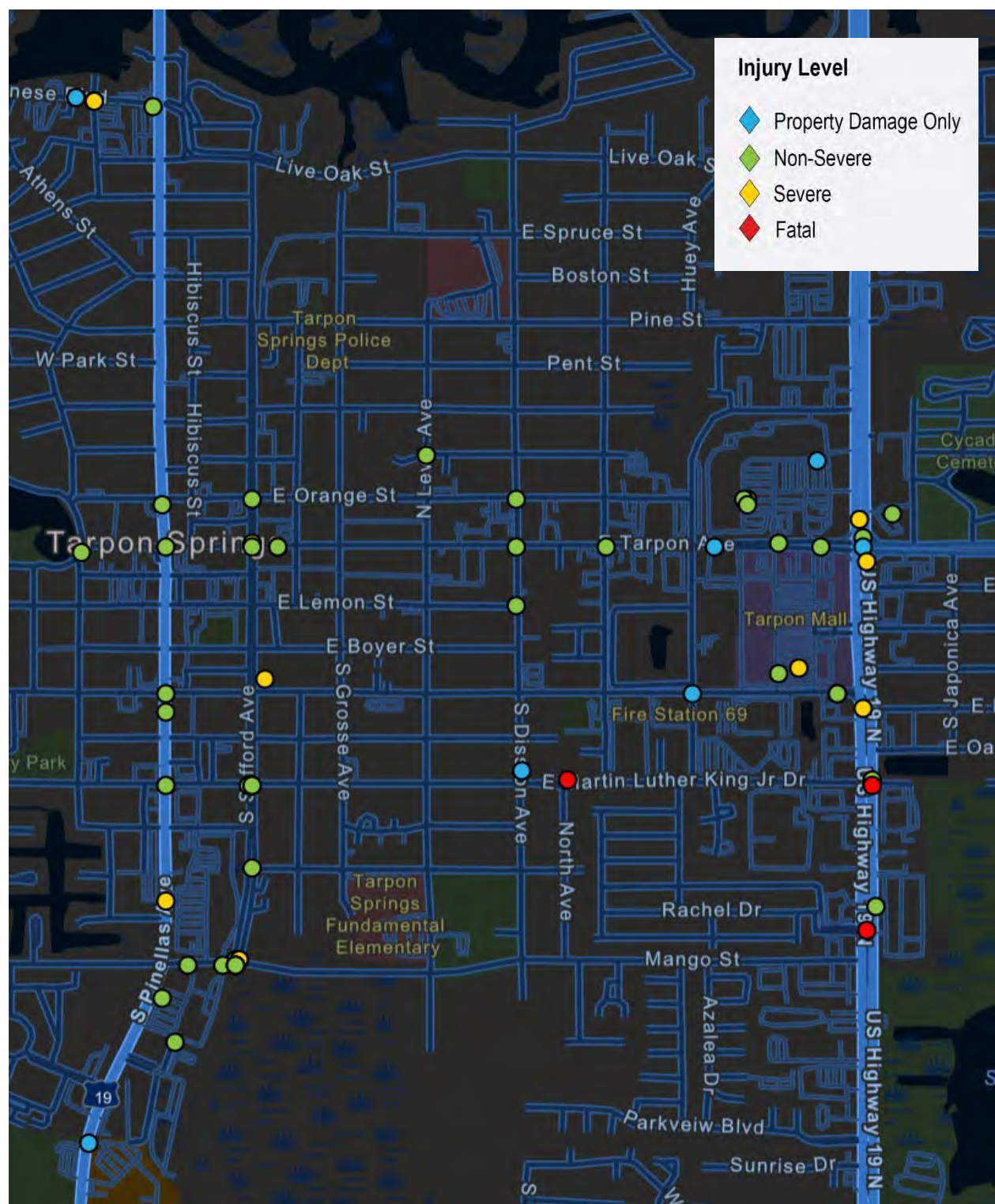


Figure 11 Pedestrian and Bicycle Crashes 2021-2023 Source: Pinellas County Crash Data Management System



## Blight Factor (B) Depreciating Assessed Property Values – Inconclusive

**Table 6 Aggregate Assessed Value Changes**

Year	Aggregate Assessed Value Study Area	Percent Change	Aggregate Assessed Value Tarpon Springs	Percent Change	Aggregate Assessed Value Pinellas County	Percent Change
2024	468,007,675	8.1%	3,791,098,897	7.9%	156,376,571,999	8.6%
2023	432,894,534	9.9%	3,512,265,368	10.2%	143,974,683,308	10.8%
2022	393,817,062	11.3%	3,186,657,950	8.7%	129,904,847,627	12.0%
2021	353,864,177	-6.5%	2,931,705,100	7.1%	115,939,949,723	6.9%
2020	378,606,908	20.1%	2,738,170,688	5.8%	108,411,650,928	7.2%
2019	315,234,080	-	2,587,393,486	-	101,170,285,285	-
2019-2024		48.5%		46.5%		54.6%

Source: Pinellas County Property Appraisers Office, 2025

As illustrated in Table 6, although aggregate assessed real property values in the study area have increased in four of the five previous years, the rate of change is less consistent for the study area than the City or the County. In three of the past five years, the rate of increase for the study area has been less than the countywide increase.

## Blight Factor (C) Faulty Lot Layout – Factor Met

Approximately 22 percent of vacant residential lots in the study area are legally nonconforming lots of record that present development challenges. These properties typically require variances for any development due to an inability to meet dimensional requirements. Due to the presence of “paper streets” approximately 0.6 acres of vacant land in the study area are effectively landlocked, as public right-of-way exists, but has not been developed to provide access. As shown in the figure below, there are some instances of faulty lot layout that create irregular and landlocked parcels.



Figure 12 Examples of Irregular Lot Layout, Paper Street and Legally Non-Conforming Lots in the study area that present redevelopment challenges.

### Blight Factor (D) Unsanitary/Unsafe Conditions – Factor Met

Indicators of unsanitary and unsafe conditions present in the study area include poor roadway pavement conditions, aging potable water, stormwater, and wastewater infrastructure, and code non-conformities related to property maintenance (i.e. inoperable cars, high grass, broken windows, and inadequate building maintenance). These factors can lead to further deterioration of the neighborhood, actual and/or perceived. Recurrent street flooding results in ponding that can become breeding grounds for mosquitos, which presents

a public health risk. Inadequate transportation facilities pose a public health risk, as many sidewalks are obstructed, in need of maintenance, or non-existent, and require pedestrians to walk in travel lanes. Aging utilities infrastructure also poses a risk to public health if vital systems fail.



Figure 13 Street flooding in the study area.

The study area has a much higher percentage of cast iron potable water lines than the

city as a whole. These pipes are at the end of their design life and are susceptible to corrosion, leaks, and mineral deposits. Corrosion causes rust to get into the water system, which can pose health risks. Leaks expose drinking water to pathogens that may be naturally occurring within the soils around the piping, such as E. coli, protozoans, and viruses. Mineral



deposits in potable water lines restricts water flow and leads to increased pressure within the pipe. The combination of restricted flow and high pressure can contribute to cracks and breaks in the pipes.

The study area also has a higher percentage of vitrified clay wastewater gravity mains than the rest of the city. While vitrified clay pipes have a lengthy life span (typically a hundred years or more) these pipes are susceptible to root intrusion and are more costly and labor intensive to repair.

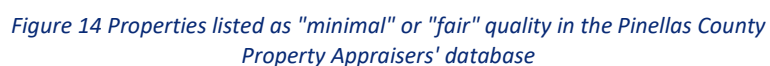
Table 7 Aging Infrastructure				
	Study Area		City	
	Miles	Percent of Total	Miles	Percent of Total
Cast Iron Potable Lines	8.7	38%	42.8	23%
Vitrified Clay Wastewater Gravity Mains	9.8	66%	60.3	56%
Source: City of Tarpon Springs GIS				

Blight Factor (E) Site Deterioration – Factor Met

Staff utilized code enforcement data and windshield surveys to document deteriorating site conditions. Deterioration of buildings and other site deficiencies were evident in the study area during the windshield survey. Many structures in the area exhibited minor to significant structural issues. Code enforcement data also indicate issues throughout the study area.

The Pinellas County Property Appraiser’s Office (PAO) database was also used to quantify site conditions in terms of structural quality. The PAO defines “quality” as “a subjective classification of a structure by an appraiser, intended to describe materials used, workmanship, architectural attractiveness, functional design, and the like.”<sup>1</sup> Figure 14 illustrates properties that are classified as “minimal” or “fair” quality. Of the 1738 parcels in the study area, 462 were identified as either “minimal” or “fair” quality, constituting approximately 27% of parcels.

<sup>1</sup> <https://www.pcpao.gov/learn-about/glossary-terms/q>







*Figure 15 Lincoln Avenue and Oakwood Street*

Figure 16 shows a vacant lot that was once the site of a historic church that became so deteriorated it had to be demolished for health and safety reasons. Vacant lots attract refuse and dumping. There are 161 acres of vacant parcels in the study area.



*Figure 16 Vacant Lot: Former site of historic church.*



*Figure 17 Historical home in disrepair.*

Figure 17 shows a historical home in disrepair. There are 817 structures in the study area that were constructed prior to 1976, according to property appraiser data. Of those 817 structures, 382 (47%) are listed as “fair” or “minimal” condition. There are 43 structures built prior to 1920, 85 between 1920 and 1940, and 195 built between 1941 and 1960. Historic preservation is an important issue facing the area.

### Blight Factor (F) Building Density Patterns - Factor Not Met

Typical platted residential lots in the study area range between 40' to 50' wide and 130 to 150' in depth, reflecting pre-World War II development patterns, which supports compact, walkable communities. Existing zoning regulations do not conform to the older traditional development patterns and create legally non-conforming lots in the study area.

Establishing a neighborhood form-based code that recognizes desirable, historical development patterns, encourages and permits narrow lot configurations, and requires new construction to adhere to those standards should be a priority. The “bones” of the study area are in place and present a unique opportunity to re-establish a truly mixed use, livable, walkable community.



Figure 18 Typical Density of the Study Area



Blight Factor (G) Falling Lease Rates – Factor Not Met

CoStar Data as of January 11, 2024 was utilized to examine this factor for the proposed CRA. Data changes daily on CoStar as new listings come on and off the market. This analysis is a snapshot in time, and data is subject to change without notice.

According to the CoStar analysis, total industrial market rent per square foot was about 1.5% lower, and office rent was approximately 4.1% higher, in the proposed CRA than Countywide in January 2024. These data indicate that lease rates per square foot of office, commercial, and industrial space are similar to the remainder of the county.

Table 8 Lease Data			
	CRA Study Area	Countywide	Difference
Industrial Market Rent/SF	\$12.58	\$12.78	1.5%
Office Market Rent/SF	\$26.40	\$27.48	4.1%

Source: CoStar as of January 11, 2024. Leasing and vacancy rates are estimates only. Actual results may vary from these estimates, subject to change without notice. Prepared by: Pinellas County Economic Development Department

Blight Factor (H) Tax or Special Assessment Delinquency – Factor Not Met

A preliminary evaluation of delinquencies in the study area indicates that while individual properties may have significant outstanding tax liabilities or code enforcement liens, few, if any, would exceed the fair value of the land.

Blight Factor (I) Vacancy Rates – Inconclusive

CoStar data as of January 11, 2024 were utilized to examine this factor, with respect to commercial lease vacancies. Data changes daily on CoStar as new listings come on and off the market. Commercial vacancy rates in the study area are similar to the rest of the County.

Residential vacancy rates in the study area are slightly less in the study area, compared to the City as a whole and Pinellas County.

Table 9 Residential Vacancy Rates			
	CRA Study Area	Citywide	Pinellas County
2023 Vacant Housing Units	11.9%	12.2%	13.8%

Source: Esri 2023

There are approximately 161 acres of vacant parcels in the study area. Table 10 provides zoning information for vacant parcels.

Table 10 Vacant Parcels by Zoning		
Code	Zoning	Approximate Vacant Acres in Study Area
A	Agricultural District	109
CRM	Conditional Residential Mixed District	0.37
GB	General Business District	0.77
HB	Highway Business District	2.11
IB	Intensive Business District	1.87
IR	Industrial Restricted	3.14
LC	Land Conservation District	0.18
NB	Neighborhood Business District	0.50
R-60	One and Two Family Residential District	13.14
R-70A	Single Family District	12.78
RM	Residential Multi-Family District	14.15
RO	Residential Office District	3.10
TOTAL		161.11

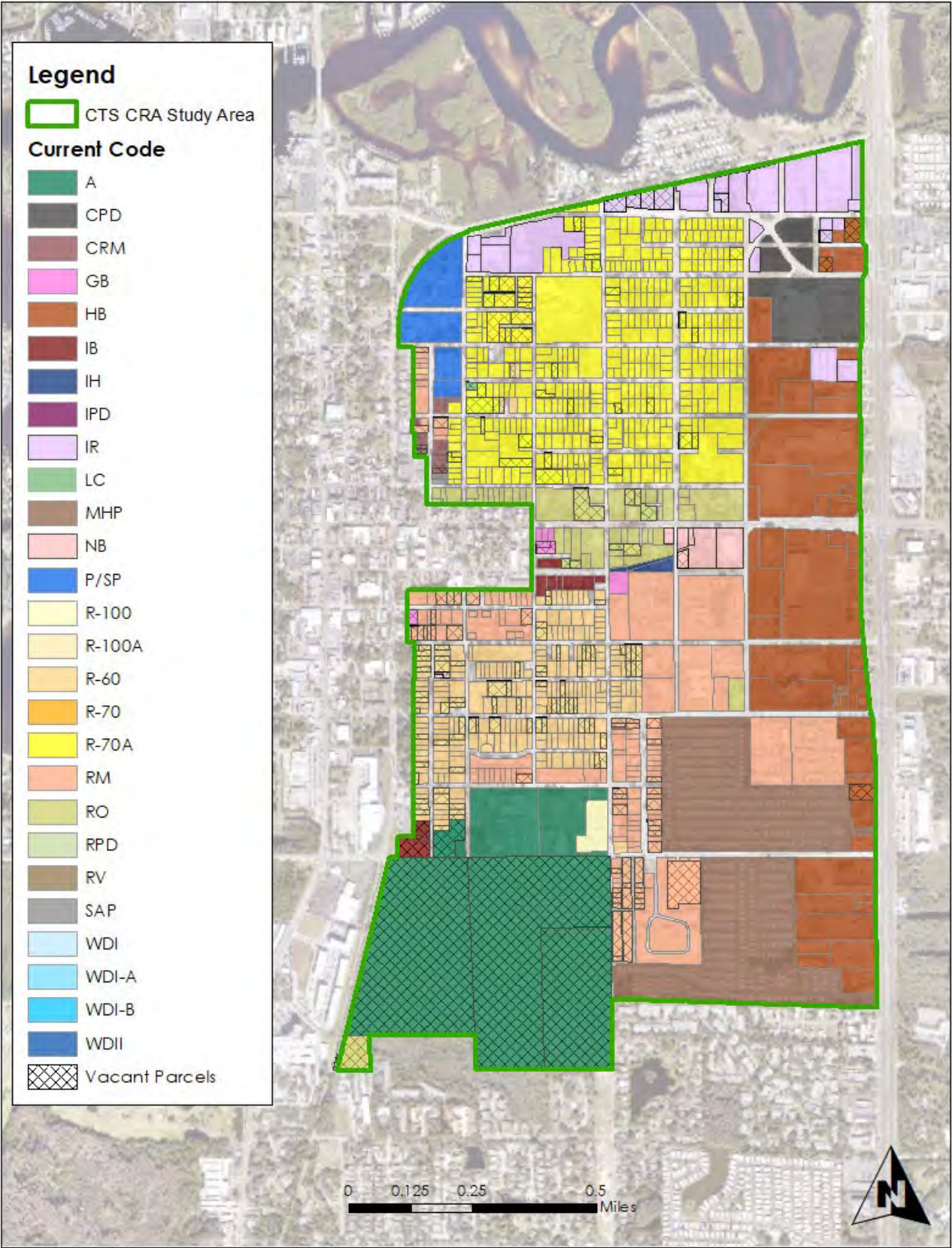


Figure 19 Vacant Parcels and Current Zoning



### Blight Factor (J) Incidence of Crime – Factor Met

An analysis performed by the Tarpon Springs Police Department identified a criminal incidence “hotspot” in the study area. A high-level density analysis of offenses for the City of Tarpon Springs revealed a distinct hotspot in the Tarpon Square Mall area. This area is outlined in the red box in Figure 20 below.

Esri and Applied Geographic Solutions crime statistics were also evaluated. Crime Indexes provide a view of the relative risk of specific crime types. It is not a database of actual crimes, but rather the relative risk in an area compared to the United States in its entirety. These indices are updated semiannually and include indexes for several categories of personal and property crime. For 2023, the Total Crime Index for Pinellas County is 83 and 123 for the study area.

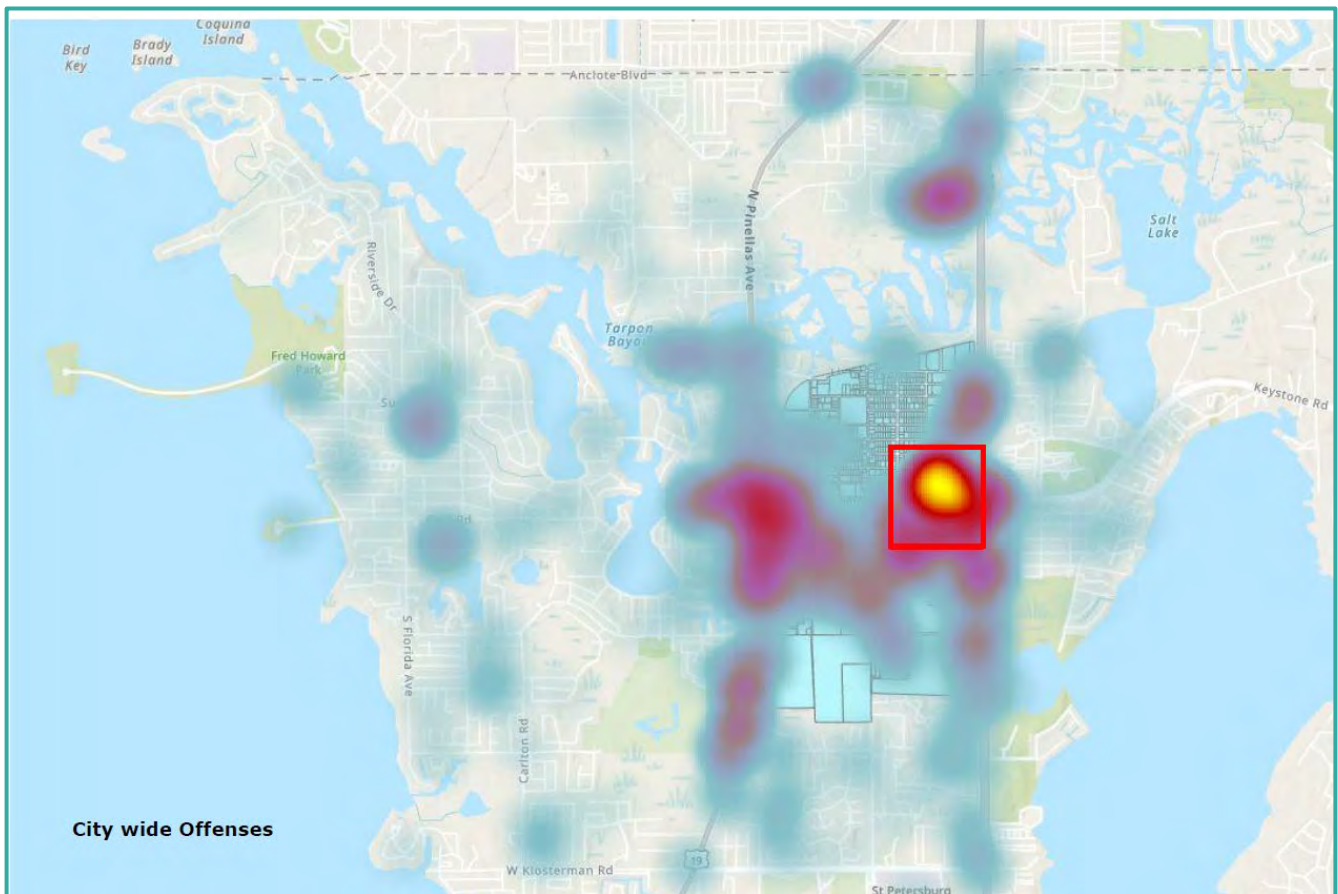


Figure 20 Tarpon Springs Police Department Crime Hotspot Analysis



### Blight Factor (K) Fire and EMS Calls – Factor Met

Citywide Fire and EMS incident points from January 2022 to December 2023 were mapped and analyzed to determine statistically significant hot and cold spots. The study area exhibits a higher incidence of Fire and EMS calls than Citywide. Approximately 42% of Fire/EMS grid cells in the study area were identified as hotspots, while Citywide, only 7% are identified as hotspots. The results of the analysis are illustrated in Figure 21.

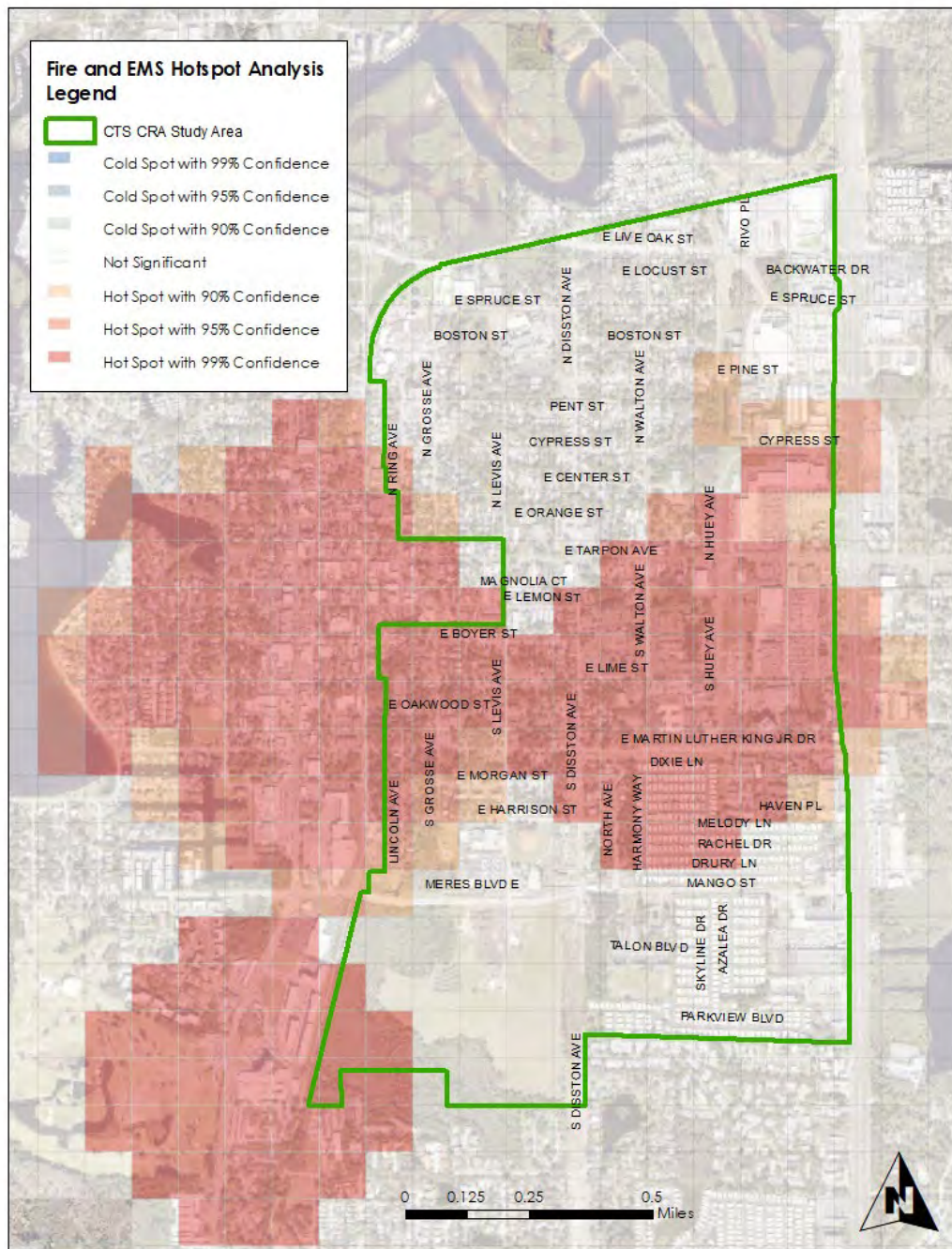


Figure 21 Tarpon Springs Fire Rescue, Fire and EMS Hotspot Analysis

## Blight Factor (L) Florida Building Code Violations – Factor Met

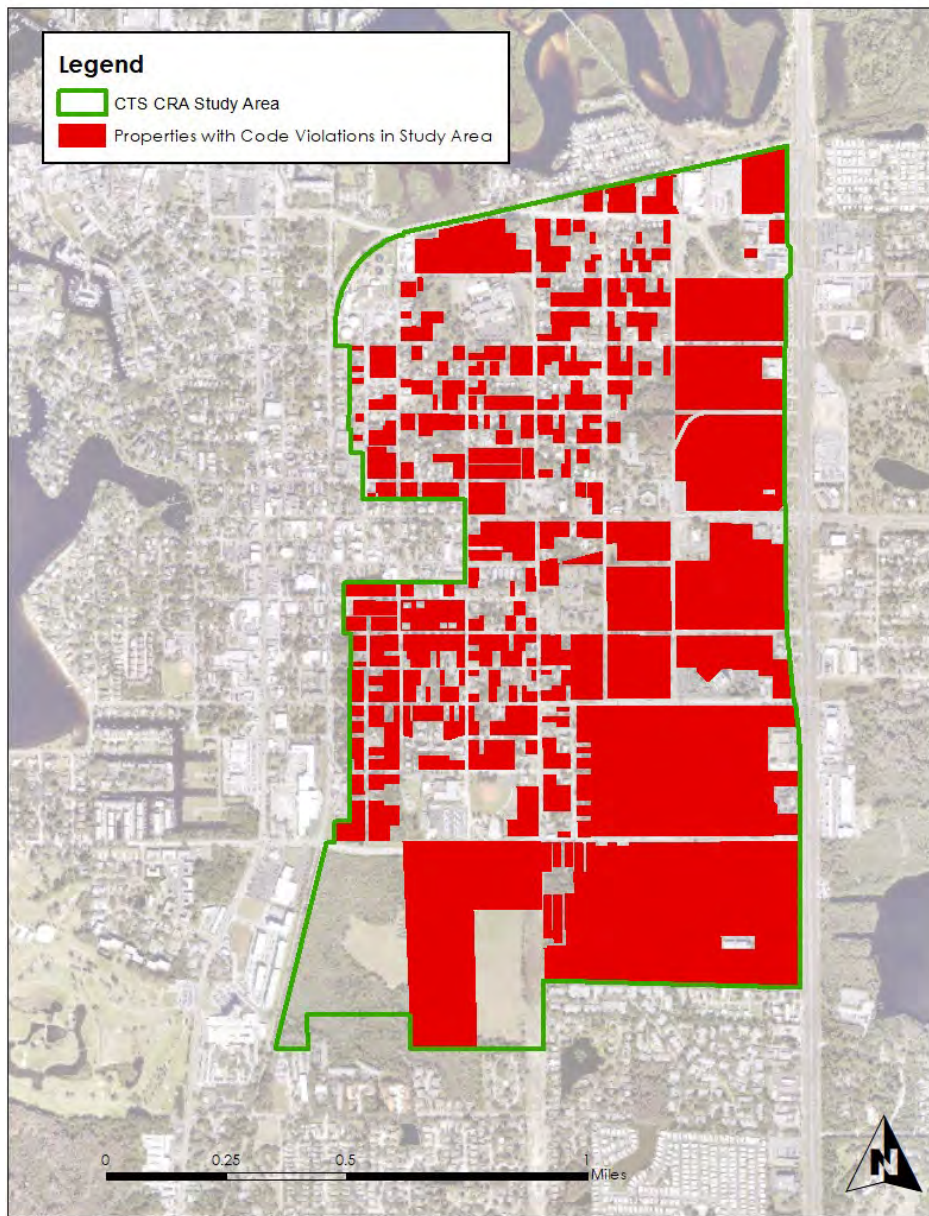


Figure 22 Code Enforcement Cases 2011-2023

Code Enforcement records between 2011 and November 2023 were evaluated to determine if there was a consistent pattern of increased code violations in the study area compared to the City as a whole. In this period, approximately 23% of parcels citywide had some sort of code enforcement action, compared to 36% in the study area.

There are many factors that could contribute to the higher incidence of code violations in the study area. Neglected structures have been demolished and the resultant vacant lots attract refuse and dumping. Lower income homeowners may delay maintenance and repairs out of necessity, resulting in a higher incidence of those types of violations. The figure includes all code enforcement cases for inoperable vehicles, lot clearing, housing code, noise complaints, prohibited vehicles, trash and debris and zoning violations.

#### Blight Factor (M) Diversity of Ownership or Defective or Unusual Conditions of Title – Factor Met

There is significant diversity of ownership due to the small lot size and primarily private ownership of the area. Some unusual conditions of title may also present challenges to revitalization. Because most of the area was platted a century ago, there are at least three known deed discrepancies per the Property Appraiser. Unique circumstances of the area include intestate titles with multiple heirs, code enforcement liens, and/or tax liens.

#### Blight Factor (N) Governmentally Owned Property with Adverse Environmental Conditions – Factor Met

The City owns a former landfill in the study area that is still under-going remediation and monitoring. The landfill was closed in 1991 and has been previously proposed for future recreation uses. This property divides the study area from the neighborhoods to the south. A multimodal connection between the two communities along Disston Avenue is in the City's Comprehensive Plan and is currently under evaluation. A context sensitive connection utilizing a portion of this property would improve mobility in the study area and the neighborhoods to the south. Initial analyses have identified constraints to developing this property for recreation and/or transportation uses, and further environmental investigations are needed.

#### Blight Factor (O) Sinkholes – Factor Not Met

There is documented sinkhole activity in Dorsett Park and the surrounding vicinity in the study area. However, at this time, there is not a substantial number of properties damaged by sinkhole activity that have not been adequately repaired or stabilized.



## Pinellas County CRA Evaluation Criteria

The Pinellas County Board of County Commissioners approved Resolution No 21-48 2021 Community Redevelopment Area Policy to comply with state statutes, establish reporting requirements, and align the County Tax Increment Finance (TIF) contributions with the County's priorities.

The 2021 Community Redevelopment Area Policy creates local designation categories to classify the primary function of, and priorities within, a CRA, to ensure attention to County priority areas through TIF funding participation. The three local categories are described below:

- **Urban Revitalization:** By definition, these areas are the most economically distressed areas, where poverty is endemic, and where other programs, such as Community Development Block Grants (CDBG), have targeted funding.
- **Community Renewal:** By definition, these areas are experiencing ongoing economic hurdles and investment/redevelopment has not kept pace, but conditions are not as severe as the Urban Revitalization areas.
- **Economic Development:** By definition, these areas may experience economic stagnation, but have opportunities due to a diversity of uses, inherent local economy, and location.

The County will determine the level of County TIF funding and participation based on the CRA's matrix final score and corresponding local designation using the measurable factors listed in Table 11.

**Table 11 Pinellas County CRA Scoring Criteria Matrix**

Category	Max Points	Scoring
<b>Demonstrated Need.</b> This set of factors assesses whether the potential CRA is home to a high need population or if the physical environment requires new investment. These needs align with need as defined in CRA statute, as well as with County priorities to promote affordable housing and economic development in disadvantaged areas.		
Percent of Households Below Poverty Level	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 1.5 times County = 10
Median Household Income	15	<60% of County = 15 60-80% of County = 11 80-100% of County = 7 >100% of County = 0
% of area qualified for CDBG	5	<25% of area = 0 >25% of area = 5
Demonstrated Blight Factors (163.340(8), F.S.)	10	2 or less = 4 3 to 5 = 7 6 or more = 10 FON over 5 years old = 0
Coastal High Hazard Area	5	No overlap = 0 0% to 10% = 3 >10% = 5
<b>Economic Development &amp; Employment.</b> The County has identified job retention and attraction as a near term priority. These factors indicate the level of economic activity in a CRA and the economic status of its residents.		
Employment Density	5	< 5/acre = 5 5-10/acre = 3 >10/acre = 0
Unemployment (Civilian Population)	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 150% of County = 10
Tax Value Trend	5	1 point per each year of the last five below the County annual percent change
Activity Centers and Target Employment Areas	5	>5% in Target Employment Area OR >20% in Activity Center = 5
<b>Housing Affordability.</b> The County has identified creation and preservation of quality, affordable housing as a near term priority. This factor assesses the extent to which households experience a housing cost burden.		
Percent of households that are housing cost burdened	10	<= County = 0 1 - 1.1 times County level = 4 1.1-1.25 times County = 7 > 1.25 times County = 10
Median Residential Values	15	<60% of County = 15 60%-80% of County = 11 80%-120% of County = 7 > 120% of County = 0
<b>Mobility.</b> The County places a priority on improving biking, walking, and transit options, particularly in designated corridors.		
Mobility	5	> 20% within quarter mile of Premium, Primary, or Secondary Transit Corridor = 5
<b>Total Points</b>	<b>100</b>	

**Table 12 Local Designation and Scoring**

Local Designation and Scoring Range	
Local Designation	Scoring Range
Urban Revitalization	Above 75
Community Renewal	Between 45-74
Economic Development	Below 44
Source: Pinellas County Resolution No 21-48 2021	

The County priorities for TIF expenditures are based upon the County's comprehensive plan, strategic plan, and other policy documents/initiatives that have been approved by the Board of County Commissioners. Three priority areas have been identified:

- **Affordable Housing:** Create, preserve, or improve income-restricted affordable housing units and prevent displacement.
- **Economic Development & Employment:** Increase quality employment opportunities, particularly in the County target industries
- **Mobility:** Improve transit, walking, and biking options and access to transit

As a Charter County, Pinellas County is authorized to determine the amount of tax increment it will contribute to a CRA. The level of County TIF contribution (percentage) is determined in part by the CRA's local designation, which indicates CRA's primary functionality, priorities, and ability to stimulate private investment. The maximum contribution is 95%.

All CRAs that have been approved by the Board of County Commissioners to receive County TIF will receive base contribution of at least 50% which can be used for eligible expenditures as defined by the County.

CRAs that demonstrate a commitment to funding projects that help achieve County priorities are eligible for additional County TIF contribution in the form of a "priority match". The priority match will also be determined by the percentage of CRA budget (both City and County CRA TIF dollars) allocated to County priorities. In order to receive the full priority match, 50% of the total TIF budget (City and County) must be contributed to County priorities. The maximum County priority match is summarized in the table below.

Pinellas County policy limits the maximum term of TIF funded CRAs to 20 years.



Table 13 Term and County Contribution Levels					
Term and County Contribution Levels					
Local Designation	Maximum Term	Base County Contribution	Minimum Local Contribution	Maximum Priority Match	Maximum Total Contribution
Urban Revitalization	20 years with midpoint review at year 10	70%	25%	25%	95%
Community Renewal	20 years with midpoint review at year 10	50%	25%	25%	75%
Economic Development	10 years with midpoint review at year 5	50%	0%	0%	50%
Source: Pinellas County Resolution No 21-48 2021					

The following sections have been developed to assist the County with their evaluation of the proposed CRA.

Demonstrated Need

Percent of Households Below Poverty Level – Criteria Met

Table 14 Households Below Poverty Level	
2020 Percent of Households Below Poverty Level	
	Percent
Pinellas County	11%
Tarpon Springs	14%
CTS CRA Study Area	25%
Source: Esri Community Analyst, 2023	

The percent of households below the poverty level in the study area is 2.27 times higher than Pinellas County.



Figure 23 Central Tarpon Springs CRA Study Area At-Risk Population

Median Household Income – Criteria Met

Table 15 Median Household Income	
2022 Median Household Income	
Pinellas County	\$64,506
Tarpon Springs	\$59,985
CTS CRA Study Area	\$32,966
Source: Esri 2023	

The median household income in the study area is 51% of the median household income of Pinellas County.

Percent of Area Qualified for CDBG – Criteria Met

Pinellas County has designated the Tarpon Springs Target Area as a CDBG eligible area within the study area. The Tarpon Springs Target Area is greater than 25% of the study area.

Demonstrated Blight Factors – Criteria Met

The study area exhibits over 6 of the state statutory blight factors as described in the previous section.

Coastal High Hazard Area (CHHA) – Criteria Met

Approximately 365 acres of the proposed CRA lies in the Coastal High Hazard Area (CHHA), representing approximately 48% of the area.

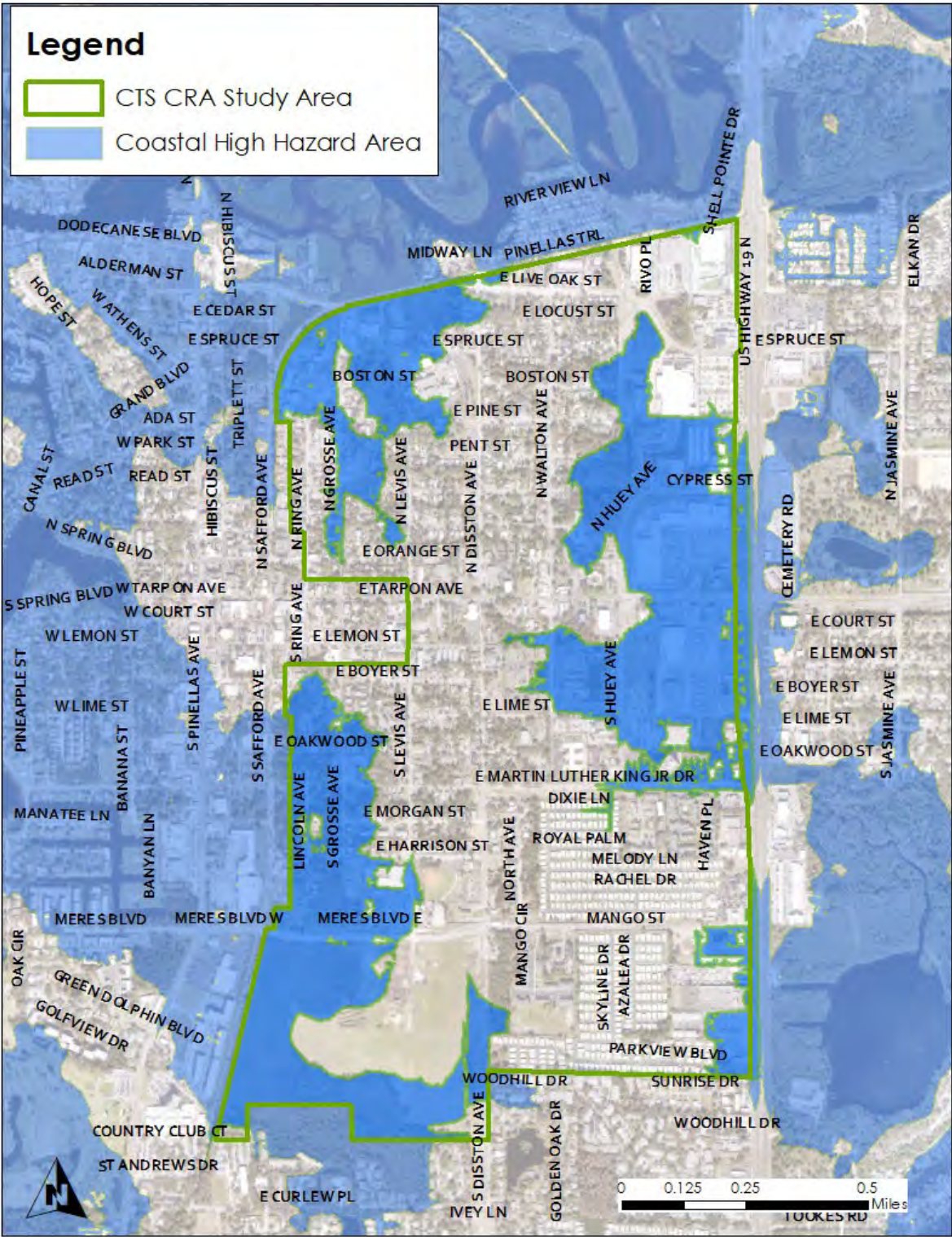


Figure 24 Coastal High Hazard Area



## Economic Development and Employment

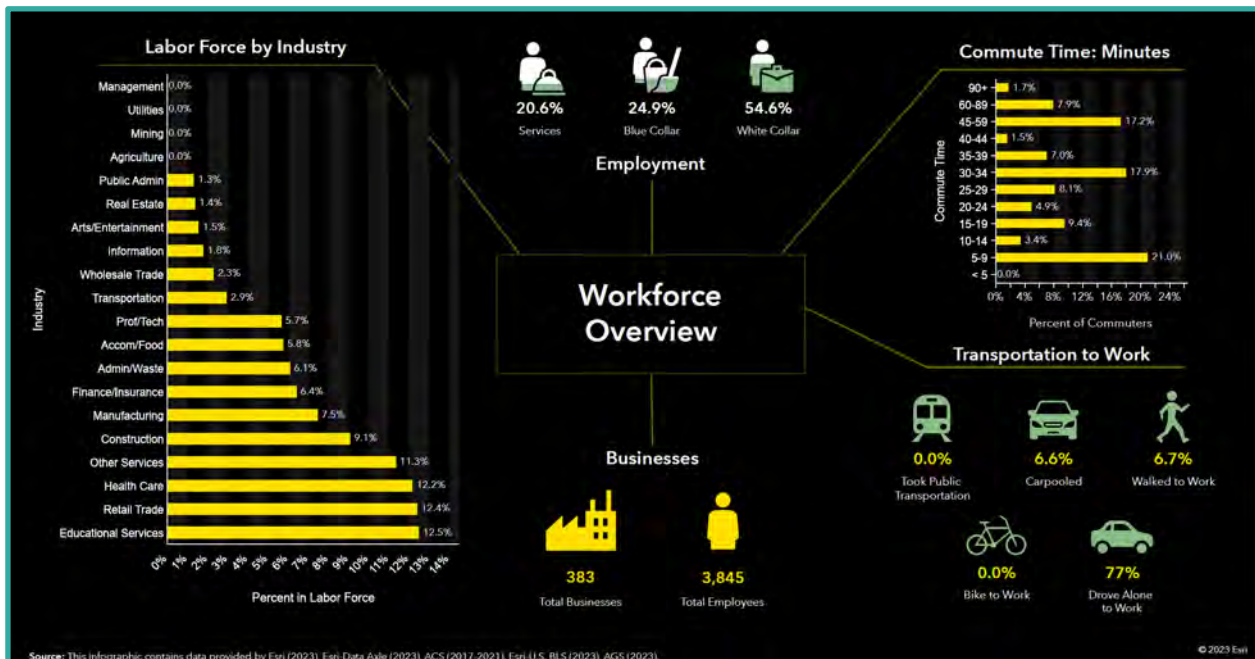


Figure 25 Employment Overview

## Employment Density – Criteria Met

Based on data obtained through Esri Community Analyst, there are a total of 3,845 employees within the proposed CRA boundary, which is approximately 767 acres. The employment density in the proposed CRA is 5 employees per acre, meeting the 5-10 employees per acre benchmark in the County criteria.

## Unemployment – Criteria Met

Unemployment rates in the study area are 1.64 times the County average rate.

Table 16 Unemployment	
Unemployment	
Pinellas County	3.6%
Tarpon Springs	4.8%
CTS CRA Study Area	5.9%
Source: Esri 2023	

## Tax Value Trend – Criteria Met

Table 17 Tax Value Trend						
Aggregate Assessed Value						
Year	CTS CRA Study Area		Tarpon Springs		Pinellas County	
		Percent Change		Percent Change		Percent Change
2022	402,121,168	11.3%	3,186,657,950	8.7%	129,904,847,627	12.0%
2021	361,393,637	-6.2%	2,931,705,100	7.1%	115,939,949,723	6.9%
2020	385,415,723	19.9%	2,738,170,688	5.8%	108,411,650,928	7.2%
2019	321,486,375	9.7%	2,587,393,486	5.8%	101,170,285,285	7.1%
2018	293,184,713	7.0%	2,446,652,786	6.0%	94,493,523,304	7.4%
2017	273,824,589	-	2,307,696,108	-	88,007,451,559	-
2017-2022		46.9%		38.1%		47.6%
Source: Pinellas County Property Appraisers Office, Florida Department of Revenue 2017-2023						

Data were obtained for the last five years for the aggregate assessed value for the study area, the City of Tarpon Springs, and Pinellas County. As demonstrated in Table 17, for the three of the past five years, changes to the aggregate assessed values in the CRA study area were below the County average annual percent change.

Table 18 Assessed Value per Acre Comparison			
Assessed Value per Acre			
Year	CTS CRA Study Area	Tarpon Springs	Pinellas County
2022	510,824	615,066	724,915
2021	459,087	565,857	646,986
2020	489,603	528,502	604,976
2019	408,392	499,400	564,566
2018	372,439	472,236	527,308
2017	347,846	445,415	491,113
Source: Pinellas County Property Appraisers Office, Florida Department of Revenue 2017-2023			

### Activity Centers and Target Employment Centers – Criteria Potentially Met

The proposed CRA abuts two Activity Centers, The Sponge Docks and Downtown and Meres Crossing, as designated by Forward Pinellas in the Countywide Plan. Approximately 175 acres, or 23%, of the proposed CRA is located within an Activity Center Buffer area provided by Forward Pinellas. Additionally, the study area is located approximately 0.75 miles south of a Target Employment Center.





Housing Affordability – Criteria Not Met

Percent of Households that are Housing Cost Burdened

A household is cost-burdened when it pays more than 30 percent of its income toward housing expenses.

Table 19 Housing Cost-Burdened Households			
Percent of Households with Gross Monthly Housing Expenses at or Above 30% of Household Income			
	Renters	With Mortgage	TOTAL
Pinellas County	28.3%	31.4%	59.7%
Central Tarpon Springs CRA Study Area	25.3%	31.5%	56.8%
Source: Esri 2023			

Housing affordability for renters in the study area is similar to Countywide averages, with over half of all households cost-burdened.

Analyzing the cost of housing and transportation can provide a more complete method of determining housing affordability. Data were obtained from the Center for Neighborhood Technology Housing and Transportation (H+T®) Affordability Index, which considers the cost of housing and transportation.<sup>2</sup> On average, 50% of household income is spent on the combination of housing and transportation in the City of Tarpon Springs and 53% in Pinellas County.

<sup>2</sup> htaindex.cnt.org

## Median Residential Values – Criteria Met

Table 20 Median Residential Property Values	
Median Residential Values	
Pinellas County	\$337,203
Tarpon Springs	\$336,380
Central Tarpon Springs CRA	\$172,864
Source: Esri 2023	

Median residential values in the study area are nearly half the County median residential value. While homeowners in the CRA study area may benefit from lower residential values in terms of affordability, this disparity, paired with lower than Countywide average median household incomes, exacerbates wealth inequality.

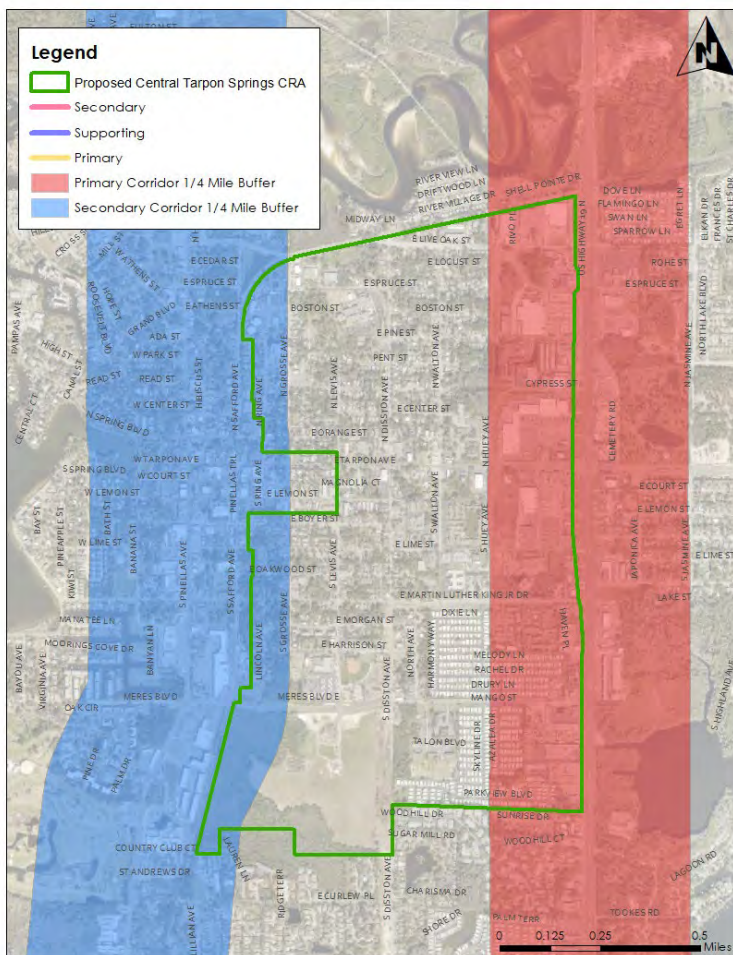


Figure 27 Multimodal Corridors

## Mobility – Criteria Met

## Percent of Area within a Quarter Mile of Premium, Primary, or Secondary Transit Corridor

Approximately 40% (312 acres) of the study area is within a quarter mile of primary or secondary transit corridors. The grid layout of the study area, along with its access to transit, provides a unique opportunity to develop infrastructure investments that support a truly multimodal environment.

**Table 21 Pinellas County CRA Scoring Criteria**

Category	Proposed Central Tarpon Springs CRA	Scoring
Percent of Households Below Poverty Level	Greater than 1.5 times the County	10
Median Household Income	Less than 60% of the County	15
% of Area qualified for CDBG	Greater than 25% of the area	5
Demonstrated Blight Factors	Greater than 6	10
Coastal High Hazard Areas	Greater than 10% overlap	5
Employment Density	5-10 jobs per acre	3
Unemployment	Greater than 150% of the County	10
Tax Value Trend	3 years below County annual percent change	3
Activity Centers and Target Employment Areas	Approximately 22%	5
Percent of Housing Cost-Burdened Households	Less than the County level	0
Median Residential Values	Less than 60% of the County	15
Mobility	Greater than 20% within a quarter mile of primary or secondary transit	5
<b>TOTAL</b>		<b>86</b>

Based on the above preliminary analysis, the proposed CRA should qualify for the County's "Urban Revitalization" local designation.



## Conclusion

This analysis indicates the proposed Central Tarpon Springs CRA meets the criteria of F.S. 163, Part III for a positive “Finding of Necessity” and the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines* for an Urban Revitalization local designation. The study area has mobility and accessibility issues, aging infrastructure, and below average economic indicators. Previous planning efforts have produced some results; however, without a dedicated funding source, persistent deficiencies and cyclical issues remain. Upon adoption of a CRA the City would commit to development of a collaborative Redevelopment Plan with local citizens that promotes preservation and enhancement of assets while addressing community concerns. Community collaboration is essential to provide context and develop effective solutions as the City moves forward with consideration of Community Redevelopment Area establishment and Tax Increment Financing.

The City and community recognize that sound infrastructure investments, appropriate development codes, and incentives for private investment will contribute to arresting deteriorating economic influences in this area.

The Community Redevelopment Plan would outline up to twenty years of policy changes and investments. Projects and programs would include focus on maximizing infrastructure, economic, social and aesthetic impacts, in a cooperative effort with private investment to develop a safe, livable, stable and prosperous community. Key goals from the City’s Strategic, Sustainability, and Comprehensive Plans will guide plan development, including:

- Comprehensive Infrastructure Planning
- Attainable housing for all income levels
- A vibrant, life-long community where people can meet all daily needs of living and comfortably “age in place”
- A safe, pedestrian-friendly community
- Protect the City’s unique cultural heritage and identity
- Expand and diversify local employment opportunities that support a living wage
- Encourage smart growth and redevelopment that preserves historic community characteristics

The establishment of a CRA in the Central Tarpon Springs area also closely aligns with the Pinellas County Strategic Plan, particularly the Prosperity and Opportunity goal. By encouraging new public and private investment, physical improvements, and community cohesion, property values will increase along with the quality of life of area residents and the larger Pinellas County community.



## Strategic Plan

FY25—FY30

### Vision

To Be the Standard for Public Service in America

### Mission

Meeting the needs and concerns of the community today and tomorrow

### Key Results

#### Resilient Infrastructure and Environment

- Traffic Volume
- Travel Time to Work
- County Infrastructure Report Card
- Population Within Half Mile of Park
- Natural Environment Index

#### Healthy and Safe Communities

- Adults in Good Health
- Early Mortality
- Natural Hazards Risk

#### Prosperity and Opportunity

- Housing Cost Burden
- Residents in Poverty
- Labor Force Participation
- Economic Output (GDP)

#### Smart Service Delivery

- County Energy Use
- Satisfaction per Budget Dollar
- Program Performance



## Tarpon Springs Strategic Plan: Community Report

# Strategic Themes

The Strategic Plan's six overarching key focus areas and underlying objectives, and action items allow the City to be transparent about its goals, focused in its efforts, and aware of its results.

Infrastructure



Community Engagement



Quality of Life



Smart Growth & Redevelopment



Culture, Heritage, & Preservation



Good Governance



Appendix A: Legal Description



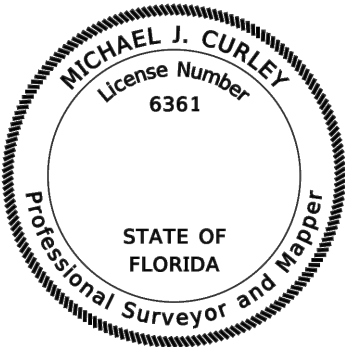


PROJECT DESCRIPTION

A portion of Sections 12 and 13, Township 27 South, Range 15 East and Sections 7 and 18, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

COMMENCE at the Northeast corner of Lot 31, GRAND VIEW HEIGHTS, as recorded in Plat Book 45, Page 76, Public Records of Pinellas County, Florida, also being a point on the west right-of-way boundary of State Road No. 55 (U.S. Highway 19) per Florida Department of Transportation Right-of-Way Map W.P. Item/Segment 429005-1, State Project Number 15150-XXXX for the POINT OF BEGINNING; thence westerly along the north line of Lots 16 through 31 of said plat, to the northwest corner of Lot 16, of said plat, also being the northeast corner of THE WOODS AT ANDERSON PARK, UNIT 6, as recorded in Plat Book 107, Page 22, Public Records of Pinellas County, Florida; thence westerly along the north line of said plat, to the northwest corner of said plat, also being the northeast corner of THE WOODS AT ANDERSON PARK, UNIT 7C, as recorded in Plat Book 99, Page 81, Public Records of Pinellas County, Florida; thence westerly along the north line of said plat, to the northwest corner of said plat, also being the northeast corner of THE WOODS AT ANDERSON PARK, UNIT 8B, as recorded in Plat Book, 107, Page 21, Public Records of Pinellas County, Florida; thence westerly along the north line of said plat, to the northwest corner of said plat, also being a point on the east right-of-way line of South Disston Avenue; thence continue along the westerly extension of said north line of said plat, westerly to the centerline of said South Disston Avenue, also being the west line of Section 18, Township 27 South, Range 16 East; thence southerly along said section line to its intersection with the easterly extension of the north line of NORTH VILLAGE, A CONDOMINIUM as recorded in Condo Plat Book 93, Page 6, Public Records of Pinellas County, Florida; thence departing said section line, westerly along said easterly extension to the northeast corner of said condo plat; thence continue westerly along the north line of said condo plat, to the northwest corner of said condo plat, also being the northeast corner of OAKLEAF CLUSTER HOMES, as recorded in Plat Book 93, Page 32, Public Records of Pinellas County, Florida; thence continue westerly along the north line of said plat, to the northwest corner of said plat, also being a point on the east line of lands described in Official Records Book 12731, Page 1, Public Records of Pinellas County, Florida; thence northerly along the east line of said lands, to the northeast corner of said lands; thence westerly along the north line of said lands, to the northwest corner of said lands; thence southerly along the west line of said lands, to the southeast corner of the remainder of lands described in Official Records Book 4058, Page 1612, Public Records of Pinellas County, Florida; thence westerly along the south line of said lands, to the southwest corner of said lands, also being a point on the west line of the southeast 1/4 of Section 13, Township 27 South, Range 15 East; thence northerly along west line of said southeast 1/4, to the intersection with the east boundary of the "Pinellas Trail" as described in Official Records Book 9424, Page 395, Public Records of Pinellas County; thence departing the west line of said southeast 1/4, northerly following the east boundary of said lands, to the intersection with the east-west centerline of Section 13, Township 27 South, Range 15 East; thence easterly along said east-west centerline of said Section to a point of intersection with the east right-of-way line of South Safford Avenue; thence northerly along the

(DESCRIPTION CONTINUES ON SHEET 2 OF 14)




Michael J. Curley, PSM  
Florida Professional Surveyor and Mapper  
License Number LS 6361  
George F. Young, Inc., LB21

SEE SHEETS 4 - 14 OF 14 FOR ACCOMPANYING SKETCH

THIS IS NOT A SURVEY

PREPARED FOR: City of Tarpon Springs 324 E. Pine Street Tarpon Springs, FL 34689		Central Tarpon Springs CRA Description (Page 1)		REVISED	BY	DATE	DESCRIPTION
CREW CHIEF	INITIALS	DATE	Michael J. Curley PSM LS 6361  DATE		<b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM BUSINESS ENTITY LB21 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING ECOLOGY I GIS I PLANNING I SURVEYING ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA		
DRAWN	DE	5/10/24					
CHECKED	MC	5/10/24					
FIELD BOOK							
FIELD DATE					JOB NO. 19Y11722SU  SHEET NO. 1 OF 14		

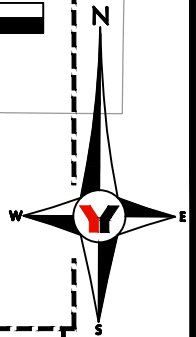
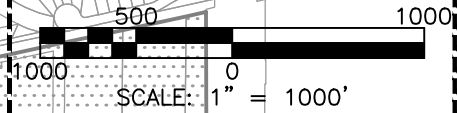
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LOGIN: Ehlen, Daniel  
PLOTTED: 5/10/2024 4:12 PM

PREPARED FOR: <div style="text-align: center;"> <b>City of Tarpon Springs</b>            324 E. Pine Street            Tarpon Springs, FL 34689         </div>			<div style="text-align: center;"> <b>Central Tarpon Springs CRA</b>  <b>Description (Page 2)</b> </div>			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:5%;">REVISED</th> <th style="width:10%;">BY</th> <th style="width:10%;">DATE</th> <th style="width:75%;">DESCRIPTION</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>			REVISED	BY	DATE	DESCRIPTION																
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:15%;"> </th> <th style="width:15%;">INITIALS</th> <th style="width:15%;">DATE</th> </tr> <tr> <td>CREW CHIEF</td> <td> </td> <td> </td> </tr> <tr> <td>DRAWN</td> <td>DE</td> <td>5/10/24</td> </tr> <tr> <td>CHECKED</td> <td>MC</td> <td>5/10/24</td> </tr> <tr> <td>FIELD BOOK</td> <td> </td> <td> </td> </tr> <tr> <td>FIELD DATE</td> <td> </td> <td> </td> </tr> </table>				INITIALS	DATE	CREW CHIEF			DRAWN	DE	5/10/24	CHECKED	MC	5/10/24	FIELD BOOK			FIELD DATE			<div style="font-size: 2em; color: red; margin-bottom: 10px;">  </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p><b>SEE SHEET 1 FOR</b> <b>SURVEYOR'S SIGNATURE</b> <b>AND SEAL</b></p> </div> <div style="width: 40%;"> <p><b>George F. Young, Inc.</b></p> <p>299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701            PHONE (727) 822-4317    <a href="http://WWW.GEORGEFYOUNG.COM">WWW.GEORGEFYOUNG.COM</a>            BUSINESS ENTITY LB21            CIVIL, TRANSPORTATION, SUBSURFACE &amp; STRUCTURAL ENGINEERING            ECOLOGY I GIS I PLANNING I SURVEYING            ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA</p> </div> <div style="width: 25%;"> <p><b>Since 1919</b></p> </div> </div>			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">           JOB NO.  <b>19Y11722SU</b> </td> <td style="width: 50%;">           SHEET NO.  <div style="font-size: 2em; font-weight: bold;">2 OF 14</div> </td> </tr> </table>			JOB NO. <b>19Y11722SU</b>	SHEET NO. <div style="font-size: 2em; font-weight: bold;">2 OF 14</div>
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SECTIONS 12 & 13 TOWNSHIP 27S, RANGE 15 E  
SECTIONS 7 & 18 TOWNSHIP 27S, RANGE 16 E



SHEET 10

SHEET 11

SHEET 12

SECTION 12  
TOWNSHIP 27 S  
RANGE 15 E

SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

SHEET 9

SHEET 13

RANGE LINE

E. TARPON AVE

S.R. 55 (U.S. HWY 19)

SAFFORD AVE

E. DR. MARTIN LUTHER KING JR DR

SHEET 8

SHEET 14

SECTION 13  
TOWNSHIP 27 S  
RANGE 15 E

SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

MERES BLVD E

SHEET 7

SHEET 6

SHEET 5

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City of Tarpon Springs  
324 E. Pine Street  
Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch Keymap

REVISED	BY	DATE	DESCRIPTION

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4 OF 14

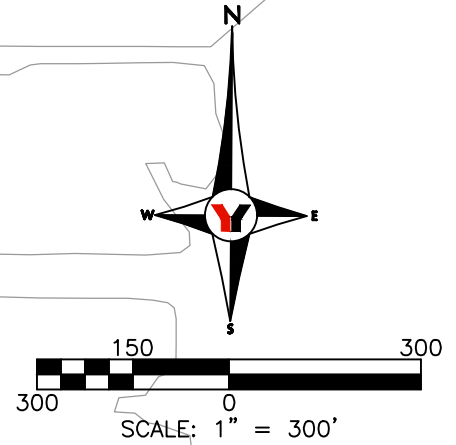
SECTIONS 18 & 19, TOWNSHIP 27S, RANGE 16 E

SEE SHEET 14

SEE SHEET 6

- LEGEND:
- |       |  |
|-------|--|
| CONDO | Condominium  |
| CPB   | Condominium Plat Book  |
| CRA   | Community Redevelopment Area   |
| FDOT  | Florida Department of Transportation   |
| E-W   | East-West  |
| OR    | Official Records Book  |
| PB    | Plat Book  |
| PB H# | Plat Book recorded in Hillsborough County of which Pinellas County was formerly a part |
| PG    | Page   |
| POB   | Point of Beginning   |
| R/W   | Right-of-Way   |
| RWM   | Right-of-Way Map   |
| SUB   | Subdivision  |
| W.P.  | Work Program   |

STATE ROAD 55 (U.S. HIGHWAY 19)



SE 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

SW 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

LINETYPE LEGEND:

- |                        |       |
|------------------------|-------|
| Section Lines          | ---   |
| 1/4 Section Lines      | ----  |
| Redevelopment Boundary | ===== |
| Plat and Lot Lines     | ===== |

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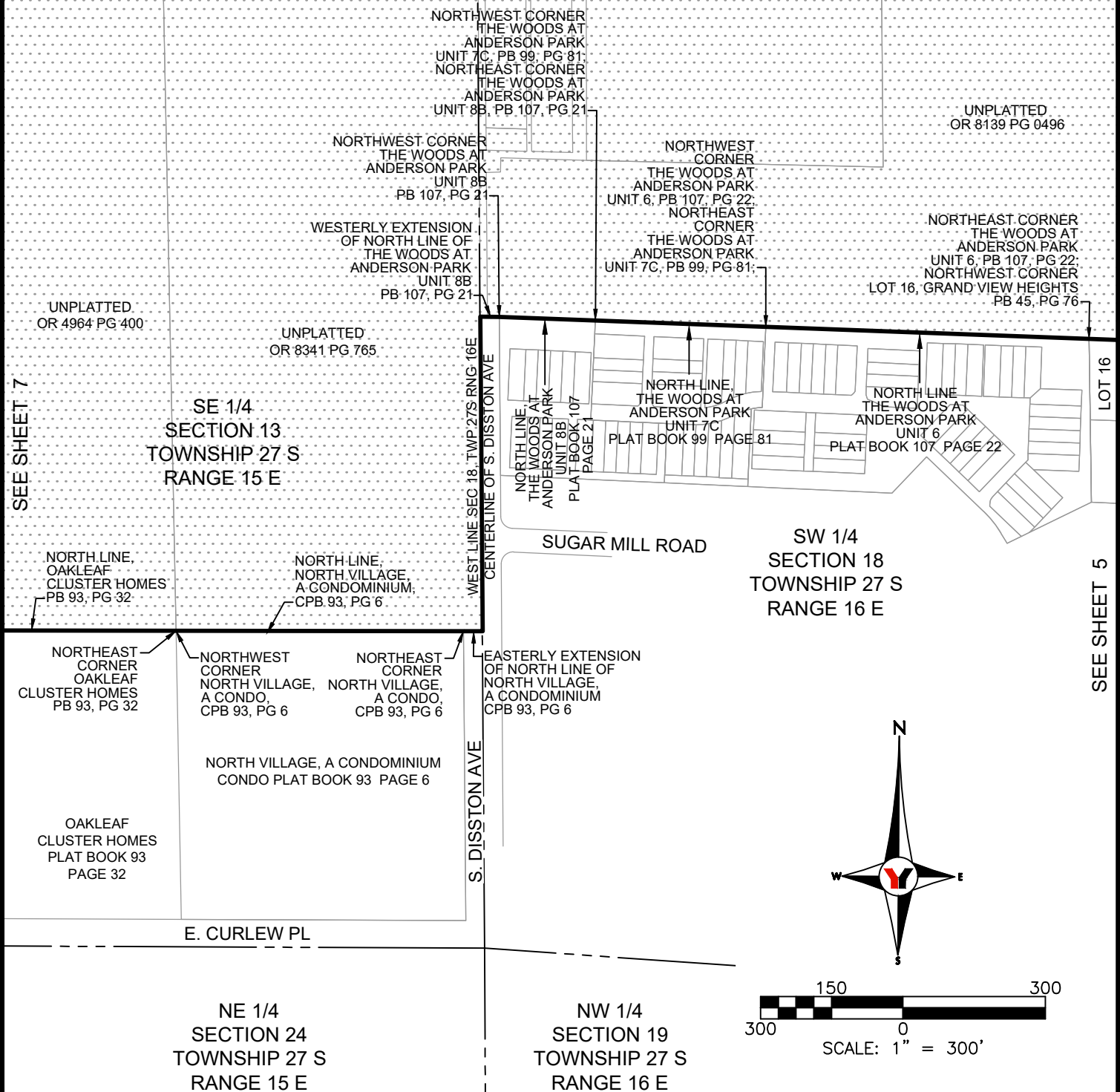
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SHEET NO.

5 OF 14

SECTION 18, TOWNSHIP 27S, RANGE 16 E  
SECTIONS 13 & 24, TOWNSHIP 27S RANGE 15 E



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SHEET NO.  
6 OF 14



SECTIONS 13 & 24, TOWNSHIP 27S RANGE 15 E

SEE SHEET 8

EAST LINE OF  
"PINELLAS TRAIL"  
OR 9424 PG 395

WEST LINE OF SE 1/4  
SECTION 13, TOWNSHIP 27 S, RANGE 15 E

PINELLAS TRAIL

SW 1/4  
SECTION 13  
TOWNSHIP 27 S  
RANGE 15 E

INTERSECTION OF  
EAST LINE OF  
"PINELLAS TRAIL"  
OR 9424 PG 395  
AND WEST LINE OF  
SE 1/4, SECTION 13  
TOWNSHIP 27S  
RANGE 15 E

SOUTHWEST CORNER  
OR 4058 PG 1612  
AND POINT ON  
WEST LINE OF SE 1/4  
SECTION 13  
TOWNSHIP 27S  
RANGE 15 E

NORTHWEST CORNER  
OR 12731 PG 1

WEST LINE  
OR 12731 PG 1

NORTHEAST CORNER  
OR 12731 PG 1

NORTH LINE  
OR 12731 PG 1

EAST LINE  
OR 12731 PG 1

NORTH LINE,  
OAKLEAF  
CLUSTER  
HOMES  
PB 93, PG 32

UNPLATTED  
OR 12731 PG 1

SOUTHEAST CORNER  
OF REMAINDER OF  
OR 4058 PG 1612

SOUTH LINE  
OR 4058 PG 1612

NORTHWEST CORNER  
OAKLEAF  
CLUSTER HOMES  
PLAT BOOK 93 PAGE 32

OAKLEAF  
CLUSTER HOMES  
PLAT BOOK 93  
PAGE 32

UNPLATTED  
OR 8420 PG 101

E. CURLEW PL

E. CURLEW PL

NW 1/4  
SECTION 24  
TOWNSHIP 27 S  
RANGE 15 E

NE 1/4  
SECTION 24  
TOWNSHIP 27 S  
RANGE 15 E

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Central Tarpon Springs CRA  
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SHEET NO.

7 OF 14

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LOGIN: Ehlen, Daniel

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SECTION 13, TOWNSHIP 27S RANGE 15 E

SEE SHEET 9

10' ALLEY  
R/W  
CENTERLINE  
OF ALLEY

LIME ST

OAKWOOD ST

DR MARTIN LUTHER KING JR DR / LAKE ST

NW 1/4  
SECTION 13  
TOWNSHIP 27 S  
RANGE 15 E

S. PINELLAS AVE / STATE ROAD 595 / U.S. HIGHWAY ALT 19

SAFFORD AVE

LINCOLN AVE

HARRISON ST

SW 1/4  
SECTION 13  
TOWNSHIP 27 S  
RANGE 15 E

EAST LINE OF  
"PINELLAS TRAIL"  
OR 9424 PG 395

PINELLAS TRAIL

SEE SHEET 7

ATHENS  
SUBDIVISION  
PB H3 PG 47

CENTERLINE  
OF LIME ST  
EXTENSION OF  
EAST LINE OF LOT 1  
NORTHEAST CORNER  
LOT 1

SOUTHEAST CORNER  
LOT 5

NORTHEAST CORNER  
LOT 3, BLOCK 3

SOUTHEAST CORNER  
LOT 14, BLOCK 3

NORTHEAST CORNER  
LOT 1, BLOCK 2

SOUTHEAST CORNER  
LOT 12, BLOCK 2

NORTHEAST CORNER  
LOT 1, BLOCK 5

SOUTHEAST CORNER  
OF LOT 6, BLOCK 5

SOUTHEAST CORNER  
OF OR 12101 PG 2171  
NORTHEAST CORNER  
OF OR 17442 PG 102  
SOUTHEAST CORNER  
OF OR 17442 PG 102

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6

DISSTON & KEENEY'S  
SUBDIVISION  
BLOCK 2  
PB H1 PG 31

DISSTON & KEENEY'S  
SUBDIVISION  
BLOCK 5  
PB H1 PG 31

E-W CENTERLINE SECTION 13, TOWNSHIP 27 S, RANGE 15 E

MERES BLVD E

INTERSECTION OF EAST R/W LINE OF S. SAFFORD AVE  
AND CENTERLINE OF SECTION 13

UNPLATTED  
OR 4058 PG 1612

SECTION 13  
TOWNSHIP 27 S  
RANGE 15 E

UNPLATTED  
OR 4964 PG 400

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324 E. Pine Street  
Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch of Description

REVISED

BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 FOR  
SURVEYOR'S SIGNATURE  
AND SEAL



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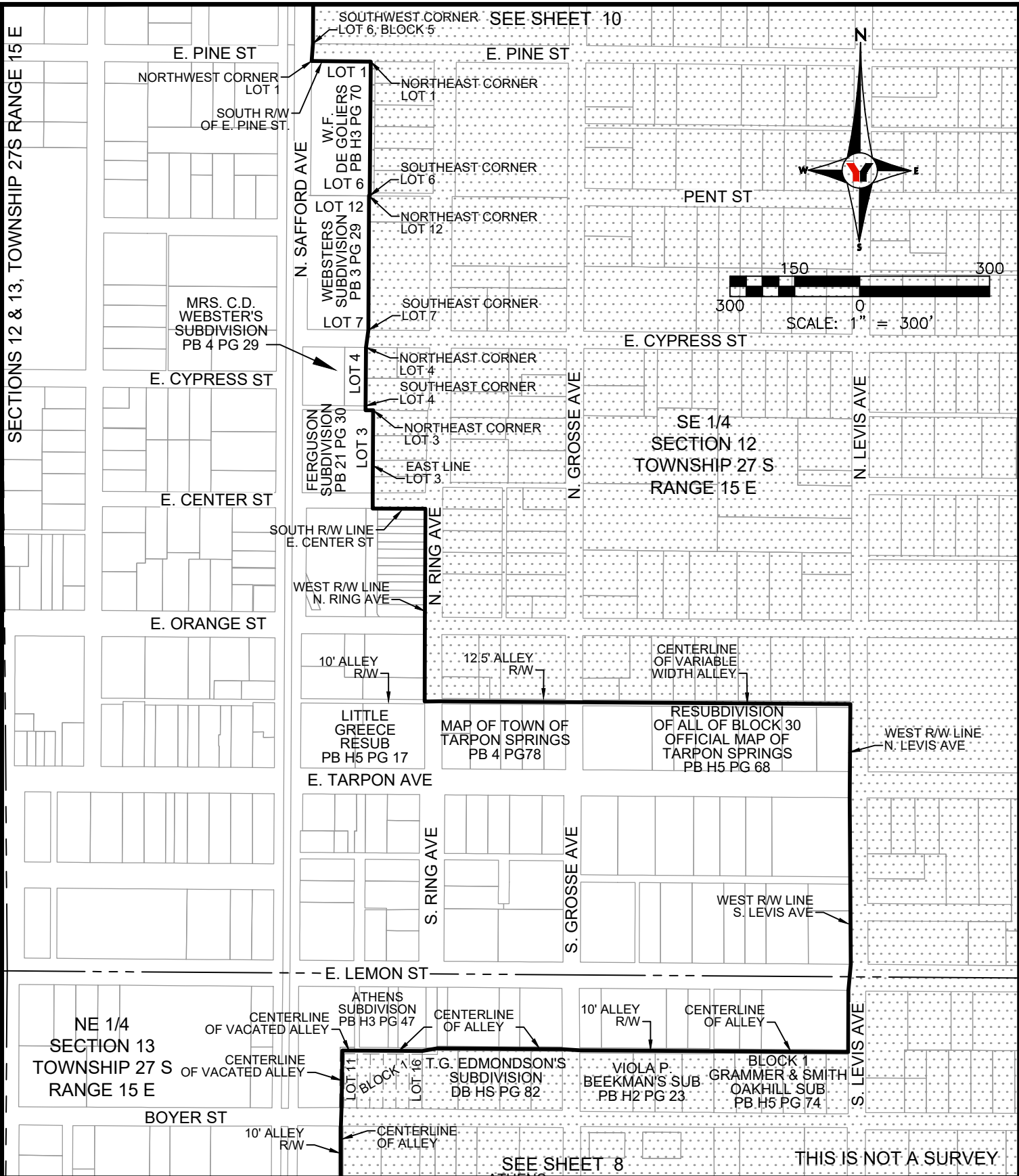
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701  
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM  
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JOB NO.  
19Y11722SU

SHEET NO.  
8 OF 14

FILE: i:\project\utl\19Y11722SU-Sketch\_2024-05-10.dwg LOGIN: Ehlen, Daniel PLOTTED: 5/10/2024 4:12 PM

SECTIONS 12 & 13, TOWNSHIP 27S RANGE 15 E



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FIELD DATE		

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SURVEYOR'S SIGNATURE  
AND SEAL

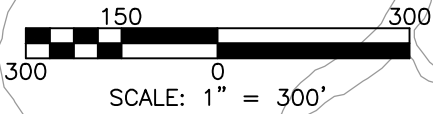
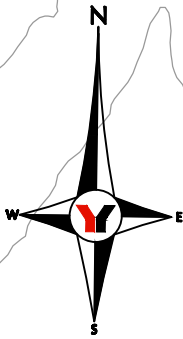


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19Y11722SU  
SHEET NO.  
9 OF 14





NE 1/4  
SECTION 12  
TOWNSHIP 27 S  
RANGE 15 E

SEE SHEET 11

N. SAFFORD AVE

PINELLAS TRAIL

SOUTHEASTERLY  
RIGHT-OF-WAY LINE  
"PINELLAS TRAIL"  
OR 7785 PG 0576

SOUTHEASTERLY  
RIGHT-OF-WAY LINE  
"PINELLAS TRAIL"  
OR 9424 PG 395

E. SPRUCE ST

N. GROSSE AVE

SE 1/4  
SECTION 12  
TOWNSHIP 27 S  
RANGE 15 E  
ATHENS ST

N. SAFFORD AVE  
LOT 5

NORTHWEST CORNER  
LOT 5  
BLOCK 5  
T.G. CUPITT'S PROPERTY  
OF TARPON SPRINGS  
PB 3 PG 46

THIS IS NOT A SURVEY

SEE SHEET 9

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Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch of Description

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	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 FOR  
SURVEYOR'S SIGNATURE  
AND SEAL

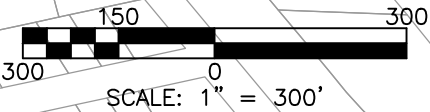
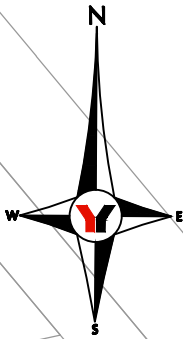


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JOB NO.  
19Y11722SU  
SHEET NO.  
10 OF 14

SECTION 12, TOWNSHIP 27S RANGE 15 E  
SECTION 7, TOWNSHIP 27S, RANGE 16 E



NE 1/4  
SECTION 12  
TOWNSHIP 27 S  
RANGE 15 E

NW 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

PINELLAS TRAIL

PINELLAS TRAIL

SOUTHEASTERLY  
RIGHT-OF-WAY LINE  
"PINELLAS TRAIL"  
OR 9424 PG 395

E. LIVE OAK ST

SOUTHEASTERLY  
RIGHT-OF-WAY LINE  
"PINELLAS TRAIL"  
OR 7785 PG.0576

E. LIVE OAK ST

N. DISSTON AVE

N. WALTON AVE

E. SPRUCE ST

SE 1/4  
SECTION 12  
TOWNSHIP 27 S  
RANGE 15 E

SW 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

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Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch of Description

BY	DATE	DESCRIPTION

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FIELD BOOK		
FIELD DATE		

SEE SHEET 1 FOR  
SURVEYOR'S SIGNATURE  
AND SEAL



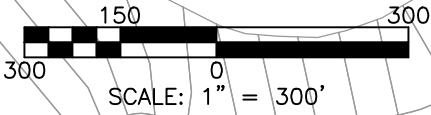
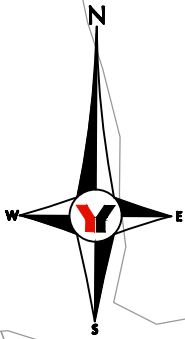
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JOB NO.  
19Y11722SU  
SHEET NO.  
11 OF 14

SEE SHEET 10

SEE SHEET 12

SECTION 7, TOWNSHIP 27S RANGE 16 E



PINELLAS TRAIL

SOUTHEASTERLY  
RIGHT-OF-WAY LINE  
"PINELLAS TRAIL"  
OR 9424 PG 395

NW 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

E. LIVE OAK ST

E. SPRUCE ST

SW 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

WEST R/W LINE PER FDOT RWM W.P. ITEM/SEGMENT  
429005-1, STATE PROJECT NUMBER 15150-XXXX

STATE ROAD 55 (U.S. HIGHWAY 19)

PINELLAS TRAIL

NE 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

SE 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

SEE SHEET 13

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Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch of Description

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	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
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FIELD DATE		

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Since 1919

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JOB NO.  
19Y11722SU

SHEET NO.  
12 OF 14



SECTIONS 7 & 18, TOWNSHIP 27S RANGE 16 E

SEE SHEET 12

E. PINE ST

E. CYPRESS ST

SW 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

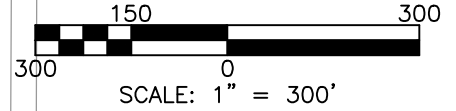
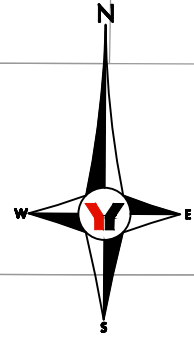
E. TARPON AVE

NW 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

WEST RW LINE PER FDOT RWM W.P. ITEM/SEGMENT  
429005-1, STATE PROJECT NUMBER 15150-XXXX

STATE ROAD 55 (U.S. HIGHWAY 19)

SEE SHEET 14



SE 1/4  
SECTION 7  
TOWNSHIP 27 S  
RANGE 16 E

E. TARPON AVE

NE 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

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Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch of Description

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DRAWN	DE	5/10/24
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FIELD BOOK		
FIELD DATE		

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AND SEAL



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19Y11722SU

SHEET NO.  
13 OF 14

SECTION 18, TOWNSHIP 27S RANGE 16 E

SEE SHEET 13

LIME ST

DR MARTIN LUTHER KING JR DR / LAKE ST

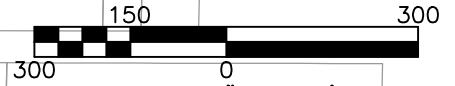
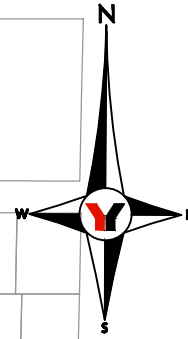
NW 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

MANGO ST

SW 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

STATE ROAD 55 (U.S. HIGHWAY 19)

WEST R/W LINE PER FDOT RWM W.P. ITEM/SEGMENT  
429005-1, STATE PROJECT NUMBER 15150-XXXX



SCALE: 1" = 300'

NE 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

SE 1/4  
SECTION 18  
TOWNSHIP 27 S  
RANGE 16 E

SEE SHEET 5

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Tarpon Springs, FL 34689

Central Tarpon Springs CRA  
Sketch of Description

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
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FIELD BOOK		
FIELD DATE		

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JOB NO.  
19Y11722SU

SHEET NO.

14 OF 14

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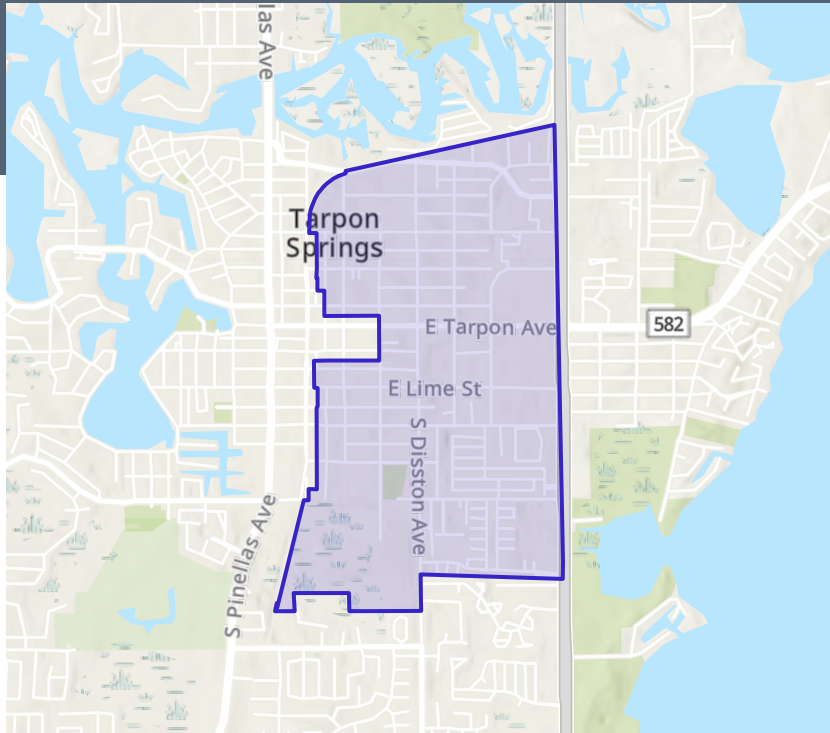
LOGIN: Ehlen, Daniel

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## Appendix B: Appendix B: Esri Community Analyst Data







# AT RISK POPULATION PROFILE

CTS CRA 1



Area: 1.23 square miles

**4,537**

Population

**2,350**

Households

**1.90**

Avg Size  
Household

**53.1**

Median  
Age

**\$32,966**

Median  
Household Income

**\$172,864**

Median  
Home Value

**38**

Wealth  
Index

**79**

Housing  
Affordability

**63**

Diversity  
Index

## AT RISK POPULATION



**906**

Households With  
Disability



**1,545**

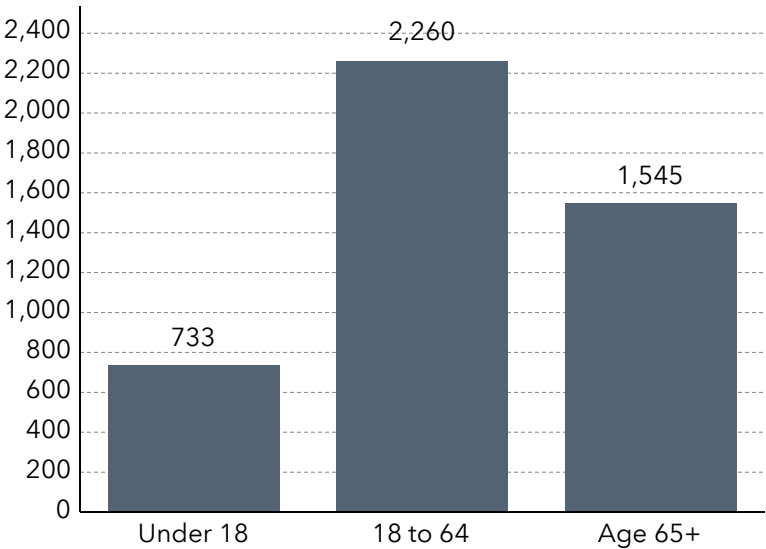
Population 65+



**439**

Households  
Without Vehicle

## POPULATION BY AGE



## POVERTY AND LANGUAGE



**25%**

Households Below  
the Poverty Level



**502**

Households Below  
the Poverty Level



**0**

Pop 65+ Speak  
Spanish & No English

## POPULATION AND BUSINESSES



**7,609**

Daytime  
Population



**383**

Total  
Businesses



**3,845**

Total  
Employees

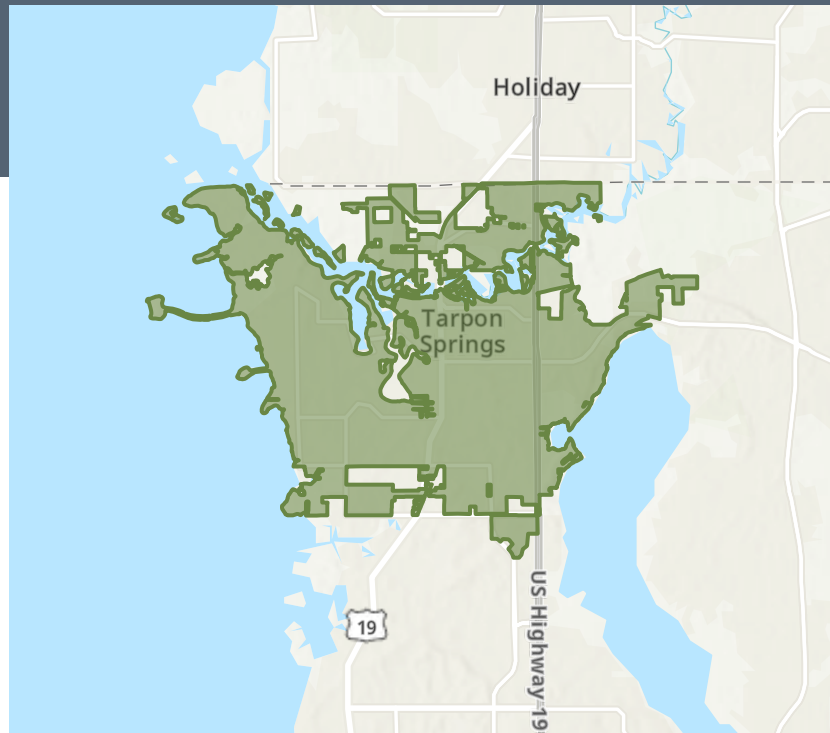
Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	318	1,405	1,188	2,911
Spanish	0	208	119	327
Spanish & English Well	0	157	17	174
Spanish & English Not Well	0	28	102	130
Spanish & No English	0	24	0	24
Indo-European	14	121	33	168
Indo-European & English Well	14	121	33	168
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	3	0	3
Asian-Pacific Isl & English Well	0	3	0	3
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0



# AT RISK POPULATION PROFILE

## Tarpon Springs City, FL

Geography: Place



**25,971**

Population

**11,616**

Households

**2.19**

Avg Size Household

**52.7**

Median Age

**\$59,985**

Median Household Income

**\$336,380**

Median Home Value

**112**

Wealth Index

**73**

Housing Affordability

**46**

Diversity Index

### AT RISK POPULATION



**3,862**

Households With Disability



**7,996**

Population 65+



**968**

Households Without Vehicle

### POVERTY AND LANGUAGE



**14%**

Households Below the Poverty Level



**1,512**

Households Below the Poverty Level



**62**

Pop 65+ Speak Spanish & No English

### POPULATION AND BUSINESSES



**26,763**

Daytime Population



**1,500**

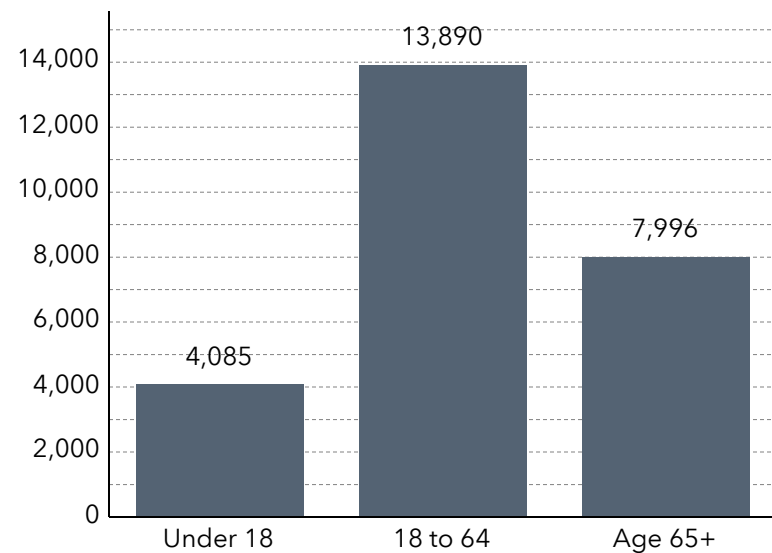
Total Businesses



**11,493**

Total Employees

### POPULATION BY AGE



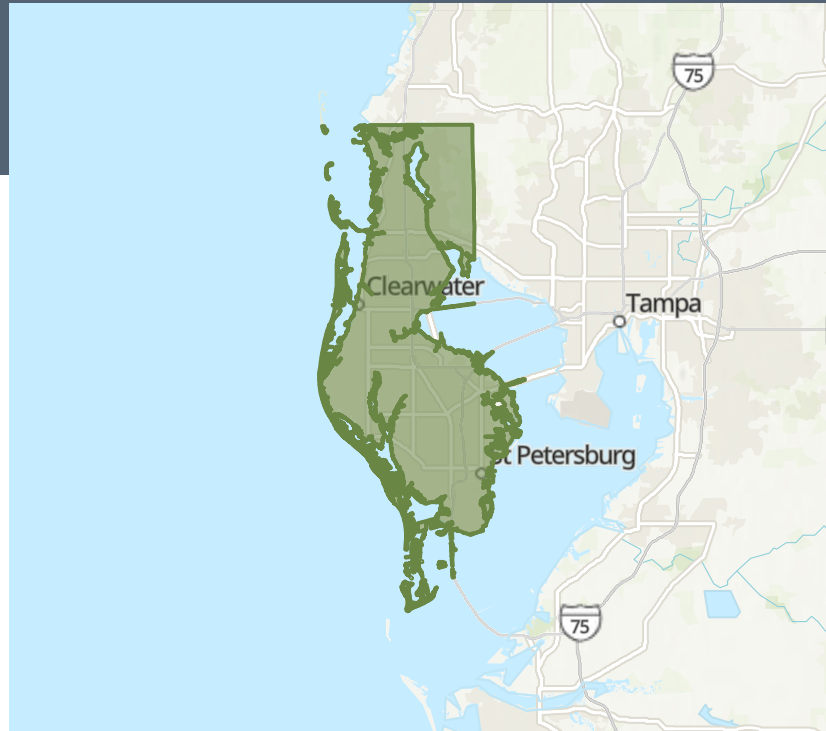
Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	2,389	10,989	6,171	19,549
Spanish	331	1,309	265	1,905
Spanish & English Well	277	1,097	101	1,475
Spanish & English Not Well	12	188	102	302
Spanish & No English	42	24	62	128
Indo-European	154	970	998	2,122
Indo-European & English Well	154	966	786	1,906
Indo-European & English Not Well	0	5	128	133
Indo-European & No English	0	0	83	83
Asian-Pacific Island	0	107	8	115
Asian-Pacific Isl & English Well	0	101	1	102
Asian-Pacific Isl & English Not Well	0	5	6	11
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	95	0	95
Other Language & English Well	0	95	0	95
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0



# AT RISK POPULATION PROFILE

Pinellas County, FL

Geography: County



965,496

Population

448,830

Households

2.11

Avg Size  
Household

50.2

Median  
Age

\$64,506

Median  
Household Income

\$337,203

Median  
Home Value

99

Wealth  
Index

79

Housing  
Affordability

55

Diversity  
Index

## AT RISK POPULATION



110,160

Households With  
Disability



272,194

Population 65+



30,643

Households  
Without Vehicle

## POVERTY AND LANGUAGE



11%

Households Below  
the Poverty Level



47,148

Households Below  
the Poverty Level



1,035

Pop 65+ Speak  
Spanish & No English

## POPULATION AND BUSINESSES



986,898

Daytime  
Population



50,024

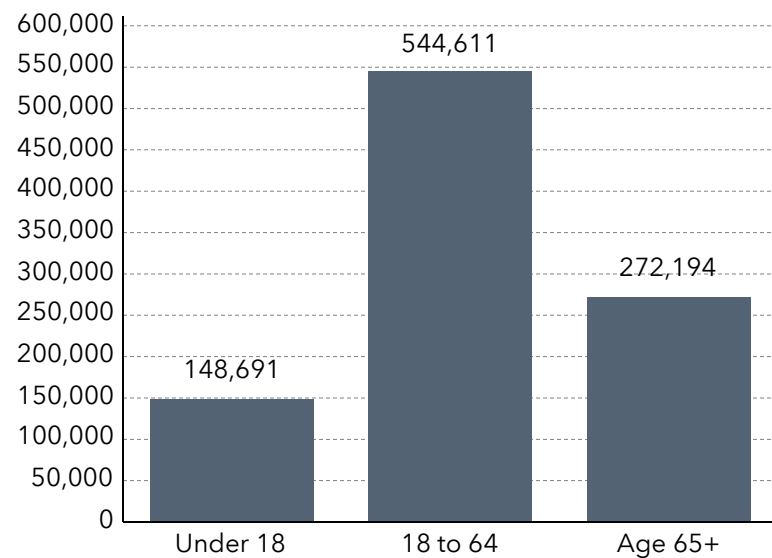
Total  
Businesses



483,240

Total  
Employees

## POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	97,937	472,528	211,028	781,493
Spanish	8,536	44,357	9,177	62,070
Spanish & English Well	8,025	36,618	6,462	51,105
Spanish & English Not Well	469	5,622	1,680	7,771
Spanish & No English	42	2,117	1,035	3,194
Indo-European	4,616	28,236	12,683	45,535
Indo-European & English Well	4,406	26,176	10,584	41,166
Indo-European & English Not Well	194	1,802	1,779	3,775
Indo-European & No English	16	258	320	594
Asian-Pacific Island	2,364	16,132	3,736	22,232
Asian-Pacific Isl & English Well	2,234	13,547	2,133	17,914
Asian-Pacific Isl & English Not Well	82	1,988	1,234	3,304
Asian-Pacific Isl & No English	48	597	369	1,014
Other Language	1,040	4,317	1,098	6,455
Other Language & English Well	1,013	3,883	846	5,742
Other Language & English Not Well	27	362	170	559
Other Language & No English	0	72	82	154



## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

### Population Summary

2010 Total Population	4,221
2020 Total Population	4,208
2020 Group Quarters	58
2023 Total Population	4,537
2023 Group Quarters	65
2028 Total Population	4,634
2023-2028 Annual Rate	0.42%
2023 Total Daytime Population	7,609
Workers	4,833
Residents	2,776

### Household Summary

2010 Households	2,068
2010 Average Household Size	2.02
2020 Total Households	2,158
2020 Average Household Size	1.92
2023 Households	2,350
2023 Average Household Size	1.90
2028 Households	2,430
2028 Average Household Size	1.88
2023-2028 Annual Rate	0.67%
2010 Families	1,077
2010 Average Family Size	2.71
2023 Families	1,221
2023 Average Family Size	2.57
2028 Families	1,266
2028 Average Family Size	2.54
2023-2028 Annual Rate	0.73%

### Housing Unit Summary

2000 Housing Units	2,418
Owner Occupied Housing Units	47.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	16.8%
2010 Housing Units	2,467
Owner Occupied Housing Units	43.7%
Renter Occupied Housing Units	40.1%
Vacant Housing Units	16.2%
2020 Housing Units	2,470
Owner Occupied Housing Units	43.5%
Renter Occupied Housing Units	43.9%
Vacant Housing Units	14.4%
2023 Housing Units	2,666
Owner Occupied Housing Units	46.5%
Renter Occupied Housing Units	41.6%
Vacant Housing Units	11.9%
2028 Housing Units	2,703
Owner Occupied Housing Units	48.7%
Renter Occupied Housing Units	41.2%
Vacant Housing Units	10.1%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023





## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

### 2023 Households by Income

Household Income Base	2,350
<\$15,000	25.1%
\$15,000 - \$24,999	15.2%
\$25,000 - \$34,999	11.7%
\$35,000 - \$49,999	15.4%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	8.9%
\$100,000 - \$149,999	3.7%
\$150,000 - \$199,999	3.0%
\$200,000+	2.3%
Average Household Income	\$52,423

### 2028 Households by Income

Household Income Base	2,430
<\$15,000	23.3%
\$15,000 - \$24,999	12.7%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	15.6%
\$75,000 - \$99,999	8.8%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	5.3%
\$200,000+	3.4%
Average Household Income	\$63,506

### 2023 Owner Occupied Housing Units by Value

Total	1,241
<\$50,000	18.9%
\$50,000 - \$99,999	13.2%
\$100,000 - \$149,999	10.6%
\$150,000 - \$199,999	16.0%
\$200,000 - \$249,999	14.1%
\$250,000 - \$299,999	9.7%
\$300,000 - \$399,999	11.0%
\$400,000 - \$499,999	1.5%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$204,086

### 2028 Owner Occupied Housing Units by Value

Total	1,316
<\$50,000	18.5%
\$50,000 - \$99,999	20.1%
\$100,000 - \$149,999	3.2%
\$150,000 - \$199,999	16.4%
\$200,000 - \$249,999	12.8%
\$250,000 - \$299,999	8.2%
\$300,000 - \$399,999	12.0%
\$400,000 - \$499,999	2.0%
\$500,000 - \$749,999	3.0%
\$750,000 - \$999,999	2.9%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$211,217

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

Median Household Income	
2023	\$32,966
2028	\$37,131
Median Home Value	
2023	\$172,864
2028	\$174,653
Per Capita Income	
2023	\$24,956
2028	\$30,061
Median Age	
2010	48.0
2020	54.3
2023	53.1
2028	55.2
2020 Population by Age	
Total	4,208
0 - 4	3.5%
5 - 9	4.4%
10 - 14	5.4%
15 - 24	7.8%
25 - 34	8.5%
35 - 44	8.9%
45 - 54	12.2%
55 - 64	16.9%
65 - 74	17.9%
75 - 84	10.5%
85 +	3.8%
18 +	83.9%
2023 Population by Age	
Total	4,538
0 - 4	4.8%
5 - 9	4.5%
10 - 14	4.4%
15 - 24	8.8%
25 - 34	10.9%
35 - 44	8.7%
45 - 54	10.2%
55 - 64	13.7%
65 - 74	17.6%
75 - 84	12.6%
85 +	3.9%
18 +	83.8%
2028 Population by Age	
Total	4,633
0 - 4	4.7%
5 - 9	4.3%
10 - 14	4.3%
15 - 24	8.2%
25 - 34	10.0%
35 - 44	9.0%
45 - 54	9.2%
55 - 64	12.8%
65 - 74	18.3%
75 - 84	14.8%
85 +	4.3%
18 +	84.2%
2020 Population by Sex	

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

Males	1,960
Females	2,248
<b>2023 Population by Sex</b>	
Males	2,131
Females	2,405
<b>2028 Population by Sex</b>	
Males	2,168
Females	2,465
<b>2010 Population by Race/Ethnicity</b>	
Total	4,221
White Alone	73.1%
Black Alone	18.6%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.8%
Two or More Races	2.7%
Hispanic Origin	13.1%
Diversity Index	55.9
<b>2020 Population by Race/Ethnicity</b>	
Total	4,208
White Alone	66.4%
Black Alone	16.2%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.9%
Two or More Races	9.8%
Hispanic Origin	14.0%
Diversity Index	63.5
<b>2023 Population by Race/Ethnicity</b>	
Total	4,538
White Alone	66.7%
Black Alone	15.8%
American Indian Alone	0.3%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.9%
Two or More Races	9.9%
Hispanic Origin	14.0%
Diversity Index	63.3
<b>2028 Population by Race/Ethnicity</b>	
Total	4,633
White Alone	64.8%
Black Alone	16.1%
American Indian Alone	0.3%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	6.5%
Two or More Races	10.7%
Hispanic Origin	14.8%
Diversity Index	65.5

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

### 2020 Population by Relationship and Household Type

Total	4,208
In Households	98.6%
Householder	50.5%
Opposite-Sex Spouse	14.4%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.9%
Same-Sex Unmarried Partner	0.2%
Biological Child	19.1%
Adopted Child	0.6%
Stepchild	0.8%
Grandchild	2.4%
Brother or Sister	1.2%
Parent	1.0%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.5%
Other Relatives	1.1%
Foster Child	0.1%
Other Nonrelatives	3.3%
In Group Quarters	1.4%
Institutionalized	0.3%
Noninstitutionalized	1.0%

### 2023 Population 25+ by Educational Attainment

Total	3,518
Less than 9th Grade	0.3%
9th - 12th Grade, No Diploma	5.0%
High School Graduate	34.7%
GED/Alternative Credential	6.9%
Some College, No Degree	16.9%
Associate Degree	11.5%
Bachelor's Degree	19.7%
Graduate/Professional Degree	5.1%

### 2023 Population 15+ by Marital Status

Total	3,917
Never Married	29.1%
Married	35.4%
Widowed	18.8%
Divorced	16.7%

### 2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,905
Population 16+ Employed	94.1%
Population 16+ Unemployment rate	5.9%
Population 16-24 Employed	13.6%
Population 16-24 Unemployment rate	3.2%
Population 25-54 Employed	56.5%
Population 25-54 Unemployment rate	5.9%
Population 55-64 Employed	17.9%
Population 55-64 Unemployment rate	9.1%
Population 65+ Employed	12.1%
Population 65+ Unemployment rate	4.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

### 2023 Employed Population 16+ by Industry

Total	1,792
Agriculture/Mining	0.0%
Construction	7.3%
Manufacturing	8.6%
Wholesale Trade	1.5%
Retail Trade	9.7%
Transportation/Utilities	2.8%
Information	2.0%
Finance/Insurance/Real Estate	10.8%
Services	54.6%
Public Administration	2.7%

### 2023 Employed Population 16+ by Occupation

Total	1,793
White Collar	54.6%
Management/Business/Financial	15.6%
Professional	17.9%
Sales	8.8%
Administrative Support	12.3%
Services	20.6%
Blue Collar	24.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.0%
Installation/Maintenance/Repair	5.9%
Production	5.9%
Transportation/Material Moving	6.1%

### 2020 Households by Type

Total	2,158
Married Couple Households	29.1%
With Own Children <18	6.6%
Without Own Children <18	22.5%
Cohabiting Couple Households	6.1%
With Own Children <18	1.3%
Without Own Children <18	4.7%
Male Householder, No Spouse/Partner	25.4%
Living Alone	20.3%
65 Years and over	9.6%
With Own Children <18	0.9%
Without Own Children <18, With Relatives	2.9%
No Relatives Present	1.4%
Female Householder, No Spouse/Partner	39.4%
Living Alone	25.7%
65 Years and over	16.0%
With Own Children <18	5.8%
Without Own Children <18, With Relatives	6.4%
No Relatives Present	1.4%

### 2020 Households by Size

Total	2,158
1 Person Household	46.0%
2 Person Household	32.6%
3 Person Household	10.3%
4 Person Household	6.2%
5 Person Household	2.9%
6 Person Household	1.5%
7 + Person Household	0.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

### 2020 Households by Tenure and Mortgage Status

Total	2,158
Owner Occupied	49.8%
Owned with a Mortgage/Loan	22.7%
Owned Free and Clear	27.1%
Renter Occupied	50.2%

### 2023 Affordability, Mortgage and Wealth

Housing Affordability Index	79
Percent of Income for Mortgage	31.5%
Wealth Index	38

### 2020 Housing Units By Urban/ Rural Status

Total	2,470
Urban Housing Units	100.0%
Rural Housing Units	0.0%

### 2020 Population By Urban/ Rural Status

Total	4,208
Urban Population	100.0%
Rural Population	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

### Top 3 Tapestry Segments

1.	Social Security Set (9F)
2.	Small Town Sincerity (12C)
3.	Senior Escapes (9D)

### 2023 Consumer Spending

Apparel & Services: Total \$	\$2,605,799
Average Spent	\$1,108.85
Spending Potential Index	50
Education: Total \$	\$1,850,855
Average Spent	\$787.60
Spending Potential Index	44
Entertainment/Recreation: Total \$	\$4,455,651
Average Spent	\$1,896.02
Spending Potential Index	50
Food at Home: Total \$	\$8,495,246
Average Spent	\$3,615.00
Spending Potential Index	53
Food Away from Home: Total \$	\$4,342,647
Average Spent	\$1,847.93
Spending Potential Index	50
Health Care: Total \$	\$9,281,693
Average Spent	\$3,949.66
Spending Potential Index	54
HH Furnishings & Equipment: Total \$	\$3,418,227
Average Spent	\$1,454.56
Spending Potential Index	49
Personal Care Products & Services: Total \$	\$1,139,305
Average Spent	\$484.81
Spending Potential Index	51
Shelter: Total \$	\$29,224,892
Average Spent	\$12,436.12
Spending Potential Index	50
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,641,829
Average Spent	\$1,549.71
Spending Potential Index	50
Travel: Total \$	\$2,464,928
Average Spent	\$1,048.91
Spending Potential Index	47
Vehicle Maintenance & Repairs: Total \$	\$1,617,001
Average Spent	\$688.09
Spending Potential Index	53

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

### Pinellas Coun...

#### Population Summary

2010 Total Population	916,542
2020 Total Population	959,107
2020 Group Quarters	20,350
2023 Total Population	965,496
2023 Group Quarters	20,350
2028 Total Population	964,998
2023-2028 Annual Rate	-0.01%
2023 Total Daytime Population	986,898
Workers	506,448
Residents	480,450

#### Household Summary

2010 Households	415,876
2010 Average Household Size	2.16
2020 Total Households	442,789
2020 Average Household Size	2.12
2023 Households	448,830
2023 Average Household Size	2.11
2028 Households	453,339
2028 Average Household Size	2.08
2023-2028 Annual Rate	0.20%
2010 Families	234,268
2010 Average Family Size	2.79
2023 Families	248,215
2023 Average Family Size	2.76
2028 Families	249,889
2028 Average Family Size	2.73
2023-2028 Annual Rate	0.13%

#### Housing Unit Summary

2000 Housing Units	481,573
Owner Occupied Housing Units	61.0%
Renter Occupied Housing Units	25.1%
Vacant Housing Units	13.8%
2010 Housing Units	503,634
Owner Occupied Housing Units	55.7%
Renter Occupied Housing Units	26.9%
Vacant Housing Units	17.4%
2020 Housing Units	516,324
Owner Occupied Housing Units	55.9%
Renter Occupied Housing Units	29.9%
Vacant Housing Units	14.2%
2023 Housing Units	520,582
Owner Occupied Housing Units	58.4%
Renter Occupied Housing Units	27.8%
Vacant Housing Units	13.8%
2028 Housing Units	525,125
Owner Occupied Housing Units	58.9%
Renter Occupied Housing Units	27.4%
Vacant Housing Units	13.7%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

### Pinellas Coun...

#### 2023 Households by Income

Household Income Base	448,821
<\$15,000	10.5%
\$15,000 - \$24,999	7.7%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	12.0%
\$50,000 - \$74,999	17.6%
\$75,000 - \$99,999	13.0%
\$100,000 - \$149,999	15.5%
\$150,000 - \$199,999	7.0%
\$200,000+	8.6%
Average Household Income	\$97,700

#### 2028 Households by Income

Household Income Base	453,330
<\$15,000	8.9%
\$15,000 - \$24,999	6.0%
\$25,000 - \$34,999	6.8%
\$35,000 - \$49,999	10.2%
\$50,000 - \$74,999	17.1%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	9.4%
\$200,000+	10.3%
Average Household Income	\$113,627

#### 2023 Owner Occupied Housing Units by Value

Total	304,089
<\$50,000	6.6%
\$50,000 - \$99,999	5.3%
\$100,000 - \$149,999	5.0%
\$150,000 - \$199,999	6.3%
\$200,000 - \$249,999	7.3%
\$250,000 - \$299,999	10.8%
\$300,000 - \$399,999	23.5%
\$400,000 - \$499,999	14.4%
\$500,000 - \$749,999	12.5%
\$750,000 - \$999,999	4.2%
\$1,000,000 - \$1,499,999	2.4%
\$1,500,000 - \$1,999,999	0.7%
\$2,000,000 +	1.0%
Average Home Value	\$395,976

#### 2028 Owner Occupied Housing Units by Value

Total	309,361
<\$50,000	6.1%
\$50,000 - \$99,999	7.9%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	6.7%
\$250,000 - \$299,999	9.5%
\$300,000 - \$399,999	22.5%
\$400,000 - \$499,999	15.8%
\$500,000 - \$749,999	13.8%
\$750,000 - \$999,999	5.1%
\$1,000,000 - \$1,499,999	2.9%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	1.2%
Average Home Value	\$420,059

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

### Pinellas Coun...

Median Household Income	
2023	\$64,506
2028	\$76,411
Median Home Value	
2023	\$337,203
2028	\$353,805
Per Capita Income	
2023	\$45,504
2028	\$53,463
Median Age	
2010	46.2
2020	49.3
2023	50.2
2028	50.9
2020 Population by Age	
Total	959,107
0 - 4	3.8%
5 - 9	4.2%
10 - 14	4.6%
15 - 24	9.5%
25 - 34	11.6%
35 - 44	11.2%
45 - 54	12.8%
55 - 64	16.9%
65 - 74	14.4%
75 - 84	7.7%
85 +	3.2%
18 +	84.5%
2023 Population by Age	
Total	965,496
0 - 4	3.9%
5 - 9	4.2%
10 - 14	4.6%
15 - 24	9.3%
25 - 34	11.0%
35 - 44	11.1%
45 - 54	12.2%
55 - 64	15.6%
65 - 74	15.2%
75 - 84	9.1%
85 +	3.9%
18 +	84.6%
2028 Population by Age	
Total	964,998
0 - 4	3.9%
5 - 9	4.0%
10 - 14	4.4%
15 - 24	9.0%
25 - 34	10.6%
35 - 44	11.2%
45 - 54	11.5%
55 - 64	14.1%
65 - 74	15.7%
75 - 84	11.1%
85 +	4.4%
18 +	85.0%
2020 Population by Sex	

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

	Pinellas Coun...
Males	460,299
Females	498,808
<b>2023 Population by Sex</b>	
Males	466,777
Females	498,719
<b>2028 Population by Sex</b>	
Males	465,270
Females	499,728
<b>2010 Population by Race/Ethnicity</b>	
Total	916,542
White Alone	82.1%
Black Alone	10.3%
American Indian Alone	0.3%
Asian Alone	3.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.0%
Two or More Races	2.2%
Hispanic Origin	8.0%
Diversity Index	41.4
<b>2020 Population by Race/Ethnicity</b>	
Total	959,107
White Alone	73.9%
Black Alone	9.8%
American Indian Alone	0.4%
Asian Alone	3.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.4%
Two or More Races	8.8%
Hispanic Origin	10.7%
Diversity Index	54.2
<b>2023 Population by Race/Ethnicity</b>	
Total	965,496
White Alone	73.1%
Black Alone	9.9%
American Indian Alone	0.4%
Asian Alone	3.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.6%
Two or More Races	9.1%
Hispanic Origin	11.1%
Diversity Index	55.4
<b>2028 Population by Race/Ethnicity</b>	
Total	964,998
White Alone	71.5%
Black Alone	10.0%
American Indian Alone	0.4%
Asian Alone	4.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.0%
Two or More Races	9.9%
Hispanic Origin	11.7%
Diversity Index	57.6

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

### Pinellas Coun...

#### 2020 Population by Relationship and Household Type

Total	959,107
In Households	97.9%
Householder	46.2%
Opposite-Sex Spouse	17.7%
Same-Sex Spouse	0.4%
Opposite-Sex Unmarried Partner	3.4%
Same-Sex Unmarried Partner	0.3%
Biological Child	19.8%
Adopted Child	0.5%
Stepchild	0.9%
Grandchild	1.9%
Brother or Sister	1.0%
Parent	1.1%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.3%
Other Relatives	1.0%
Foster Child	0.1%
Other Nonrelatives	3.1%
In Group Quarters	2.1%
Institutionalized	1.3%
Noninstitutionalized	0.8%

#### 2023 Population 25+ by Educational Attainment

Total	753,105
Less than 9th Grade	2.2%
9th - 12th Grade, No Diploma	4.3%
High School Graduate	22.1%
GED/Alternative Credential	4.6%
Some College, No Degree	18.8%
Associate Degree	11.0%
Bachelor's Degree	24.0%
Graduate/Professional Degree	13.1%

#### 2023 Population 15+ by Marital Status

Total	843,328
Never Married	29.7%
Married	48.0%
Widowed	8.1%
Divorced	14.2%

#### 2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	506,302
Population 16+ Employed	96.4%
Population 16+ Unemployment rate	3.6%
Population 16-24 Employed	10.3%
Population 16-24 Unemployment rate	8.5%
Population 25-54 Employed	56.6%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	20.7%
Population 55-64 Unemployment rate	3.2%
Population 65+ Employed	12.3%
Population 65+ Unemployment rate	2.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

### Pinellas Coun...

#### 2023 Employed Population 16+ by Industry

Total	488,069
Agriculture/Mining	0.2%
Construction	6.0%
Manufacturing	7.7%
Wholesale Trade	1.9%
Retail Trade	11.3%
Transportation/Utilities	4.8%
Information	1.8%
Finance/Insurance/Real Estate	9.9%
Services	52.6%
Public Administration	3.7%

#### 2023 Employed Population 16+ by Occupation

Total	488,069
White Collar	67.0%
Management/Business/Financial	20.2%
Professional	24.5%
Sales	10.2%
Administrative Support	12.2%
Services	16.6%
Blue Collar	16.4%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	3.4%
Installation/Maintenance/Repair	2.8%
Production	4.5%
Transportation/Material Moving	5.6%

#### 2020 Households by Type

Total	442,789
Married Couple Households	39.2%
With Own Children <18	10.1%
Without Own Children <18	29.2%
Cohabiting Couple Households	8.0%
With Own Children <18	1.7%
Without Own Children <18	6.2%
Male Householder, No Spouse/Partner	20.9%
Living Alone	15.6%
65 Years and over	5.9%
With Own Children <18	1.2%
Without Own Children <18, With Relatives	2.5%
No Relatives Present	1.7%
Female Householder, No Spouse/Partner	31.9%
Living Alone	20.4%
65 Years and over	10.9%
With Own Children <18	4.0%
Without Own Children <18, With Relatives	6.2%
No Relatives Present	1.4%

#### 2020 Households by Size

Total	442,789
1 Person Household	36.0%
2 Person Household	37.9%
3 Person Household	12.6%
4 Person Household	8.4%
5 Person Household	3.3%
6 Person Household	1.2%
7 + Person Household	0.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

Pinellas Coun...

### 2020 Households by Tenure and Mortgage Status

Total	442,789
Owner Occupied	65.1%
Owned with a Mortgage/Loan	37.5%
Owned Free and Clear	27.7%
Renter Occupied	34.9%

### 2023 Affordability, Mortgage and Wealth

Housing Affordability Index	79
Percent of Income for Mortgage	31.4%
Wealth Index	99

### 2020 Housing Units By Urban/ Rural Status

Total	516,324
Urban Housing Units	99.9%
Rural Housing Units	0.1%

### 2020 Population By Urban/ Rural Status

Total	959,107
Urban Population	99.8%
Rural Population	0.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

### Pinellas Coun...

#### Top 3 Tapestry Segments

1.	Rustbelt Traditions (5D)
2.	Senior Escapes (9D)
3.	Midlife Constants (5E)

#### 2023 Consumer Spending

Apparel & Services: Total \$	\$894,089,849
Average Spent	\$1,992.05
Spending Potential Index	91
Education: Total \$	\$701,405,808
Average Spent	\$1,562.74
Spending Potential Index	87
Entertainment/Recreation: Total \$	\$1,563,992,347
Average Spent	\$3,484.60
Spending Potential Index	92
Food at Home: Total \$	\$2,826,613,256
Average Spent	\$6,297.74
Spending Potential Index	93
Food Away from Home: Total \$	\$1,518,430,755
Average Spent	\$3,383.09
Spending Potential Index	91
Health Care: Total \$	\$3,163,004,630
Average Spent	\$7,047.22
Spending Potential Index	96
HH Furnishings & Equipment: Total \$	\$1,219,374,928
Average Spent	\$2,716.79
Spending Potential Index	92
Personal Care Products & Services: Total \$	\$404,703,402
Average Spent	\$901.69
Spending Potential Index	94
Shelter: Total \$	\$10,227,517,956
Average Spent	\$22,787.06
Spending Potential Index	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,348,116,904
Average Spent	\$3,003.62
Spending Potential Index	96
Travel: Total \$	\$917,346,028
Average Spent	\$2,043.86
Spending Potential Index	91
Vehicle Maintenance & Repairs: Total \$	\$551,682,790
Average Spent	\$1,229.16
Spending Potential Index	94

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

#### Population Summary

2010 Total Population	23,815
2020 Total Population	25,250
2020 Group Quarters	505
2023 Total Population	25,971
2023 Group Quarters	505
2028 Total Population	26,348
2023-2028 Annual Rate	0.29%
2023 Total Daytime Population	26,763
Workers	12,358
Residents	14,405

#### Household Summary

2010 Households	10,410
2010 Average Household Size	2.25
2020 Total Households	11,260
2020 Average Household Size	2.20
2023 Households	11,616
2023 Average Household Size	2.19
2028 Households	11,901
2028 Average Household Size	2.17
2023-2028 Annual Rate	0.49%
2010 Families	6,426
2010 Average Family Size	2.82
2023 Families	7,166
2023 Average Family Size	2.77
2028 Families	7,346
2028 Average Family Size	2.74
2023-2028 Annual Rate	0.50%

#### Housing Unit Summary

2000 Housing Units	11,026
Owner Occupied Housing Units	65.9%
Renter Occupied Housing Units	18.6%
Vacant Housing Units	15.5%
2010 Housing Units	12,587
Owner Occupied Housing Units	59.8%
Renter Occupied Housing Units	22.9%
Vacant Housing Units	17.3%
2020 Housing Units	12,948
Owner Occupied Housing Units	63.9%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	13.0%
2023 Housing Units	13,227
Owner Occupied Housing Units	64.8%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	12.2%
2028 Housing Units	13,440
Owner Occupied Housing Units	66.4%
Renter Occupied Housing Units	22.1%
Vacant Housing Units	11.5%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023





## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

#### 2023 Households by Income

Household Income Base	11,616
<\$15,000	13.6%
\$15,000 - \$24,999	8.4%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	12.8%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	12.9%
\$100,000 - \$149,999	12.5%
\$150,000 - \$199,999	6.3%
\$200,000+	10.8%
Average Household Income	\$99,589

#### 2028 Households by Income

Household Income Base	11,901
<\$15,000	11.6%
\$15,000 - \$24,999	6.1%
\$25,000 - \$34,999	6.6%
\$35,000 - \$49,999	11.0%
\$50,000 - \$74,999	13.9%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	14.2%
\$150,000 - \$199,999	9.3%
\$200,000+	13.8%
Average Household Income	\$120,738

#### 2023 Owner Occupied Housing Units by Value

Total	8,566
<\$50,000	7.4%
\$50,000 - \$99,999	3.4%
\$100,000 - \$149,999	4.2%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	8.5%
\$250,000 - \$299,999	11.0%
\$300,000 - \$399,999	26.6%
\$400,000 - \$499,999	13.8%
\$500,000 - \$749,999	10.8%
\$750,000 - \$999,999	4.8%
\$1,000,000 - \$1,499,999	2.8%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.7%
Average Home Value	\$387,821

#### 2028 Owner Occupied Housing Units by Value

Total	8,928
<\$50,000	7.3%
\$50,000 - \$99,999	6.2%
\$100,000 - \$149,999	1.2%
\$150,000 - \$199,999	5.0%
\$200,000 - \$249,999	6.9%
\$250,000 - \$299,999	9.4%
\$300,000 - \$399,999	25.5%
\$400,000 - \$499,999	15.7%
\$500,000 - \$749,999	12.3%
\$750,000 - \$999,999	6.2%
\$1,000,000 - \$1,499,999	3.4%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.9%
Average Home Value	\$414,205

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

Median Household Income	
2023	\$59,985
2028	\$76,106
Median Home Value	
2023	\$336,380
2028	\$355,365
Per Capita Income	
2023	\$44,577
2028	\$54,570
Median Age	
2010	48.6
2020	53.0
2023	52.7
2028	53.5
2020 Population by Age	
Total	25,250
0 - 4	3.2%
5 - 9	4.0%
10 - 14	5.0%
15 - 24	9.4%
25 - 34	8.2%
35 - 44	9.7%
45 - 54	13.4%
55 - 64	17.8%
65 - 74	16.9%
75 - 84	8.9%
85 +	3.4%
18 +	84.5%
2023 Population by Age	
Total	25,971
0 - 4	3.7%
5 - 9	4.3%
10 - 14	4.8%
15 - 24	8.7%
25 - 34	9.8%
35 - 44	9.7%
45 - 54	12.1%
55 - 64	16.1%
65 - 74	16.7%
75 - 84	10.3%
85 +	3.8%
18 +	84.3%
2028 Population by Age	
Total	26,348
0 - 4	3.8%
5 - 9	4.2%
10 - 14	4.7%
15 - 24	8.1%
25 - 34	9.2%
35 - 44	10.6%
45 - 54	11.1%
55 - 64	14.6%
65 - 74	17.0%
75 - 84	12.3%
85 +	4.4%
18 +	84.4%
2020 Population by Sex	

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

		Tarpon Spring...
Males		12,029
Females		13,221
<b>2023 Population by Sex</b>		
Males		12,549
Females		13,422
<b>2028 Population by Sex</b>		
Males		12,721
Females		13,627
<b>2010 Population by Race/Ethnicity</b>		
Total		23,815
White Alone		88.1%
Black Alone		6.3%
American Indian Alone		0.3%
Asian Alone		1.5%
Pacific Islander Alone		0.1%
Some Other Race Alone		1.6%
Two or More Races		2.1%
Hispanic Origin		7.1%
Diversity Index		32.2
<b>2020 Population by Race/Ethnicity</b>		
Total		25,250
White Alone		80.9%
Black Alone		6.2%
American Indian Alone		0.3%
Asian Alone		1.4%
Pacific Islander Alone		0.1%
Some Other Race Alone		3.1%
Two or More Races		7.9%
Hispanic Origin		9.1%
Diversity Index		44.4
<b>2023 Population by Race/Ethnicity</b>		
Total		25,971
White Alone		80.1%
Black Alone		6.4%
American Indian Alone		0.3%
Asian Alone		1.6%
Pacific Islander Alone		0.1%
Some Other Race Alone		3.2%
Two or More Races		8.3%
Hispanic Origin		9.4%
Diversity Index		45.8
<b>2028 Population by Race/Ethnicity</b>		
Total		26,348
White Alone		78.8%
Black Alone		6.5%
American Indian Alone		0.3%
Asian Alone		1.7%
Pacific Islander Alone		0.1%
Some Other Race Alone		3.6%
Two or More Races		9.1%
Hispanic Origin		10.0%
Diversity Index		48.0

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

#### 2020 Population by Relationship and Household Type

Total	25,250
In Households	98.0%
Householder	44.6%
Opposite-Sex Spouse	19.8%
Same-Sex Spouse	0.3%
Opposite-Sex Unmarried Partner	2.6%
Same-Sex Unmarried Partner	0.1%
Biological Child	21.0%
Adopted Child	0.7%
Stepchild	0.9%
Grandchild	2.1%
Brother or Sister	0.8%
Parent	1.1%
Parent-in-law	0.3%
Son-in-law or Daughter-in-law	0.4%
Other Relatives	0.9%
Foster Child	0.0%
Other Nonrelatives	2.4%
In Group Quarters	2.0%
Institutionalized	1.5%
Noninstitutionalized	0.5%

#### 2023 Population 25+ by Educational Attainment

Total	20,369
Less than 9th Grade	2.1%
9th - 12th Grade, No Diploma	3.9%
High School Graduate	25.6%
GED/Alternative Credential	3.4%
Some College, No Degree	19.0%
Associate Degree	11.4%
Bachelor's Degree	22.3%
Graduate/Professional Degree	12.3%

#### 2023 Population 15+ by Marital Status

Total	22,639
Never Married	25.9%
Married	52.2%
Widowed	10.2%
Divorced	11.7%

#### 2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	12,243
Population 16+ Employed	95.2%
Population 16+ Unemployment rate	4.8%
Population 16-24 Employed	12.0%
Population 16-24 Unemployment rate	4.5%
Population 25-54 Employed	54.8%
Population 25-54 Unemployment rate	5.4%
Population 55-64 Employed	21.6%
Population 55-64 Unemployment rate	4.9%
Population 65+ Employed	11.6%
Population 65+ Unemployment rate	1.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

#### 2023 Employed Population 16+ by Industry

Total	11,660
Agriculture/Mining	0.1%
Construction	6.3%
Manufacturing	7.3%
Wholesale Trade	1.8%
Retail Trade	11.4%
Transportation/Utilities	4.1%
Information	1.1%
Finance/Insurance/Real Estate	11.2%
Services	54.6%
Public Administration	1.9%

#### 2023 Employed Population 16+ by Occupation

Total	11,660
White Collar	67.5%
Management/Business/Financial	23.7%
Professional	21.8%
Sales	9.4%
Administrative Support	12.6%
Services	17.5%
Blue Collar	15.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	3.8%
Installation/Maintenance/Repair	2.7%
Production	3.5%
Transportation/Material Moving	5.1%

#### 2020 Households by Type

Total	11,260
Married Couple Households	45.3%
With Own Children <18	10.7%
Without Own Children <18	34.7%
Cohabiting Couple Households	6.3%
With Own Children <18	1.6%
Without Own Children <18	4.7%
Male Householder, No Spouse/Partner	18.8%
Living Alone	13.7%
65 Years and over	6.4%
With Own Children <18	1.3%
Without Own Children <18, With Relatives	2.6%
No Relatives Present	1.1%
Female Householder, No Spouse/Partner	29.6%
Living Alone	18.5%
65 Years and over	11.5%
With Own Children <18	4.1%
Without Own Children <18, With Relatives	5.8%
No Relatives Present	1.2%

#### 2020 Households by Size

Total	11,260
1 Person Household	32.3%
2 Person Household	39.3%
3 Person Household	13.3%
4 Person Household	8.6%
5 Person Household	4.0%
6 Person Household	1.6%
7 + Person Household	0.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

#### 2020 Households by Tenure and Mortgage Status

Total	11,260
Owner Occupied	73.5%
Owned with a Mortgage/Loan	43.0%
Owned Free and Clear	30.4%
Renter Occupied	26.5%

#### 2023 Affordability, Mortgage and Wealth

Housing Affordability Index	73
Percent of Income for Mortgage	33.7%
Wealth Index	112

#### 2020 Housing Units By Urban/ Rural Status

Total	12,948
Urban Housing Units	100.0%
Rural Housing Units	0.0%

#### 2020 Population By Urban/ Rural Status

Total	25,250
Urban Population	100.0%
Rural Population	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



## Community Profile

Tarpon Springs City, FL  
Tarpon Springs City, FL (1271150)  
Geography: Place

Prepared by Esri

### Tarpon Spring...

#### Top 3 Tapestry Segments

1.	Midlife Constants (5E)
2.	Senior Escapes (9D)
3.	Small Town Sincerity (12C)

#### 2023 Consumer Spending

Apparel & Services: Total \$	\$23,057,732
Average Spent	\$1,985.00
Spending Potential Index	90
Education: Total \$	\$17,731,907
Average Spent	\$1,526.51
Spending Potential Index	85
Entertainment/Recreation: Total \$	\$41,982,551
Average Spent	\$3,614.20
Spending Potential Index	96
Food at Home: Total \$	\$75,133,810
Average Spent	\$6,468.13
Spending Potential Index	95
Food Away from Home: Total \$	\$39,328,637
Average Spent	\$3,385.73
Spending Potential Index	91
Health Care: Total \$	\$86,144,051
Average Spent	\$7,415.98
Spending Potential Index	101
HH Furnishings & Equipment: Total \$	\$32,175,122
Average Spent	\$2,769.90
Spending Potential Index	94
Personal Care Products & Services: Total \$	\$10,352,327
Average Spent	\$891.21
Spending Potential Index	93
Shelter: Total \$	\$265,188,508
Average Spent	\$22,829.59
Spending Potential Index	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$36,088,999
Average Spent	\$3,106.84
Spending Potential Index	99
Travel: Total \$	\$24,166,534
Average Spent	\$2,080.45
Spending Potential Index	92
Vehicle Maintenance & Repairs: Total \$	\$14,702,182
Average Spent	\$1,265.68
Spending Potential Index	97

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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# Crime Summary

Pinellas County, FL  
Pinellas County, FL (12103)  
Geography: County

Prepared by Esri

		Pinellas Coun...
Population Summary		
2023 Total Population		965,496
2028 Total Population		964,998
2023-2028 Annual Rate		-0.01%
2023 Crime Indexes (AGS)		
Total Crime Index		83
Personal Crime Index		76
Murder Index		77
Rape Index		87
Robbery Index		61
Assault Index		80
Property Crime Index		84
Burglary Index		81
Larceny Index		90
Motor Vehicle Theft Index		48

**Data Note:** The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Values below 100 indicate the area has a below average risk of occurring compared to the US. The Crime Indexes provides an assessment of the relative risk of seven major crime types: murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft. It is modeled using data from the FBI Uniform Crime Report and demographic data from the U.S. Census and Applied Geographic Solutions (AGS).

**Source:** Esri forecasts for 2023 and 2028. Applied Geographic Solutions (AGS) (2023A).





# Crime Summary

CTS CRA 1  
Area: 1.23 square miles

Prepared by Esri

Population Summary	
2023 Total Population	4,537
2028 Total Population	4,634
2023-2028 Annual Rate	0.42%
2023 Crime Indexes (AGS)	
Total Crime Index	123
Personal Crime Index	135
Murder Index	168
Rape Index	69
Robbery Index	175
Assault Index	132
Property Crime Index	121
Burglary Index	100
Larceny Index	133
Motor Vehicle Theft Index	76

**Data Note:** The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Values below 100 indicate the area has a below average risk of occurring compared to the US. The Crime Indexes provides an assessment of the relative risk of seven major crime types: murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft. It is modeled using data from the FBI Uniform Crime Report and demographic data from the U.S. Census and Applied Geographic Solutions (AGS).

**Source:** Esri forecasts for 2023 and 2028. Applied Geographic Solutions (AGS) (2023A).



**H+T Fact Sheet**  
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

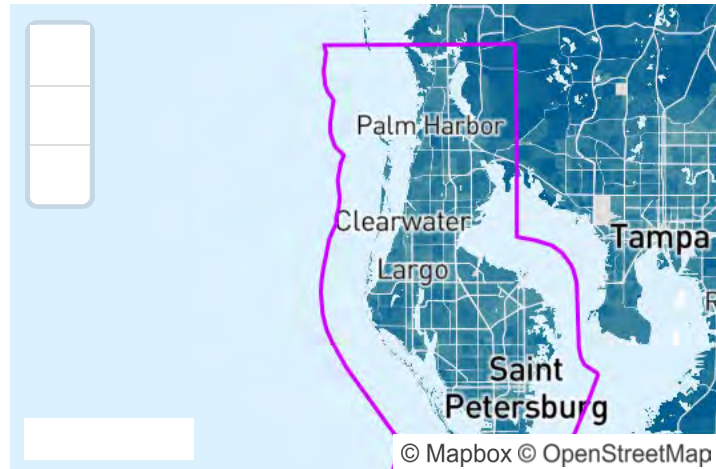


## County: Pinellas, FL

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. [Location Matters](#). Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: \$55,285 Commuters: 1.07 Household Size: 2.51 (Tampa-St. Petersburg-Clearwater, FL)

### Map of Transportation Costs % Income



#### Location Efficient Areas



### Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

**1%**

Percent of location efficient neighborhoods

### Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job  
Access

**7.3**

High access to a variety of  
jobs

AllTransit  
Performance Score

**4.4**

Moderate access to public  
transportation

Compact  
Neighborhood

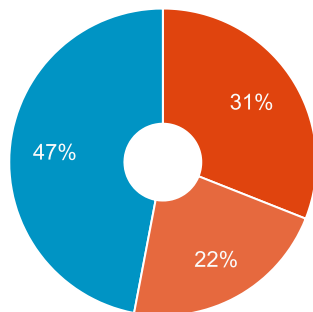
**6.2**

High density and walkable

### Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



### Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



**\$11,912**

Annual Transportation Costs



**1.60**

Autos Per Household



**15,010**

Average Household VMT

**4%**

Transit Ridership % of Workers

**146**

Annual Transit Trips

**5.98 Tonnes**

Annual Greenhouse Gas per Household



## H+T Metrics

### Affordability

Housing + Transportation Costs % Income:	52%
Housing Costs % Income:	31%
Transportation Costs % Income:	22%

### Demographics

Block Groups:	719
Households:	407,546
Population:	964,666

### Household Transportation Model Outputs

Autos per Household:	1.60
Annual Vehicle Miles Traveled per Household :	15,010
Transit Ridership % of Workers:	4%
Annual Transportation Cost:	\$11,912
Annual Auto Ownership Cost:	\$9,598
Annual VMT Cost:	\$2,215
Annual Transit Cost:	\$99
Annual Transit Trips:	146

### Housing Costs

Average Monthly Housing Cost:	\$1,419
Median Selected Monthly Owner Costs:	\$1,492
Median Gross Monthly Rent:	\$1,046
Percent Owner Occupied Housing Units:	73%
Percent Renter Occupied Housing Unit:	27%

### Environmental Characteristics

Residential Density 2010:	5.06 HHs/Res. Acre
Gross Household Density:	2.33 HH/Acre
Regional Household Intensity:	23,372 HH/mile <sup>2</sup>
Percent Single Family Detached Households:	51%
Employment Access Index:	26,570 Jobs/mi <sup>2</sup>
Employment Mix Index (0-100):	78
Transit Connectivity Index (0-100):	4
Transit Access Shed:	79 km <sup>2</sup>
Jobs Accessible in 30 Minute Transit Ride:	77,321
Available Transit Trips per Week:	827
Average Block Perimeter:	1,183 Meters
Average Block Size :	9 Acres
Intersection Density:	160 /mi <sup>2</sup>

### Greenhouse Gas from Household Auto Use

Annual GHG per Household:	5.98 Tonnes
Annual GHG per Acre:	20.00 Tonnes



**H+T Fact Sheet**  
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

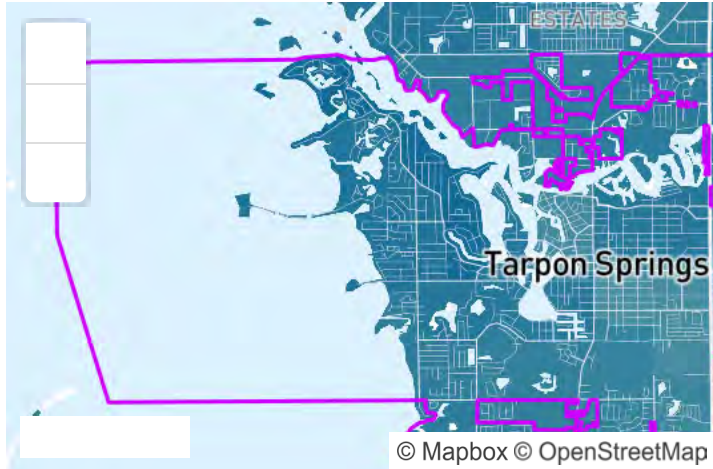


## Municipality: Tarpon Springs, FL

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. [Location Matters](#). Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: \$55,285 Commuters: 1.07 Household Size: 2.51 (Tampa-St. Petersburg-Clearwater, FL)

### Map of Transportation Costs % Income



Location Efficient Areas



### Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0%

Percent of location efficient neighborhoods

### Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job  
Access

5.8

Moderate access to jobs

AllTransit  
Performance Score

2.7

Car-dependent with limited  
access to public  
transportation

Compact  
Neighborhood

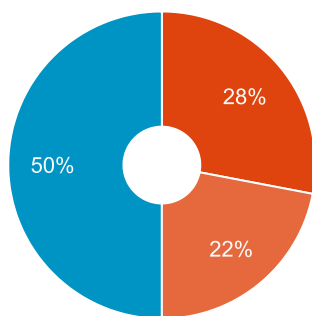
6.3

High density and walkable

### Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



### Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



**\$12,427**

Annual Transportation Costs



**1.67**

Autos Per Household



**16,304**

Average Household VMT

2%

Transit Ridership % of Workers

86

Annual Transit Trips

6.67 Tonnes

Annual Greenhouse Gas per Household





## H+T Metrics

### Affordability

Housing + Transportation Costs % Income:	51%
Housing Costs % Income:	28%
Transportation Costs % Income:	22%

### Demographics

Block Groups:	15
Households:	9,650
Population:	24,248

### Household Transportation Model Outputs

Autos per Household:	1.67
Annual Vehicle Miles Traveled per Household :	16,304
Transit Ridership % of Workers:	2%
Annual Transportation Cost:	\$12,427
Annual Auto Ownership Cost:	\$9,962
Annual VMT Cost:	\$2,406
Annual Transit Cost:	\$59
Annual Transit Trips:	86

### Housing Costs

Average Monthly Housing Cost:	\$1,311
Median Selected Monthly Owner Costs:	\$1,438
Median Gross Monthly Rent:	\$928
Percent Owner Occupied Housing Units:	77%
Percent Renter Occupied Housing Unit:	23%

### Environmental Characteristics

Residential Density 2010:	3.14 HHs/Res. Acre
Gross Household Density:	1.65 HH/Acre
Regional Household Intensity:	14,507 HH/mile <sup>2</sup>
Percent Single Family Detached Households:	53%
Employment Access Index:	12,323 Jobs/mi <sup>2</sup>
Employment Mix Index (0-100):	80
Transit Connectivity Index (0-100):	2
Transit Access Shed:	35 km <sup>2</sup>
Jobs Accessible in 30 Minute Transit Ride:	18,476
Available Transit Trips per Week:	358
Average Block Perimeter:	1,160 Meters
Average Block Size :	9 Acres
Intersection Density:	143 /mi <sup>2</sup>

### Greenhouse Gas from Household Auto Use

Annual GHG per Household:	6.67 Tonnes
Annual GHG per Acre:	12.72 Tonnes

# COMMUNITY SUMMARY

CTS CRA 1  
Area: 1.23 square miles

4,537	2.34%	1.90	63.3	\$53.1	\$32,966	\$172,864	\$21,577	16.1%	49.8%	34.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.6%  
Services

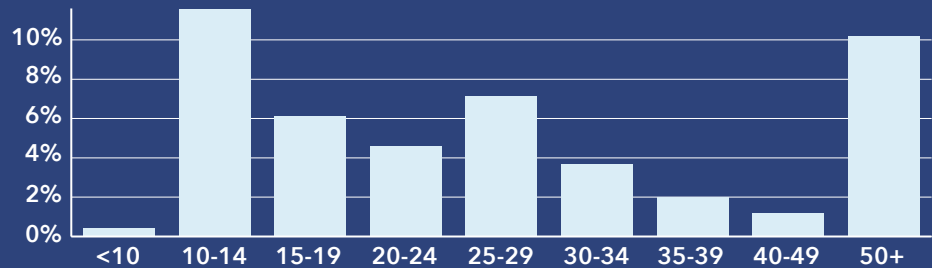


24.9%  
Blue Collar

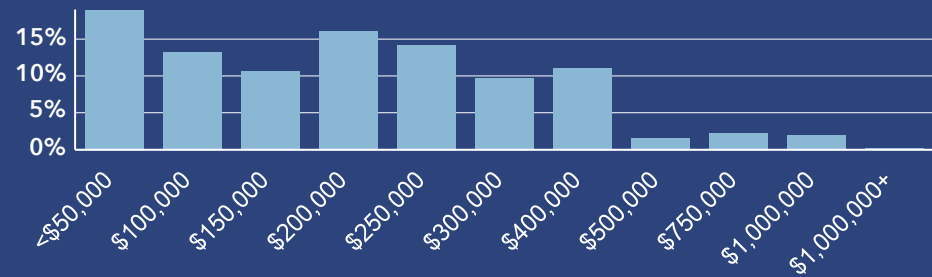


54.6%  
White Collar

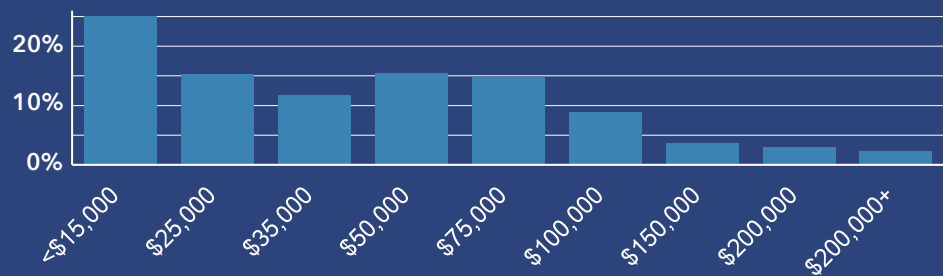
Mortgage as Percent of Salary



Home Value



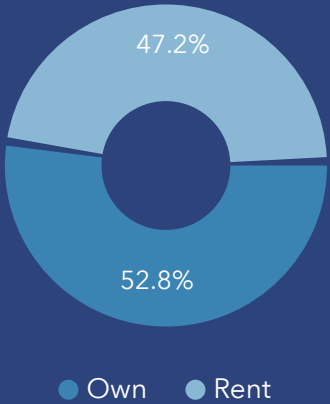
Household Income



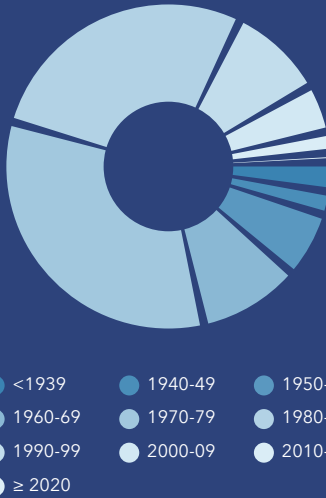
Age Profile: 5 Year Increments



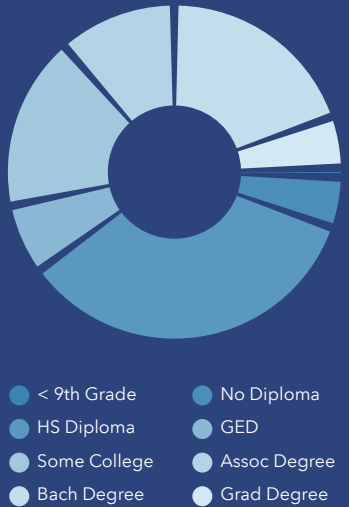
Home Ownership



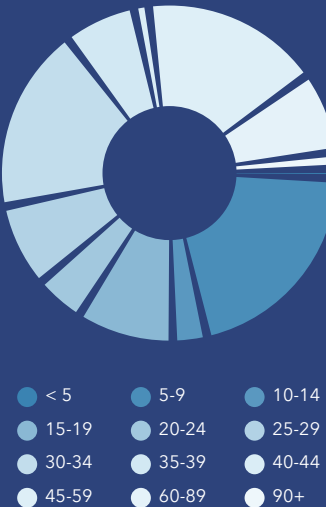
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Dots show comparison to Pinellas County

# COMMUNITY SUMMARY

Pinellas County, FL  
Geography: County

965,496	0.20%	2.11	55.4	\$50.2	\$64,506	\$337,203	\$169,378	15.4%	56.4%	28.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.6%  
Services

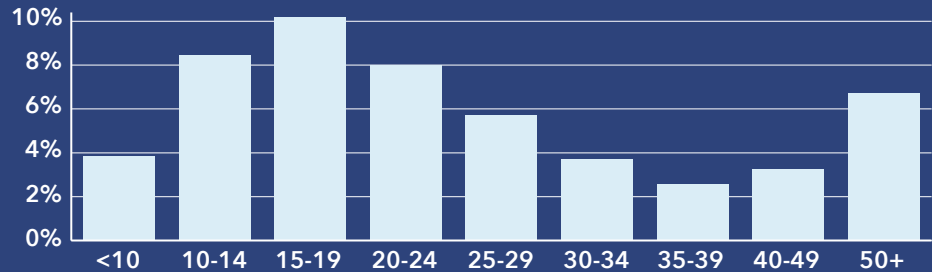


16.4%  
Blue Collar

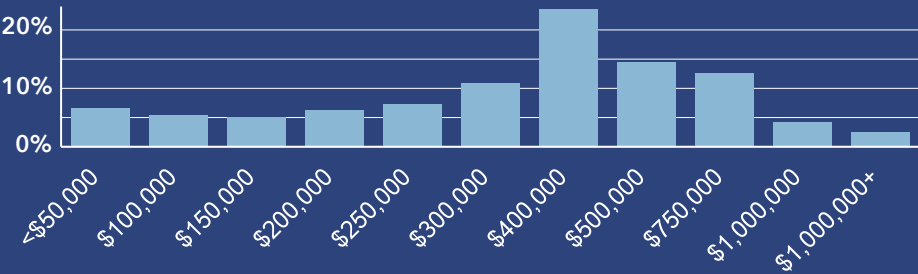


67.0%  
White Collar

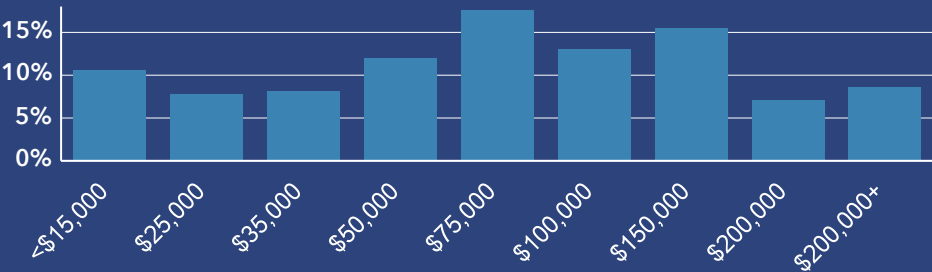
Mortgage as Percent of Salary



Home Value



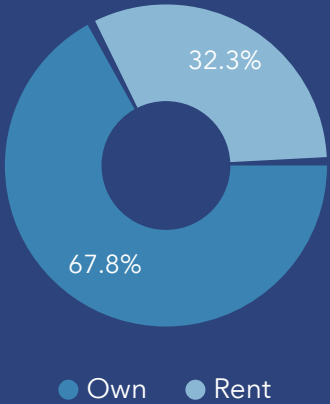
Household Income



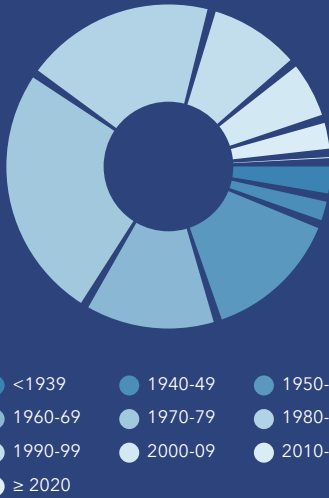
Age Profile: 5 Year Increments



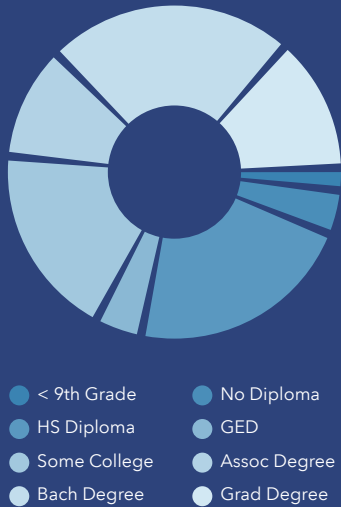
Home Ownership



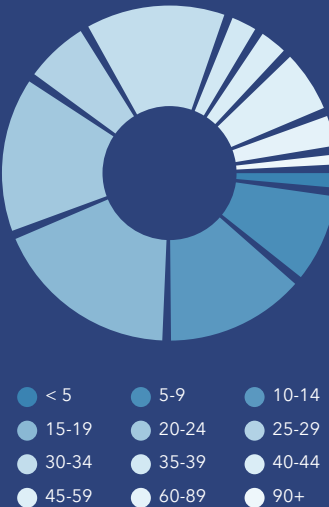
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Dots show comparison to Florida

# COMMUNITY SUMMARY

Tarpon Springs City, FL  
Geography: Place

25,971	0.87%	2.19	45.8	\$52.7	\$59,985	\$336,380	\$185,521	15.7%	53.5%	30.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.5%  
Services

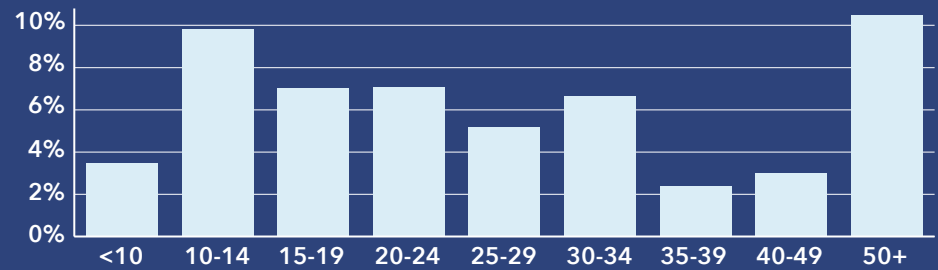


15.0%  
Blue Collar

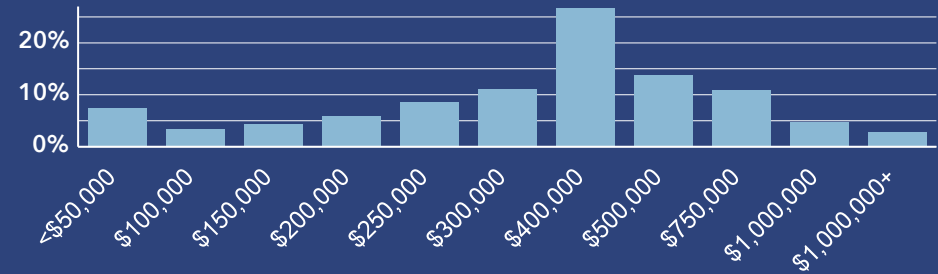


67.5%  
White Collar

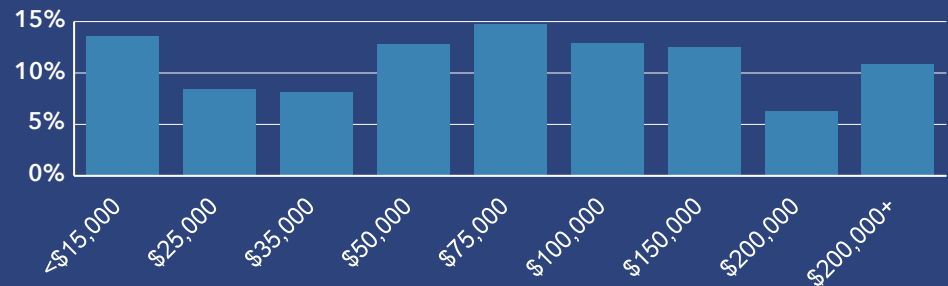
Mortgage as Percent of Salary



Home Value



Household Income

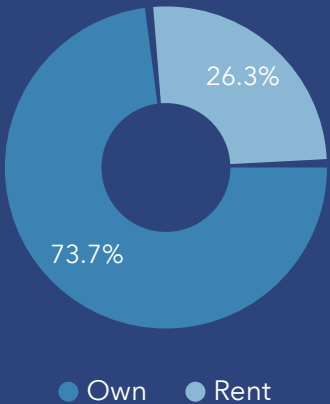


Age Profile: 5 Year Increments

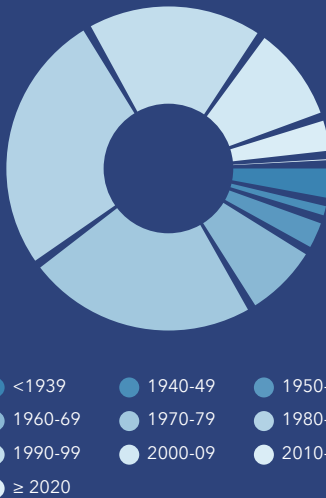


Dots show comparison to Pinellas County

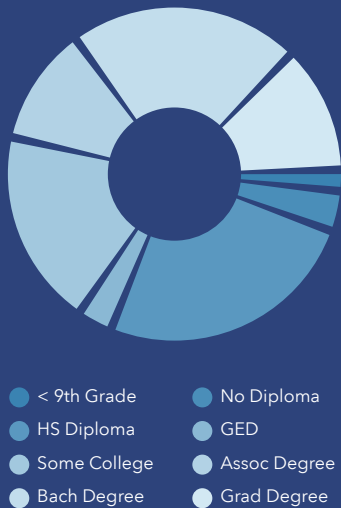
Home Ownership



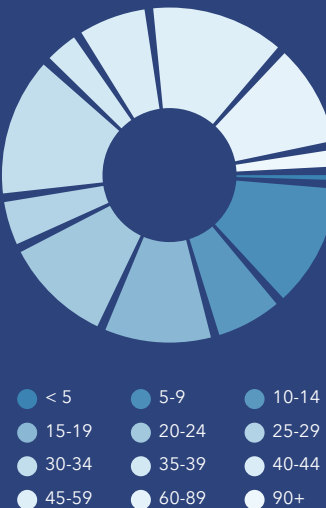
Housing: Year Built



Educational Attainment



Commute Time: Minutes





# Housing Market Characteristics

CTS CRA 1  
Area: 1.23 square miles



**\$172,864** ↓  
Median Home Value

91% lower than **Florida** which is  
**\$330,683**



**79**

Housing Affordability  
Index



**31.5%**

Percent of Income  
for Mortgage



**123**

Percent of Income for  
Mortgage (Index)

Age <18 **732**

Age 18-64 **2,260**

Age 65+ **1,546**

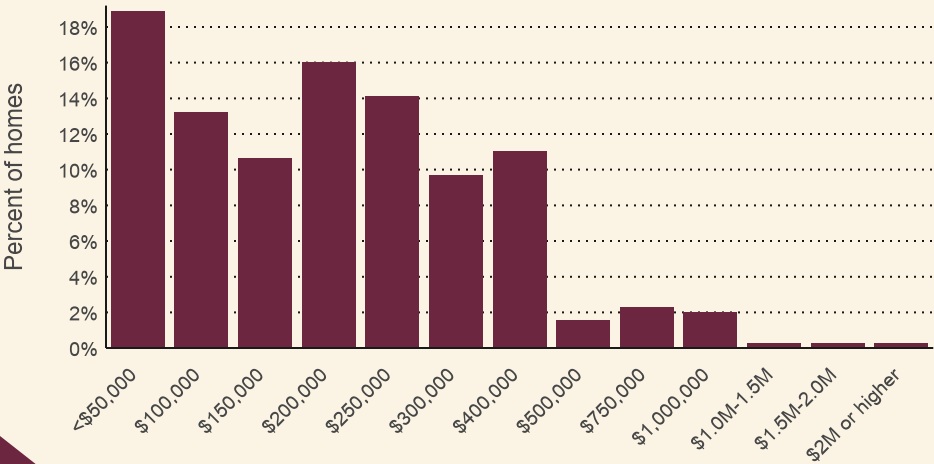
Total Pop  
**4,537**

Pop Growth  
**2.34%**

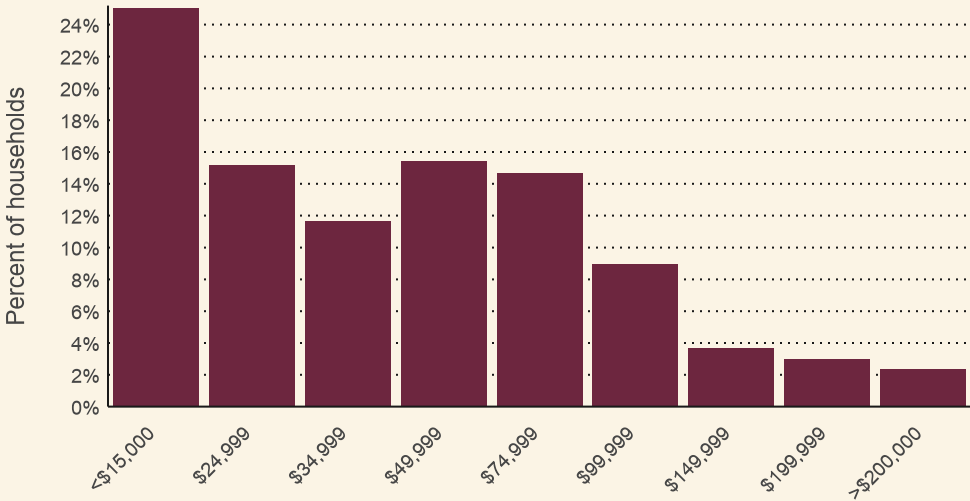
Average HH Size  
**1.90**

Median Net Worth  
**\$21,577**

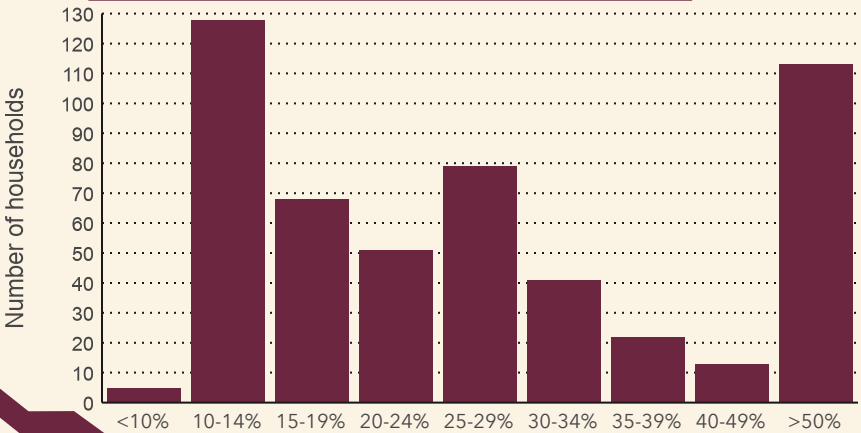
## Home Value



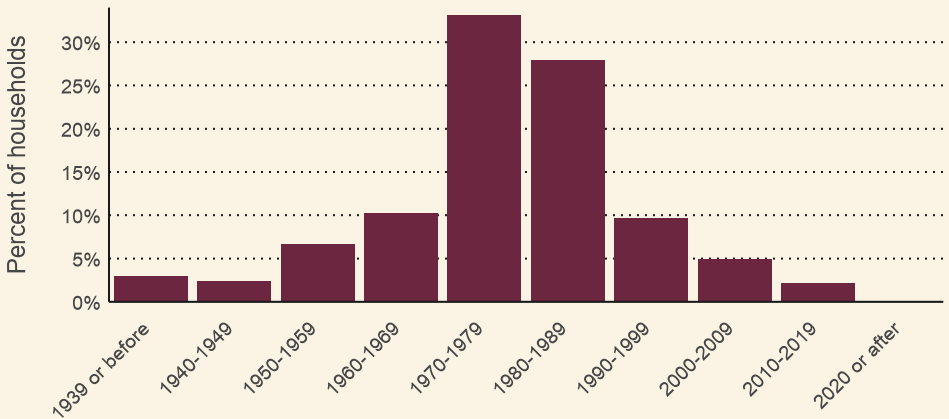
## Household Income



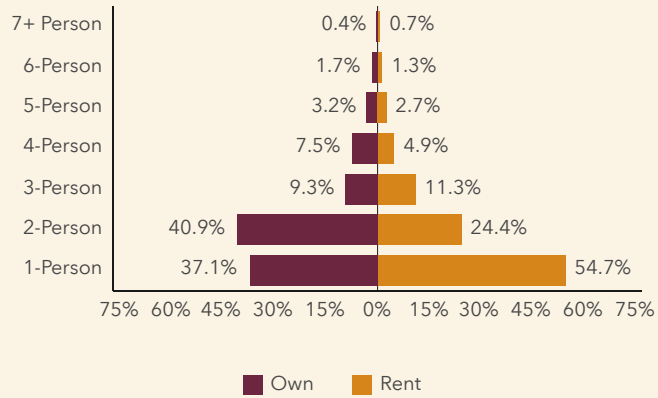
## Mortgage as % Salary



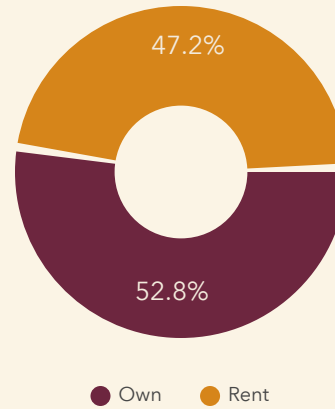
## Year Property Built



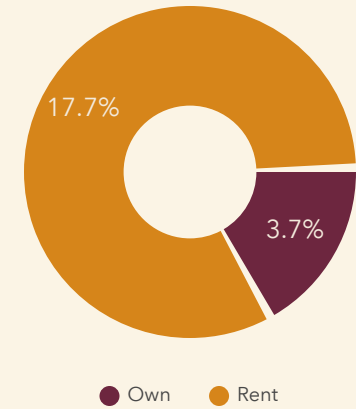
### Census Housing by Size



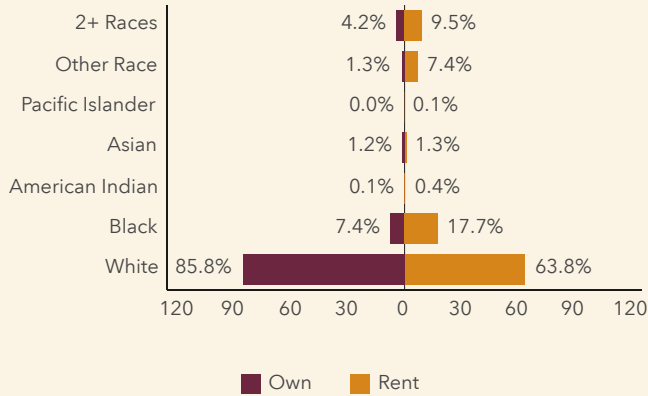
### Home Ownership



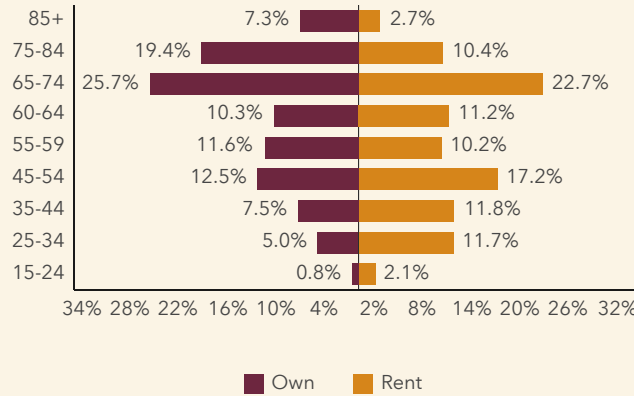
### Hispanic Home Ownership



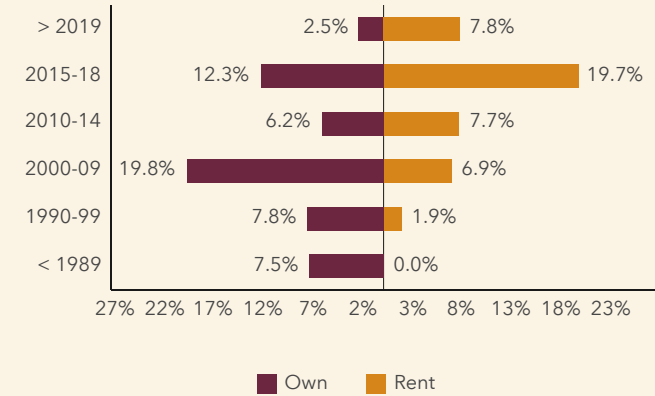
### Housing by Race of Householder



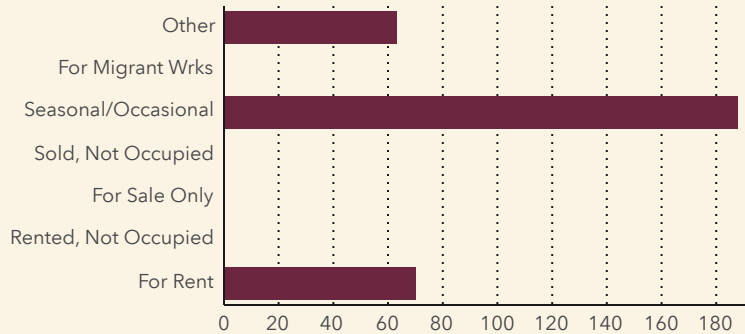
### Housing by Age of Householder



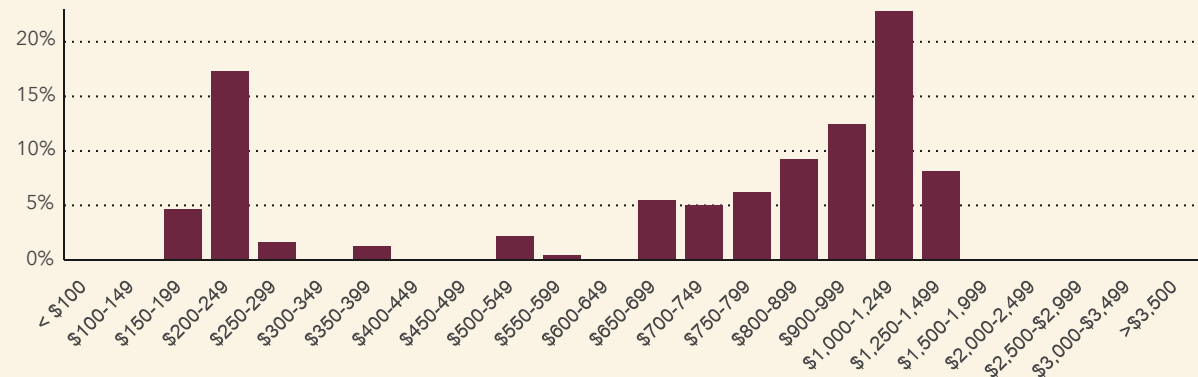
### Year Householder Moved In



### Vacant Housing Units ( Total 321 )



### Gross Rent



# Housing Market Characteristics

Tarpon Springs City, FL  
Geography: Place



**\$336,380** ↑  
Median Home Value

2% higher than **Florida** which is  
**\$330,683**



**73**

Housing Affordability  
Index



**33.7%**

Percent of Income  
for Mortgage

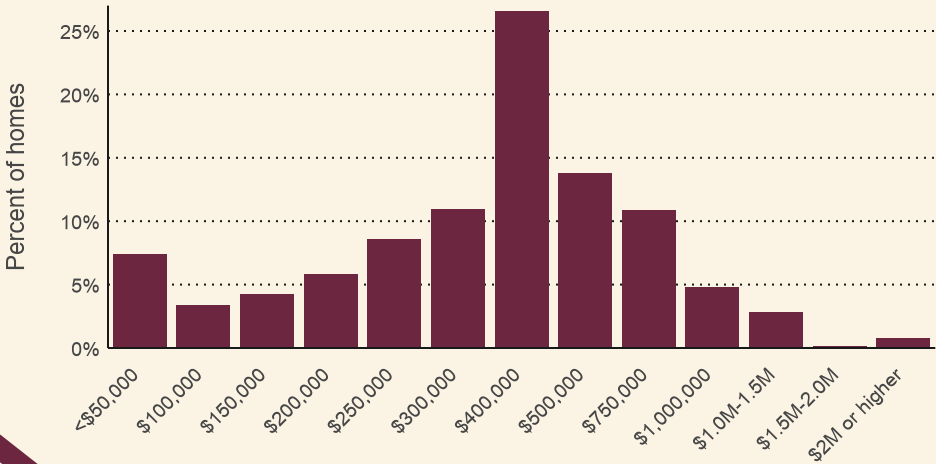


**132**

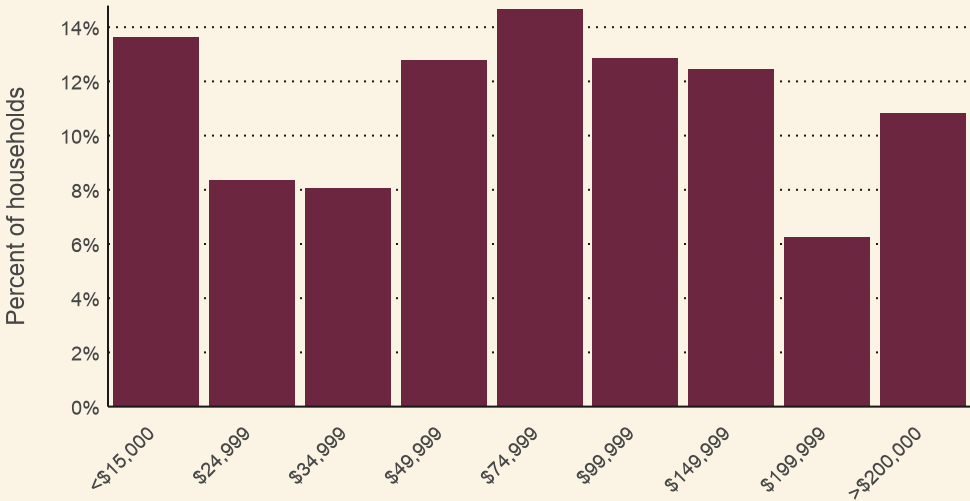
Percent of Income for  
Mortgage (Index)

Age <18 **4,085**    Age 18-64 **13,890**    Age 65+ **7,996**    Total Pop **25,971**    Pop Growth **0.87%**    Average HH Size **2.19**    Median Net Worth **\$185,521**

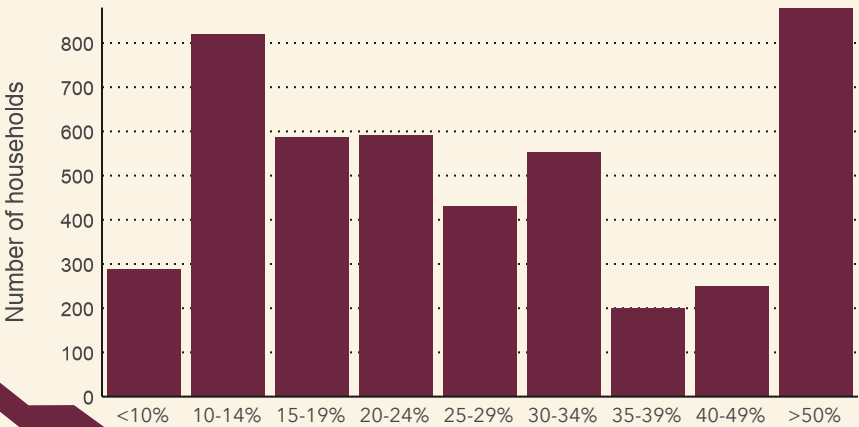
## Home Value



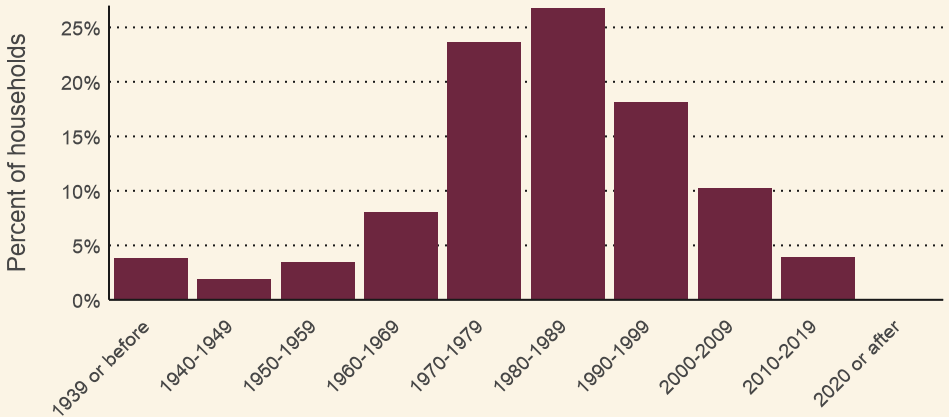
## Household Income



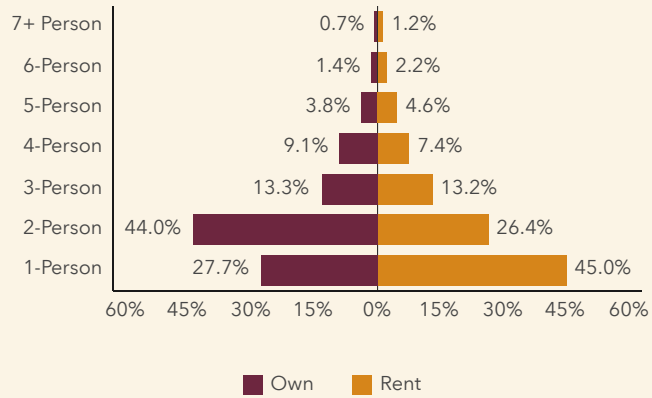
## Mortgage as % Salary



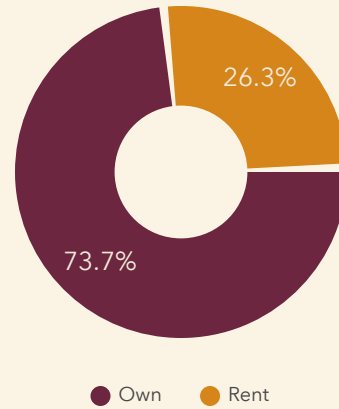
## Year Property Built



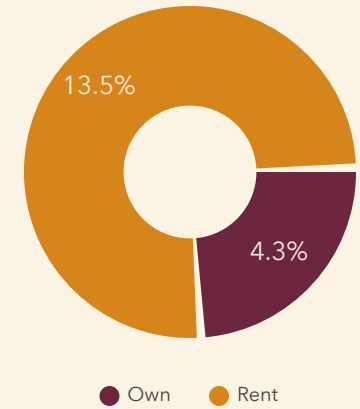
### Census Housing by Size



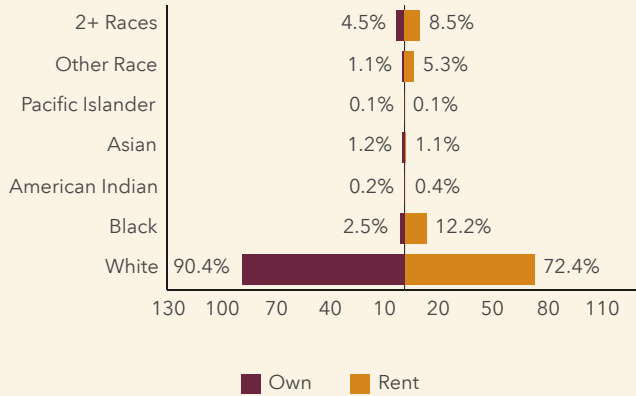
### Home Ownership



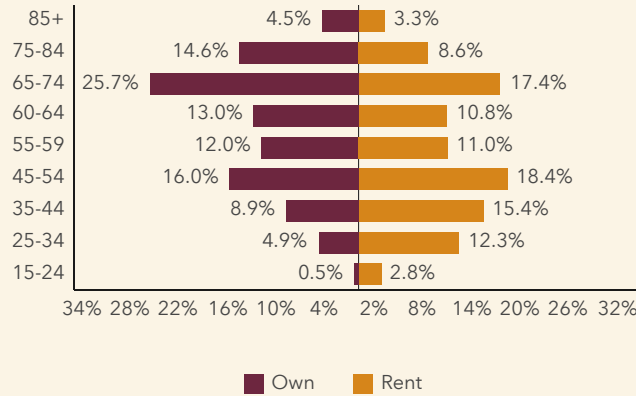
### Hispanic Home Ownership



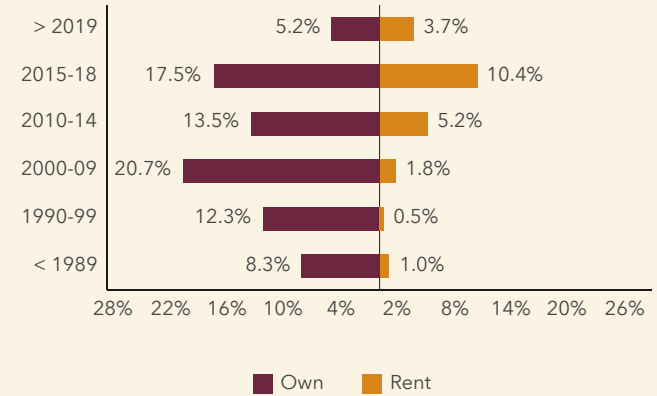
### Housing by Race of Householder



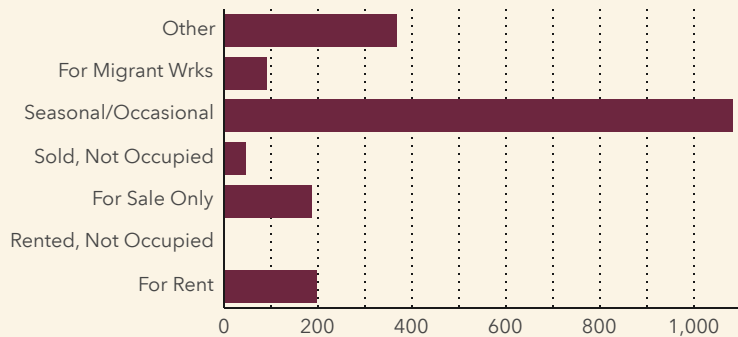
### Housing by Age of Householder



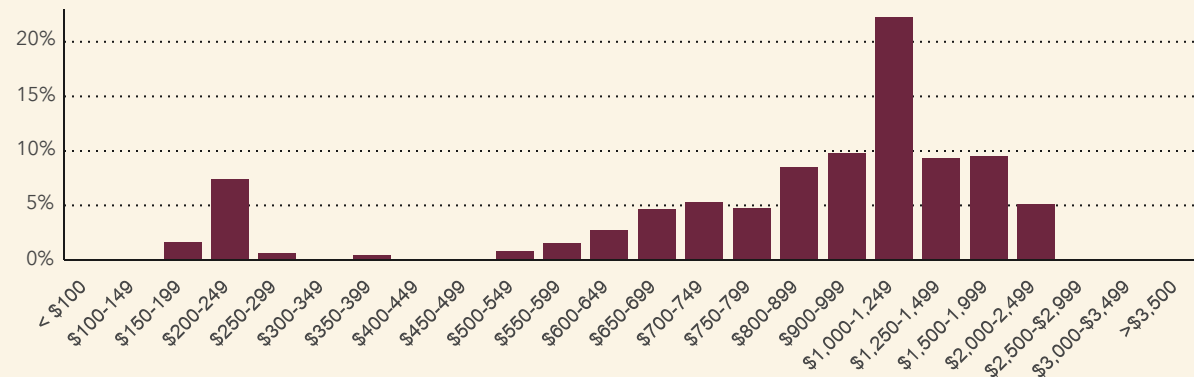
### Year Householder Moved In



### Vacant Housing Units ( Total 1,968 )



### Gross Rent





# Housing Market Characteristics

Pinellas County, FL  
Geography: County



**\$337,203** ↑  
Median Home Value

2% higher than **Florida** which is  
**\$330,683**



**79**

Housing Affordability  
Index



**31.4%**

Percent of Income  
for Mortgage



**123**

Percent of Income for  
Mortgage (Index)

Age <18 **148,691**

Age 18-64 **544,611**

Age 65+ **272,194**

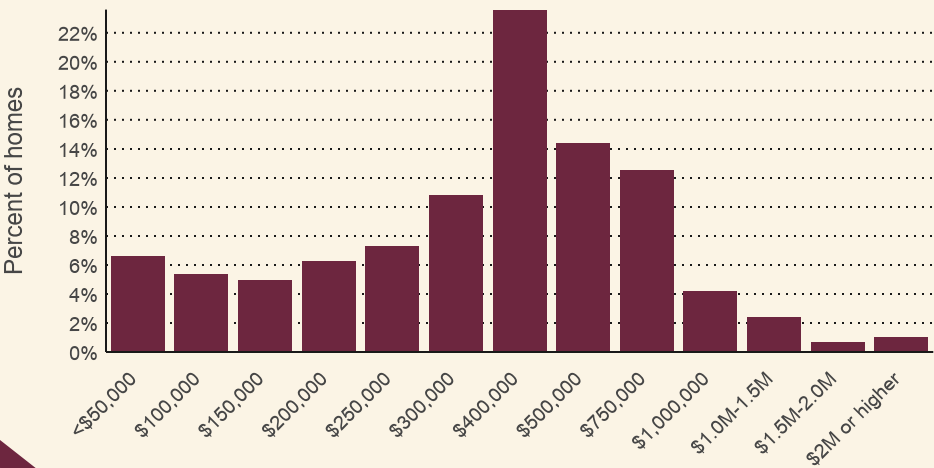
Total Pop  
**965,496**

Pop Growth  
**0.20%**

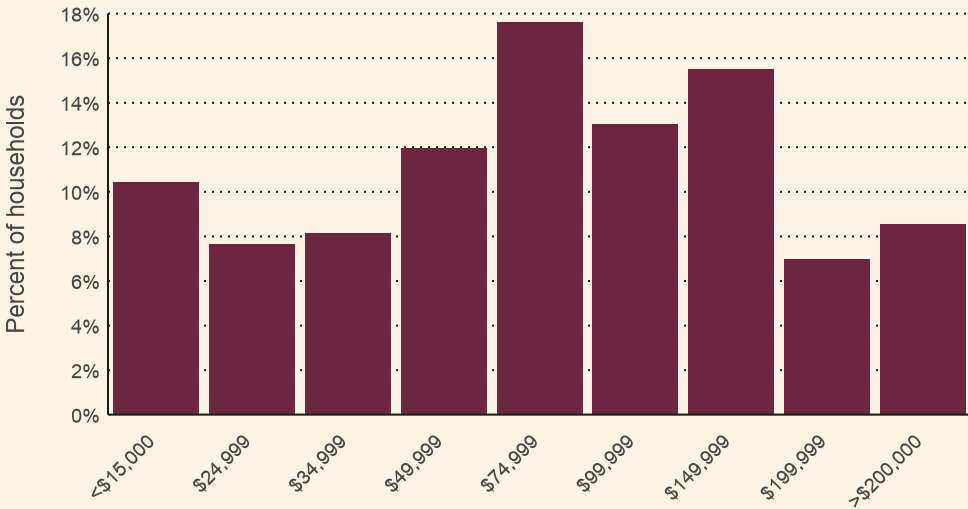
Average HH Size  
**2.11**

Median Net Worth  
**\$169,378**

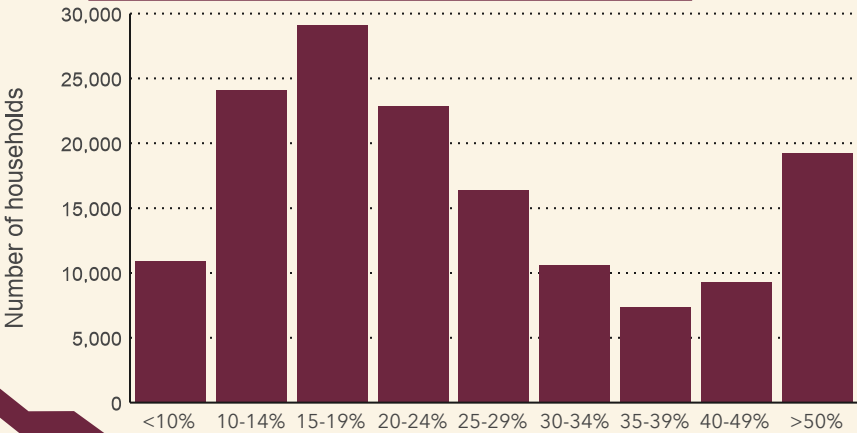
## Home Value



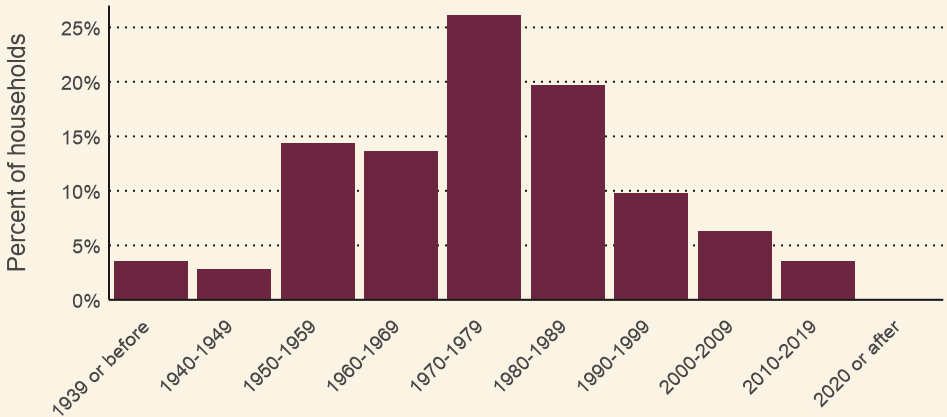
## Household Income



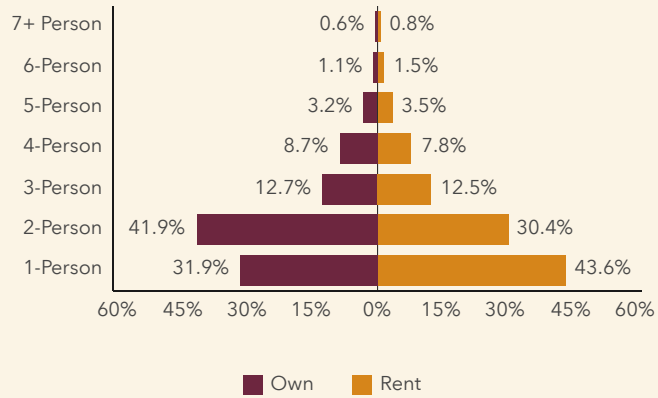
## Mortgage as % Salary



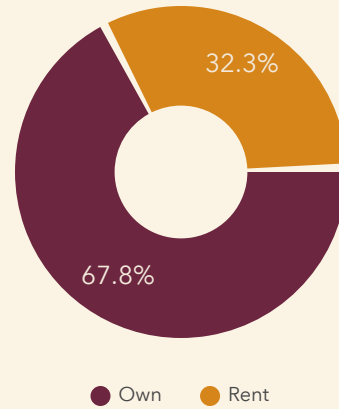
## Year Property Built



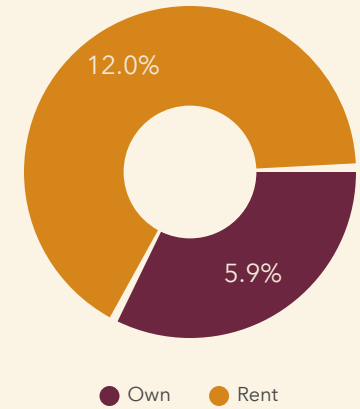
### Census Housing by Size



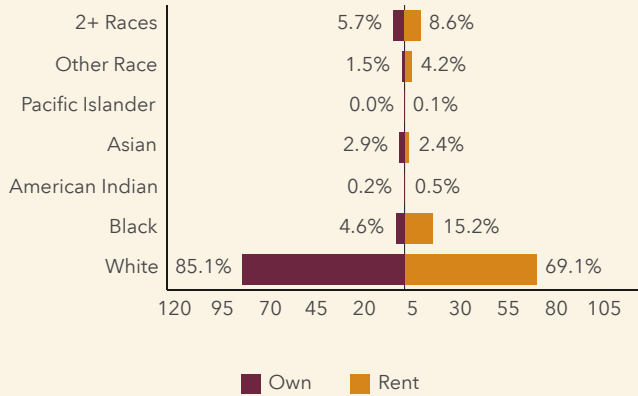
### Home Ownership



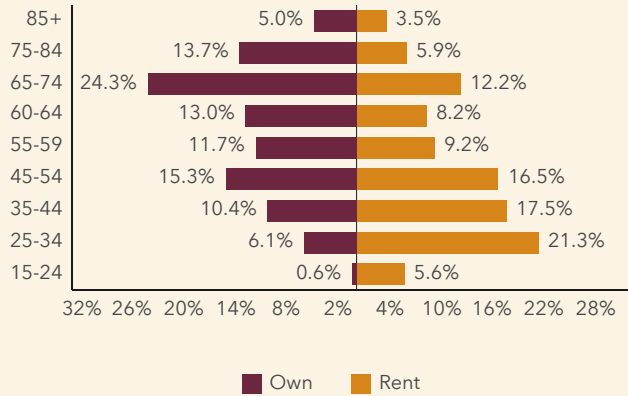
### Hispanic Home Ownership



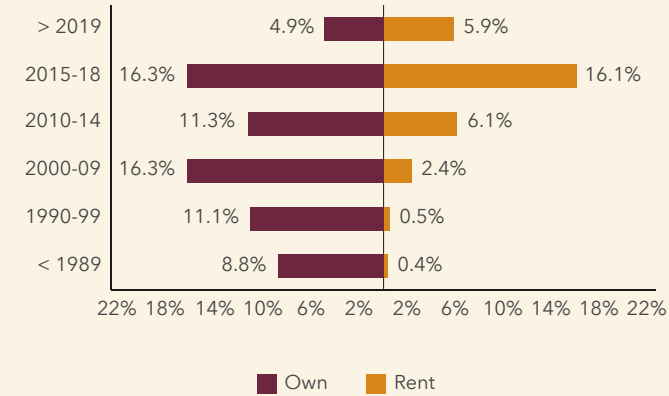
### Housing by Race of Householder



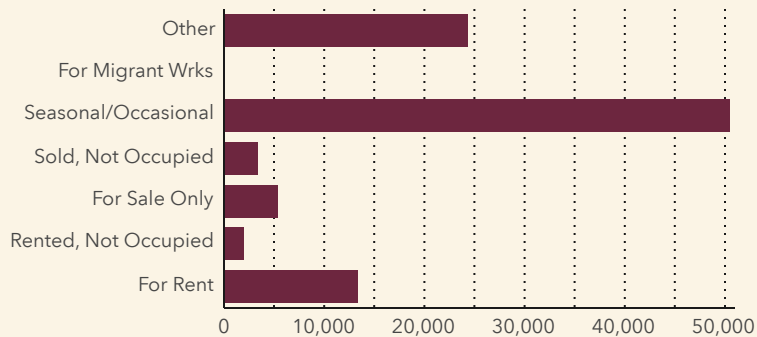
### Housing by Age of Householder



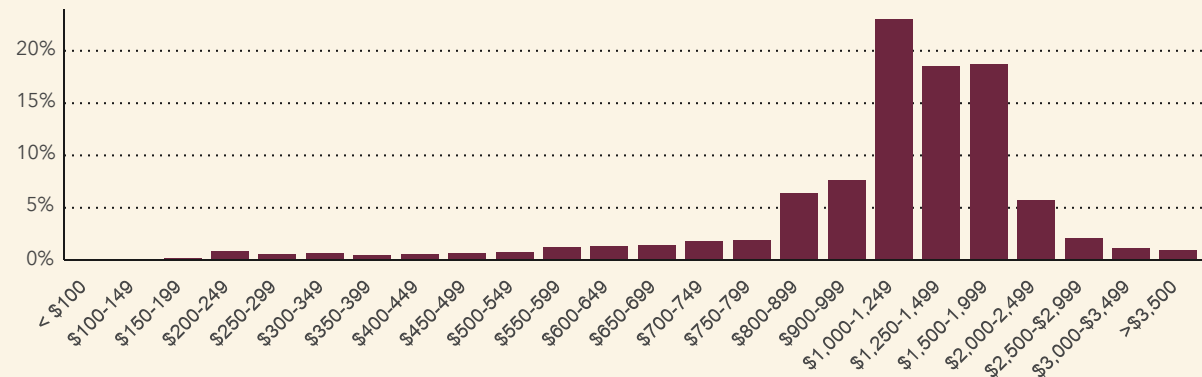
### Year Householder Moved In



### Vacant Housing Units ( Total 98,936 )



### Gross Rent



## Appendix C: City of Tarpon Springs Police Department Hot Spot Analysis and Crime Statistics

TSPD  
CITY JAIL GROSSE & LEMON ST. late 1940  
The jail was divided in half; right  
side white people, left side Africa-  
Americans. Outside of building was a  
holding stall for loose animals.





# TARPON SPRINGS POLICE DEPARTMENT

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## Hot Spot Analysis Central Tarpon Springs

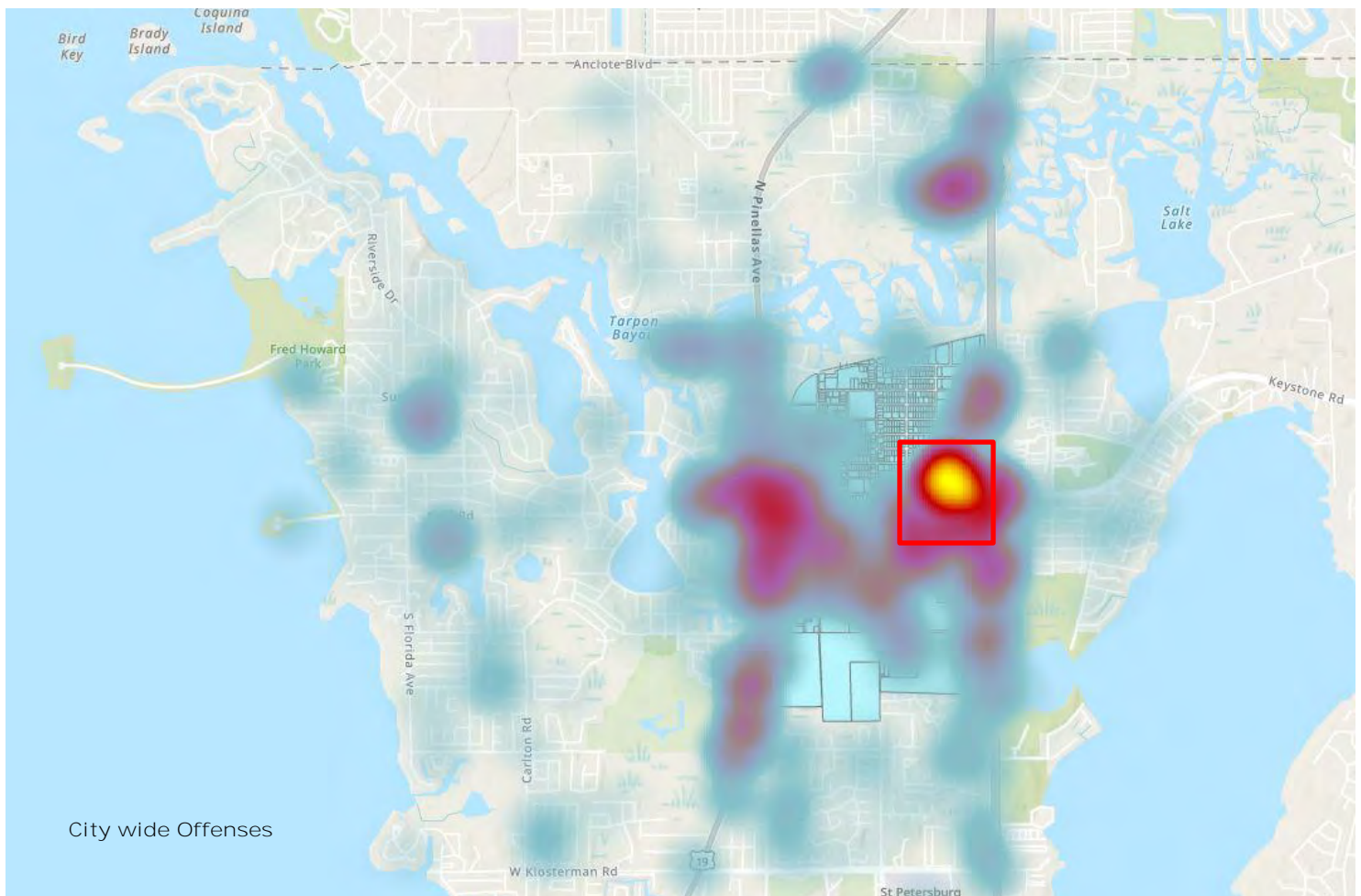
Jeffrey P. Young  
CHIEF OF POLICE

Date Range: 01/01/2022 – 12/31/2023

Source: ACISS Incident/Offense Report Summary (MARTIX)

Methodology: Data from the Incident/Offense Report summary was compiled to determine the most dense area of crime in the City of Tarpon Springs, and within the Central Tarpon area of the City.

### Hotspot Density Analysis



A high level density analysis of offenses for the City of Tarpon Springs revealed a distinct hotspot in the Tarpon Square Mall area. This area is outlined in the red box.





# TARPON SPRINGS POLICE DEPARTMENT

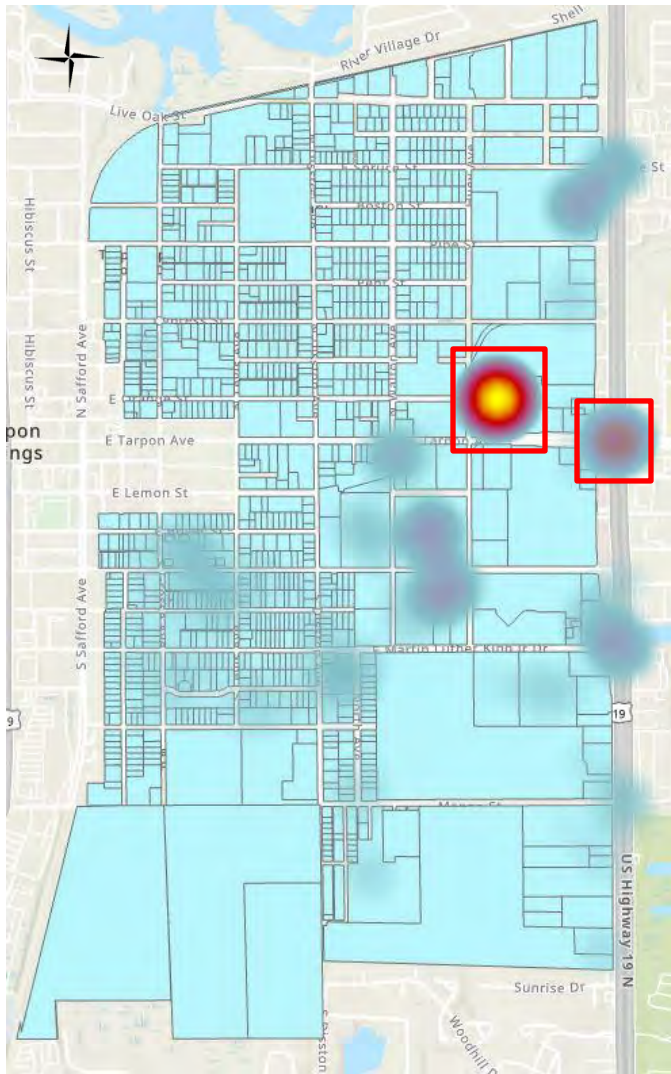
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*Jeffrey P. Young*  
CHIEF OF POLICE

## Hot Spot Analysis Central Tarpon Springs

At the request of the City of Tarpon Springs Planning Department, a hotspot density analysis was completed for the Central Tarpon Springs\* area.

\*The boundaries of the Central Tarpon Springs area were identified by the City Planning Department



Central Tarpon Springs, City of Tarpon Springs

A high level density analysis of offenses for the Central Tarpon Springs area revealed one (1) distinct hotspot area, and one more prominent warm spot.

The two spots were identified as:

41232 US Highway 19 N – Walmart

The intersection of E Tarpon Ave and US Highway 19 N

Due to the high number of offenses occurring at just one location within the City, 41232 US Highway 19 N, (178 offenses) it was determined a further analysis, with this address removed may be of value.





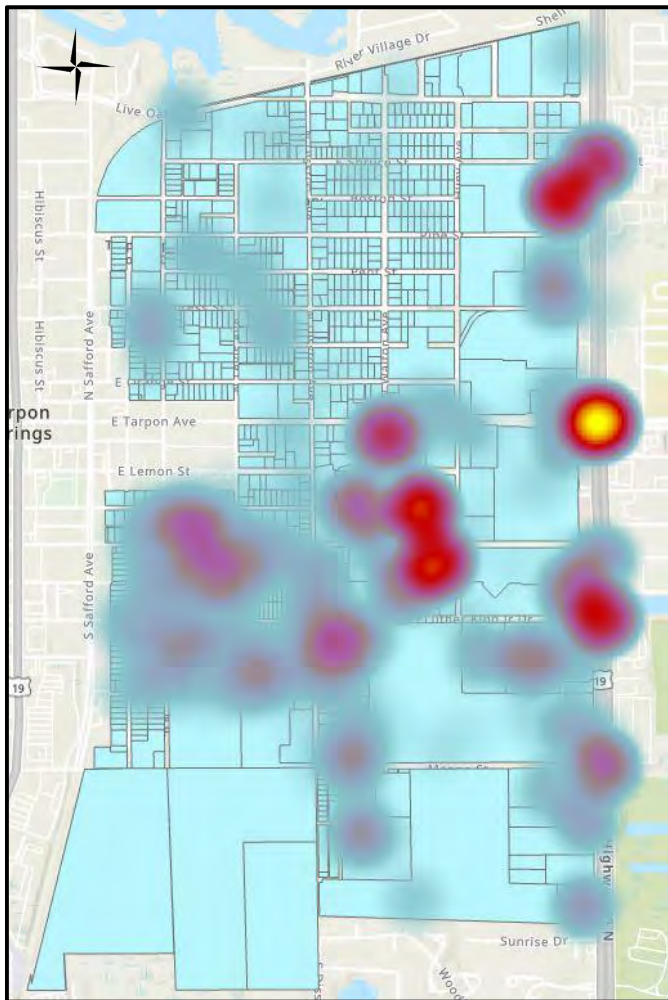
# TARPON SPRINGS POLICE DEPARTMENT

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CHIEF OF POLICE

## Hot Spot Analysis Central Tarpon Springs

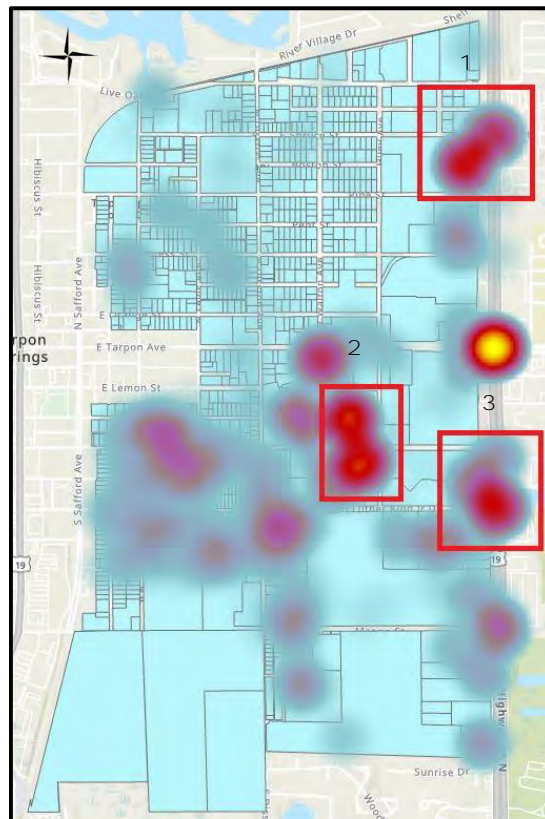
Below is a hotspot density analysis of the Central Tarpon Springs area (as identified by the Planning Division, City of Tarpon Springs), minus the address location 41232 US Highway 19 N.



The intersection of E Tarpon Ave and US Highway 19 N showed the greatest density of offenses reported.

Three further areas were identified as having a greater density of offenses reported.

1. The area of US Highway 19 N and E Spruce St – 41800 US Highway 19 N (Lowes) & Intersection
2. The area of S Walton Ave/E Lime St/S Huey Ave – multi-unit apartment complexes and the police station
3. The area of US Highway 19 N and E Martin Luther King Jr Dr - Intersection





# TARPON SPRINGS POLICE DEPARTMENT

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CHIEF OF POLICE

## Hot Spot Analysis Central Tarpon Springs

Density Zone	Locations	Total Reports
	US Highway 19 N & E Tarpon Ave	47
1	41800 US HIGHWAY 19 N	28
1	US Highway 19 N 19 & E Spruce St	21
2	715 E LIME ST	32
2	444 S HUEY AVE	29
2	300 S WALTON AVE	14
2	501 S WALTON AVE	11
3	US Highway 19 N & Martin Luther King Jr Dr	15

The table below reflects a breakdown of offense reports within Central Tarpon Springs Area between January 1, 2022 and December 31, 2023. The table shows offense reports Citywide for the year of 2022. Offenses which did not have at least one occurrence in the Central Tarpon Springs area during 2023, are not recorded in the Citywide column. This in no way infers that other crime types did not occur within the City of Tarpon Springs during the reporting period.

OFFENSE_DESCRIPTION	Central Tarpon Springs 2022	Central Tarpon Springs 2023	City Wide 2023
ACQUIRE/OBTAIN CONTROLLED SUB BY MISPRES/FRAUD/FORGERY/DECEPTION	1	0	0
AGGRAVATED ASSAULT	5	9	21
ARSON	1	0	0
ASSAULT	1	1	7
BATTERY	40	55	236
BURGLARY	14	17	89
CARELESS DRIVING	0	1	1
CARRY CONCEALED FIREARM	1	0	0
CHILD ABUSE	4	1	12
CHILD ENDANGEMENT/ABUSE	1	0	0
CHILD NEGLECT	3	3	6
CHILD PORNOGRAPHY	0	1	1
CITY ORDINANCE VIOLATION	1	0	1
COUNTY ORDINANCE VIOLATION	1	1	1
CRIM MISCHIEF-MISDEMEANOR	11	10	77
CRIMINAL MISCHIEF-FELONY	2	2	16
CRIMINAL USE PERSONAL ID	3	1	18
CYBERSTALK	1	0	0
DEFRAUDING AN INNKEEPER	2	0	0
DELINQUENT FELON IN POSS OF FIREARM/AMMO	2	0	0
DEPOSIT W/INTENT TO DEFRAUD	1	1	1
DISCHARGE FIREARM-PUBLIC	0	1	2
DISORD COND/BREACH PEACE	1	0	1



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## Hot Spot Analysis Central Tarpon Springs

OFFENSE_DESCRIPTION	Central Tarpon Springs 2022	Central Tarpon Springs 2023	City Wide 2023
DOMESTIC BATTERY BY STRANGULATION	2	0	2
DRIVER'S LIC SUSP/REVOKED	6	16	30
DRIVER'S LIC VIOLATION	1	0	0
DRIVING UND THE INFLUENCE	18	25	61
DUI-DAMAGE TO PERSON/PROPERTY	0	3	5
EXPOSURE OF SEX ORGANS - ADULT	1	1	2
EXTORTION/THREATS	0	1	3
FAIL TO REGISTER VEHICLE	2	2	2
FALSE IMPRISONMENT	2	0	3
FALSE NAME OR ID BY PER ARREST	1	1	4
FALSE REPORT OF BOMB, EXPLOSIVE, OR WEAPON OF MASS DESTRUCTION	1	0	0
FELONY BATTERY - PRIOR CONVICTIONS	4	3	8
FELONY HABITUAL TRAFFIC OFFENDER	0	2	3
FELONY THEFT - PRIOR CONVICTIONS	9	22	32
FLEEING/ATT ELUDE LEO	4	3	12
FORGE/ALTER PRESCRIPTION	0	1	1
FRAUD BY COMM DEVICE	1	1	2
FRAUD USE OF CREDIT CARD	2	3	15
FRAUDULENT REFUND	0	1	1
GRAND THEFT - AUTO	7	5	26
GRAND THEFT - FIREARM	1	2	4
GRAND THEFT - OTHER	6	6	18
GRAND THEFT - RESIDENTIAL	1	0	0
GRAND THEFT - SHOPLIFTING	3	6	14
GRAND THEFT OTHER VEHICLE TYPES	3	2	8
HIRING VEHICLE W/INTENT TO DEFRAUD	1	0	1
IMPROPER EXHIBIT FIREARM	1	1	4
INHALE/POSS HARMFUL CHEM	1	0	0
KIDNAPPING	1	0	0
LEAVE SCENE ACCIDENT	10	15	60
LEWD OR LASCIVIOUS BATTERY	0	1	1
LEWD/LASCIVIOUS - UNDER 16	0	1	1
MISSING PERSON - ADULT	2	1	9
MISSING JUVENILE	4	5	18
MURDER	1	1	1
OPEN CONTAINER ORDINANCE	1	1	8
OPERATING UNREGISTERED VEHICLE	0	2	2
PETIT THEFT	63	86	194
POSS CERTAIN DRUGS W/O PRESC UNLAWFUL	0	1	1
POSS CONTROLL SUB	23	18	64
POSS DRUG PARAPHERNALIA	0	1	1



# TARPON SPRINGS POLICE DEPARTMENT

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*Jeffrey P. Young*  
CHIEF OF POLICE

## Hot Spot Analysis Central Tarpon Springs

OFFENSE_DESCRIPTION	Central Tarpon Springs 2022	Central Tarpon Springs 2023	City Wide 2023
POSS OF FIREARM/AMMO BY FELON	1	1	2
RACING ON HIGHWAYS	1	1	1
RECOV STLN PROP-OTH JURIS	2	1	4
RECOV STLN VEH-OTH JURIS	5	6	15
RESIST LEO W/ VIOLENCE	0	2	5
RESIST/OBSTR LEO W/O VIOL	9	7	12
RIOT/INCITE OR ENCOURAGE RIOT	1	0	0
ROBBERY-ARMED	1	0	4
ROBBERY-UNARMED	4	1	3
SCHEME TO DEFRAUD	14	9	41
SEXUAL BATTERY - MOLEST/FONDLE	1	0	1
SHOOT/THROW MISSILE DWELL	1	1	6
STALKING	1	2	3
TAMPER/HARASS WITNESS-VIC	1	0	1
TRAFFIC VIOLATION - OTHER	1	0	0
TRAFFICKING IN DRUGS	0	1	2
TRESPASS	4	16	51
UTTER FORGED/COUNTERFEIT BILL CHECKS, DRAFTS, OR NOTES	5	2	21
VIOL OF INJUNCTION	2	3	19
VIOL OF PROBATION - JUV	2	1	3
VIOL PROBATION/COMM CO-ADULT	1	1	6
WARRANT ARREST	23	34	119



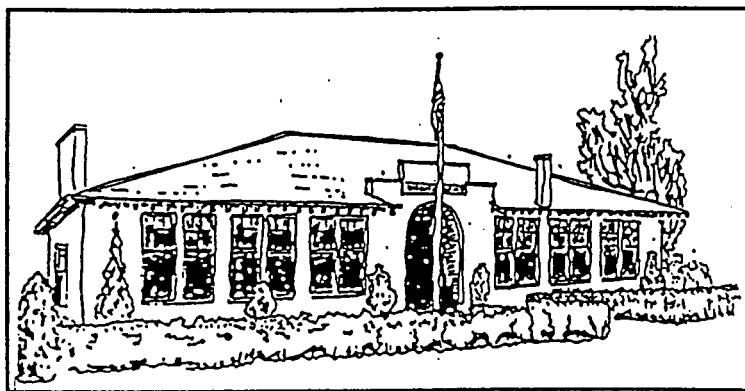
## Appendix D: Union Academy Neighborhood: A Solutions Plan (1997)

### Tarpon Springs School Has 150 Pupils



UNION ACADEMY—TARPON SPRINGS

# UNION ACADEMY NEIGHBORHOOD



Former Union Academy School

## A SOLUTIONS PLAN

Located Within the City of Tarpon Springs, Florida

Prepared By  
The Neighborhood Citizens Committee  
and  
The Neighborhood Steering Committee

---

Final Report - April, 1997



## Citizens Committee Members

Romell A. Allen	★ Audrey Merriex ★
Willie Blanch	Randy Merriex
Mary Booker	Cora L. Mack
Denise Burrowes	Kathy Pyfer
Curleye Burrowes	Tom Pyfer
Ed Cole	★ Alfred Quarterman ★
Cornelia Coy	Michelle Robinson
Virginia Crawford	Reverend Milton Smith
Annie Dabbs	Patricia Stanback
Mildred Davis	★ Donald Taylor ★
Diana Driver	Valerie Vickers
Gale Gadson	Reverend J. Bishop Warren
Patricia Haynes	Melba Watts
Dorothy Henderson	Ed Wayches
Paul Kerr	Janie Wilson
Lucretia Lewis	Mary Ann Wycoff

★ - Donotes Oversight Committee Member



## **Steering Committee Members**

**Alta Archie**

**Florida Community Opportunity Partnership Center at the University of South Florida**

**David Archie**

**Citizens Alliance for Progress, Inc.**

**Michael C. Crawford**

**Pinellas County Planning Council**

**Walter Fufidio**

**City of Tarpon Springs Planning and Zoning Department**

**Dr. Jerry Lieberman**

**Florida Community Opportunity Partnership Center at the University of South Florida**

**Margaret Marshall**

**Center for Urban Transportation Research at the University of South Florida**

**Preparation of this document was aided by the Pinellas County Planning Council**

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## EXECUTIVE SUMMARY

The Union Academy Neighborhood Plan is a citizen-driven, collaborative effort designed to identify issues and solutions that can lead to overall neighborhood improvement.

The Neighborhood Plan is prepared in two main parts as follows:

- ◆ Phase I - Examines those issues, based on the strengths and weaknesses identified by the residents, that characterize the neighborhood.
- ◆ Phase II - Identifies potential solutions and recommended strategies to address the issues examined in Phase I.

In brief, the Neighborhood Plan is a self-examination of the kinds of things that can and should be done to maintain and improve this very important neighborhood within the City of Tarpon Springs.

It is important to understand that the Plan itself is just a tool. By itself, it will accomplish nothing. It is a blueprint or road map that, with commitment and follow-through, can be a useful guide to improving the neighborhood over time. In order to be useful as an ongoing tool, it will require leadership and organization from the neighborhood and a partnership with the City, the Housing Authority, established neighborhood organizations and the citizens as a whole. The Plan recommends the appointment of an Oversight Committee comprised of representatives from the foregoing groups to provide the continuity and coordination required for the Plan to be successful. The responsibility for this follow-through and plan implementation cannot and should not rest primarily with the City. It is proposed that this Neighborhood Plan be received and endorsed by the City and the Oversight Committee be appointed and delegated responsibility for plan implementation.

In the end, the true measure of the benefit of the Plan will be the level of commitment and responsibility of the neighborhood itself to its implementation and the corresponding improvement of the quality of life for its residents.



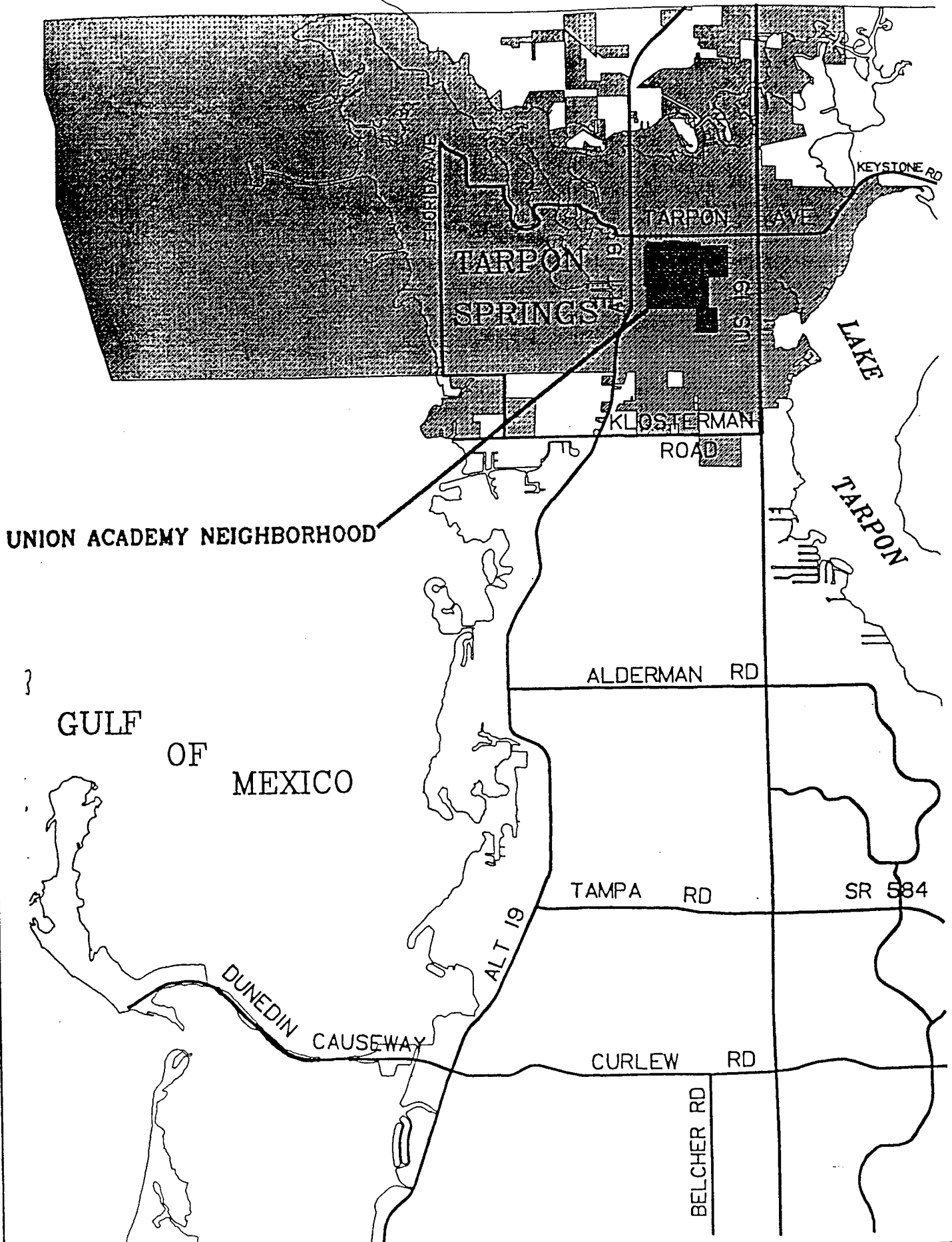
# I. Introduction

In June 1995, officials from the Pinellas Planning Council, the City of Tarpon Springs, the University of South Florida and the Pinellas County Community Development Department were invited by the Citizens Alliance for Progress, Inc., an existing citizens group, to participate in the development of a neighborhood improvement plan. Since that time a number of residents joined in the efforts toward the completion of a plan for the target area, the Union Academy Neighborhood in the City of Tarpon Springs, including the area abutting and generally east of Safford Avenue (and the Pinellas Trail), abutting and generally south of Lemon Street, west of Huey Avenue, abutting and north of the extended section of Meres Boulevard, including the Mango Circle area (see Map 1). These citizen efforts will help to make the Plan a more useable Plan, especially since they will be highly involved in its implementation. The implementation of this Plan will not be the sole responsibility of one entity or agency, but will be a cooperative effort between the residents, business owners, neighborhood institutions and groups, the City, and other governmental agencies.

During the development of the Neighborhood Solutions Plan it was decided that the plan needed a name other than what was first used - the Tarpon Springs Neighborhood Solutions Plan. This original name did not help to identify the neighborhood in geographic terms nor in terms of its history and development. A name was needed that represented the largely African-American community for which the Plan was to be developed. After some discussion, it was determined that the "Union Academy Neighborhood: A Solutions Plan" would be a fitting name because of the close ties between the former school, Union Academy, and the neighborhood residents, and because of its centralized location and its current neighborhood focus.

Due to early segregation practices, the Union Academy School, now called Union Academy Cultural Center, was the only school that African-Americans could attend in Tarpon Springs from the early 1900's to the 1960's. Classes from first grade to eighth grade were held at the school. During the late sixties and early seventies, Union Academy became an elementary school and then was used to house the Latch Key program providing after school supervision and activities for neighborhood children. In the mid-seventies, the Pinellas County School Board decided to stop using the facility, so it was abandoned. The Union Academy School represented many fond memories to the community and students who began their formal education there. These students and others in the community wanted to see the building preserved, and once again used to serve the citizens of Tarpon Springs. Because of their efforts, Citizens Alliance for Progress, Inc. (CAP) was established in August of 1982, with the primary goal of acquiring and renovating the Union Academy School building to make it the focal point of the community.

PASCO COUNTY



## A. The Planning Approach

A neighborhood solutions planning program is a collaborative process between the staff of each agency involved, the residents, the business community, and the City. The program has been designed to build stronger community relationships, define neighborhood goals and issues, and work out mutually acceptable alternatives and solutions to neighborhood problems. A neighborhood planning program provides a forum for residents to initiate change rather than to react to it, and the neighborhood planning process addresses issues and opportunities at a scale which is more refined and focused on neighborhood needs than the broad policies of the City's Comprehensive Plan.

The final product of the neighborhood planning program is the adoption of a plan which serves as a guide for future enhancement of the neighborhood, and for directing and managing change. Therefore, even though the plan is an advisory document, it serves as an official guide for decision makers and facilitates the coordination of public and private investments.

Strong support from the neighborhood Citizens Committee has been demonstrated throughout the process and along with the steering committee, they have agreed upon a set of goals for the Plan as follows:

- To help create a healthy community;
- To improve the quality of life for the residents of the neighborhood;
- To build upon existing assets of the neighborhood;
- To improve physical and social conditions of the neighborhood;
- To coordinate/integrate existing social services for the neighborhood; and
- To improve economic opportunities for the neighborhood.

In February of 1997, the Citizens Committee and the Steering Committee approved the Union Academy Neighborhood Solutions Plan and in April the Final Report was completed. The process used to prepare and complete the Plan has been divided into two major phases:

### Phase I

The first phase is the completion of the Union Academy Neighborhood Issues. This included a detailed inventory of the neighborhood's characteristics using available sources of data, such as the 1990 US Census data or field observations. In addition, a comprehensive survey of the neighborhood residents and property owners was conducted to obtain vital demographic information, such as employment characteristics, and to identify and prioritize the issues that the respondents felt affected the neighborhood. Also, many sources of information were analyzed by the Steering Committee to identify neighborhood characteristics that are less obvious, such as required minimum lot sizes and building setbacks. The end product of this phase is a list of issues and problems facing the neighborhood.

## Phase II

The second phase in this two phase process is to prepare the Neighborhood Plan Recommendations and Implementation Strategies. This phase identifies alternatives and solutions to the issues defined within the Neighborhood Profile. This includes discussions on how the Plan can be implemented by the citizens, the City, and other identified groups. This will include maintaining a continuous relationship between the City and the neighborhood to ensure that the Plan is implemented and that new issues and problems will be addressed in a timely fashion.

During each step in the process the Citizens Committee was consulted for input into the final document. The Steering Committee's role in this process was to guide the Plan's completion and to provide technical and logistical support in completing the final document. Each of the Steering Committee members unique professional perspectives were capitalized on to create a well rounded and thought out neighborhood plan. Each agency's resources were also tapped so that letters and surveys could be sent to obtain residents opinions, invite comments, inform residents of the Plan's progress, create a record of the proceedings, and finally to create this document and distribute it to those persons interested in its contents and implementation.

### **B. The Neighborhood Planning Area**

The Union Academy Neighborhood planning area encompasses approximately 196 acres as shown on Map 2. The planning area exhibits low and declining property values, low median incomes, declining infrastructure, and higher than average crime rate for drug related activities. However, on the positive side, the neighborhood has a stable population, rich history and many other positive attributes. An informal survey of the Citizens Committee, made up of neighborhood residents and other interested citizens, showed that the neighborhood has many assets, including: access to Dorsett Park, the Pinellas Trail, beaches, shopping, and the new library under construction on Lemon Street. Other very important assets that were identified include good churches, a good community to raise children, a friendly community, a religious community, quiet neighborhoods, and strong community interest and participation (see Appendix A for a full listing of assets and problems).

It is the intent of this planning effort to maximize these neighborhood assets, add to them where possible, and to create a desirable community of rising property values and high quality of life. The boundaries for this Plan are not rigid and can be changed as deemed necessary. This Plan was intended to be completed for an area that was manageable in size and took into consideration staff resources and time needed to complete the Plan. However, many of the effects of the solutions identified in this Plan do not stop at the neighborhood's boundaries. They will have a positive effect on the surrounding area, just as other plans for the surrounding areas will have an effect on the Union Academy Neighborhood.

# UNION ACADEMY NEIGHBORHOOD PLANNING AREA Tarpon Springs



SCALE 1" = 600'  
DATE: 14-JUL-1987

PLANNING AREA  
BOUNDARIES



MAP # 2

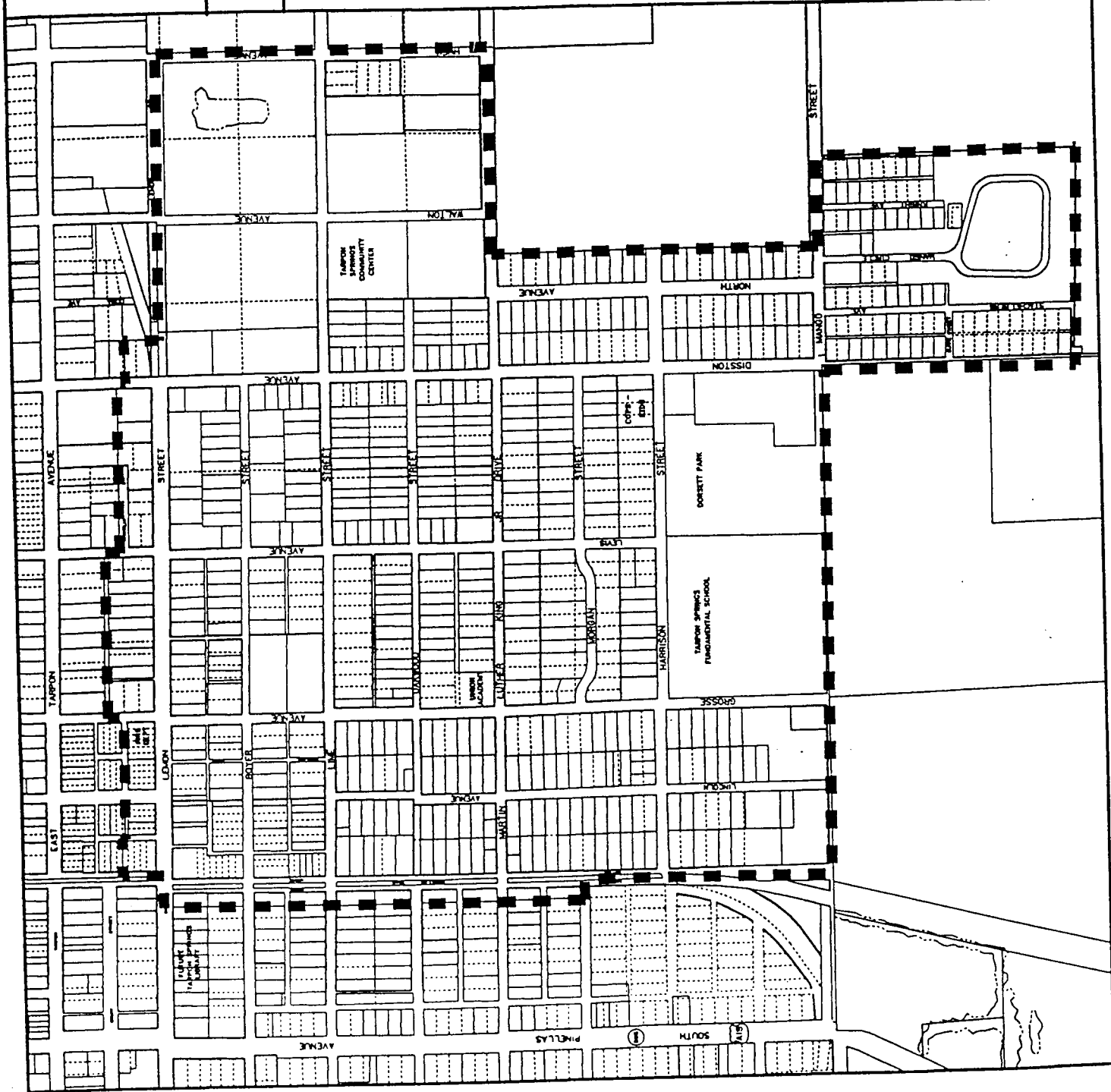
PREPARED FOR  
PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER

JIM SMITH

Produced by JIM SMITH, Registered Professional Surveyor  
Pinellas County, Florida

Pinellas County Property Appraiser's Office is not responsible for the accuracy of the information contained herein. The information is provided for informational purposes only. The information is not to be used for any other purpose without the express written consent of the Pinellas County Property Appraiser's Office.





## C. Visual and Neighborhood Characteristics

The Union Academy Neighborhood is characterized by several visual reference points. Dorsett Park is one of the more prominent areas in the neighborhood, as it is a community-level park and is an excellent location for recreational facilities and activities. Dorsett Park was identified in the initial meeting with the residents as an area with great potential, but as one which is currently under-utilized (structured activities are needed).

Another important identifying characteristic of the neighborhood is the Union Academy Cultural Center. The Center is operated by the Citizens Alliance for Progress (CAP), and houses the local office of the Department of Labor, and a host of other community services which help improve the quality of life for the residents within the neighborhood. Union Academy Cultural Center is a source of pride among the residents of the planning area. The Tarpon Springs Fundamental School, the Tarpon Springs Community Center, the Cops and Kids Center, and the Pinellas Trail are four additional visual characteristics which help identify the neighborhood.

The neighborhood is laid out in the traditional 19th century gridiron street pattern of regular rectangular lots punctuated by rear service areas. It is near the Tarpon Springs Local Historical Preservation District and contains many significant older buildings as well. Ninety to one hundred year old brick streets can still be found in the neighborhood.

## II. Union Academy Neighborhood Issues

The following section includes the identification of characteristics and issues within the Union Academy Neighborhood.



### A. Population

The population characteristics used in the Union Academy Neighborhood Solutions Plan have been selected to provide an insight into the residents living in the planning area. Where possible, these characteristics have been compared with the remaining City population so that significant differences could be identified. These differences are then reviewed to determine if any issues surface.

Please note that the majority of this information was obtained from the 1990 US Census figures at the "Block" level. The remainder of the information was obtained from the "Block Group" level and from the neighborhood survey. The Block Group level data (areas of 1000 people or more) contains the most information, but also contains data for areas outside of the Union Academy Neighborhood. For this reason the smaller area Block level data was used more often and the Block Group data used was analyzed carefully to ensure that the information ultimately used accurately represents the neighborhood.

#### 1. Total Population

In 1990 the City of Tarpon Springs had a total population of 17,096 people, 1,574 (or 9%) of which live within the Union Academy Neighborhood. The April 1, 1995 population estimate from Bureau of Economic and Business Research is 19,146. The City's Planning and Zoning Department indicates that most of this population growth has occurred outside of the neighborhood.

**Table 1. Population**

	Union Academy Neighborhood	Remainder of City	Total
<b>Population</b>	1,574 (9% of City)	15,522 (91%)	17,096

Note: based upon 1990 Census Block Data

#### 2. Age

The Union Academy Neighborhood differs from the remainder of the City with respect to the age of its population. The largest difference is in its younger population, those persons under the age of 18, which comprise 30% in the Union Academy Neighborhood and 20% of the remainder of the City.

The ages of the other persons do not differ significantly between the Union Academy Neighborhood

and the remainder of the City, however it should be noted that overall the age of the population within the Union Academy Neighborhood is younger than the remainder of the City.

**Table 2. Age Composition**

	Union Academy Neighborhood	Remainder of City	Total
Under 18	30% (475)	20% (3,185)	20%(3,660)
19-64	51% (804)	57% (9,254)	56%(10,058)
65 or older	19% (295)	24% (3,893)	23%(4,188)

Note: based upon 1990 Census Block Data

The younger population in the Union Academy Neighborhood may indicate a greater need for specialized services, such as elementary and secondary education, child-care, after-school programs, and active recreation. Also, it is important to understand the changes occurring in the neighborhood with respect to increasing or declining number of persons within any age group. The numbers shown above (Table 2) indicate a good mix of age groups within the Union Academy Neighborhood. However, stability within the neighborhood depends upon families remaining in the area. This means that obstacles to raising a family or retiring in the Union Academy Neighborhood must be identified and eliminated if possible. Additionally, the younger population within the Union Academy Neighborhood will soon be in need of higher education, job training, and jobs. These needs should be addressed now so that they can be accommodated in the years to come.

## ISSUES

- ▶ *Younger population may require more current services such as after school care, kids program, and sports and recreation.*
- ▶ *Any trends in the neighborhood populations should be monitored, such as a possible reduction in middle aged families, and programs and services developed in order to retain families in the Union Academy Neighborhood.*
- ▶ *Younger populations will require higher education programs, job training programs, and new jobs as some of them become adults within the next few years.*

## 3. Ethnicity

Table 3 below highlights the differences in the ethnic characteristics of the neighborhood, compared with the remainder of the City. The table shows that while the remainder of the City has a population that is 95% white, 3% black, and 2% other races combined, the Union Academy Neighborhood is dramatically different. The Union Academy Neighborhood area is 37% white, 58% black, 5% other races combined. This information also indicates that for the City as a whole, blacks comprise 8% (1,439) of the total population, with 65% (934) of these persons living within the Union Academy Neighborhood.

**Table 3. Race**

	Union Academy Neighborhood	Remainder of City	Total
Black	58% (934)	3% (505)	8%(1,439)
White	37% (580)	95% (15,647)	89%(16,227)
Asian/PI	3% (50)	<1% (74)	<1%(124)
Hispanic	2% (29)	2% (294)	2%(323)
Amin/Esk	<1% (4)	<1% (35)	<1%(39)

Note: based upon 1990 Census Block Data

## ISSUES

- *Programs and actions must address the needs of the African-American population within the Union Academy Neighborhood.*

## B. Housing



The provision of affordable single family housing for the residents of the Union Academy Neighborhood was identified as a primary concern of the Citizens Committee. The residents felt that adequate multi-family housing opportunities existed, and, furthermore, that the vacant public housing was in very poor condition and detracted from the surrounding areas.

## ISSUES

- *Low number of owner-occupied single family homes in Union Academy Neighborhood.*
- *Poor condition of vacant public housing structures detract from surrounding areas.*

### 1. Condition

No comprehensive housing condition survey has been completed to date for the Union Academy Neighborhood. An inventory of buildings which were candidates for demolition was conducted by the City, in cooperation with the Pinellas County Community Development Department. The initial survey was done with cooperation from the Tarpon Springs Police Department. The properties listed were deemed to be in violation of the Standard Building Code criteria for safe habitation of structures. The owners were sent letters giving them the option of improving the structures to meet Code, or having the structures demolished at the County's expense. Pinellas County currently has money available for demolition within the neighborhood planning area. Following further analysis, it may be determined that it would benefit the neighborhood to have additional dilapidated or boarded structures identified and eventually demolished.

**Table 4. Structures Pending Demolition - Dilapidated Condition**

△ 215 Martin Luther King Jr. Drive	△ 522 East Morgan Street
△ 326 South Grosse Avenue	△ 303 East Boyer Street
△ 821 Lincoln Avenue	△ 111 Park Street
△ 532 East Oakwood Street	△ 312 East Lemon Street
△ 528 East Oakwood Street	△ 214 Lemon Street
△ 501 East Oakwood Street	△ 322 East Lime Street
△ 430 East Oakwood Street	

One of the goals of this Solutions Plan is to improve the condition of structures within the Union Academy Neighborhood area. This may help to reverse declining property values, provide safe and well-maintained homes for the residents, as well as improve overall living conditions in the neighborhood. Demolition of structures is necessary in the worst case scenarios in order to protect the safety of anyone trying to live within a structure that is unsafe for habitation. Units considered to be substandard include those that lack running water, heating, complete kitchens, (and those having major structural failures). The Solutions Plan should also focus on identifying strategies to help residents improve structures within the neighborhood before they become dilapidated. Many homes in the neighborhood are in good condition, with some in excellent condition. However, pockets with structures that are in poor to very poor condition do exist.

An additional problem for the neighborhood is created when a structure is demolished. The lot remains vacant and many times becomes overgrown. Trash and debris are illegally dumped there, and, of course, one less home is available for occupancy.

A review of the value of structures, the value of vacant lots, and a general overview of the neighborhood indicates that the blocks shown on Map 3 contain structures and vacant lots in poor condition. Further review of the age of structures within these blocks confirms that many of the structures are in need of rehabilitation. The economic life of housing is typically 40 years and most homes within these blocks exceed 40 years of age.

Other blocks within the Union Academy Neighborhood include structures in poor condition, but not in the same concentration as in the blocks shown on Map 3. The blocks on this map are the same as identified under the Housing section that exhibit the lowest median values for built land. Once a more comprehensive survey of housing conditions is conducted, this information can be updated.



## ISSUES

- ▶ *Demolition of structures should be considered a last resort.*
- ▶ *Once a structure is demolished the remaining lot often becomes a nuisance and an additional home is lost to the neighborhood.*
- ▶ *Many homes in the Union Academy Neighborhood are older than 40 years, the figure used to gauge the economic life of housing.*

## 2. Occupancy

The number of owner-occupied homes in the Union Academy Neighborhood reflects one of the largest contrasts with the remainder of the City. The number of owner-occupied units in the remainder of the City is 5,123 (75%), compared with 1,690 (25%) rental units. Within the Union Academy Neighborhood, these numbers are dramatically different. In fact, only 166 (28%) of the housing units are owner-occupied, compared with 419 (72%) renter-occupied dwelling units.

It is generally accepted that home ownership (owner-occupied units) has a positive impact on a neighborhood. Typically, home owners have a vested interest in an improved neighborhood and strive to keep their property in better condition. Also, the area immediately surrounding their home, such as the sidewalk, and street, are treated as part of their "territory." The owner is more apt to keep this area clean and report any criminal activity occurring there. This is not to say that the same does not occur in renter-occupied units, just that it occurs more often in owner-occupied homes.

**Table 5. Housing Unit Tenancy, Housing Values, Rent Costs**

	Union Academy Neighborhood	Remainder of City
<b>Owner-Occupied</b>	28% (166)	75% (5123)
<b>Renter-Occupied</b>	72% (419)	25% (1690)
<b>Mean Housing Value</b>	\$37,000	\$97,000
<b>Mean Housing Rent Costs</b>	\$170/month*	\$535/month

Note: based upon 1990 Census Block Data

\* includes public housing

## ISSUES

- ▶ *Renter-occupied structures in the Union Academy Neighborhood exceed owner-occupied structures by almost 3 to 1.*
- ▶ *Owner-occupied housing represent 28% of units in the Union Academy Neighborhood compared with 75% for the remainder of the City.*

# UNION ACADEMY NEIGHBORHOOD PLANNING AREA Tarpon Springs



SCALE 1" = 800'  
DATE: 10-MAR-1987

BLOCKS THAT EXHIBIT  
STRUCTURES  
AND VACANT LOTS  
IN POOR CONDITION



MAP # 3

PREPARED FOR  
PINELLAS PLANNING COUNCIL  
GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

Produced by JIM SMITH, Appraiser, 1987 Pinellas County  
Pinellas County Property Appraiser, 1987  
This map was prepared for the Pinellas Planning Council by the Office of the Pinellas County Property Appraiser. It is not intended to be used for any other purpose. The Pinellas Planning Council is not responsible for the accuracy of the information shown on this map. The Pinellas County Property Appraiser is not responsible for the accuracy of the information shown on this map.

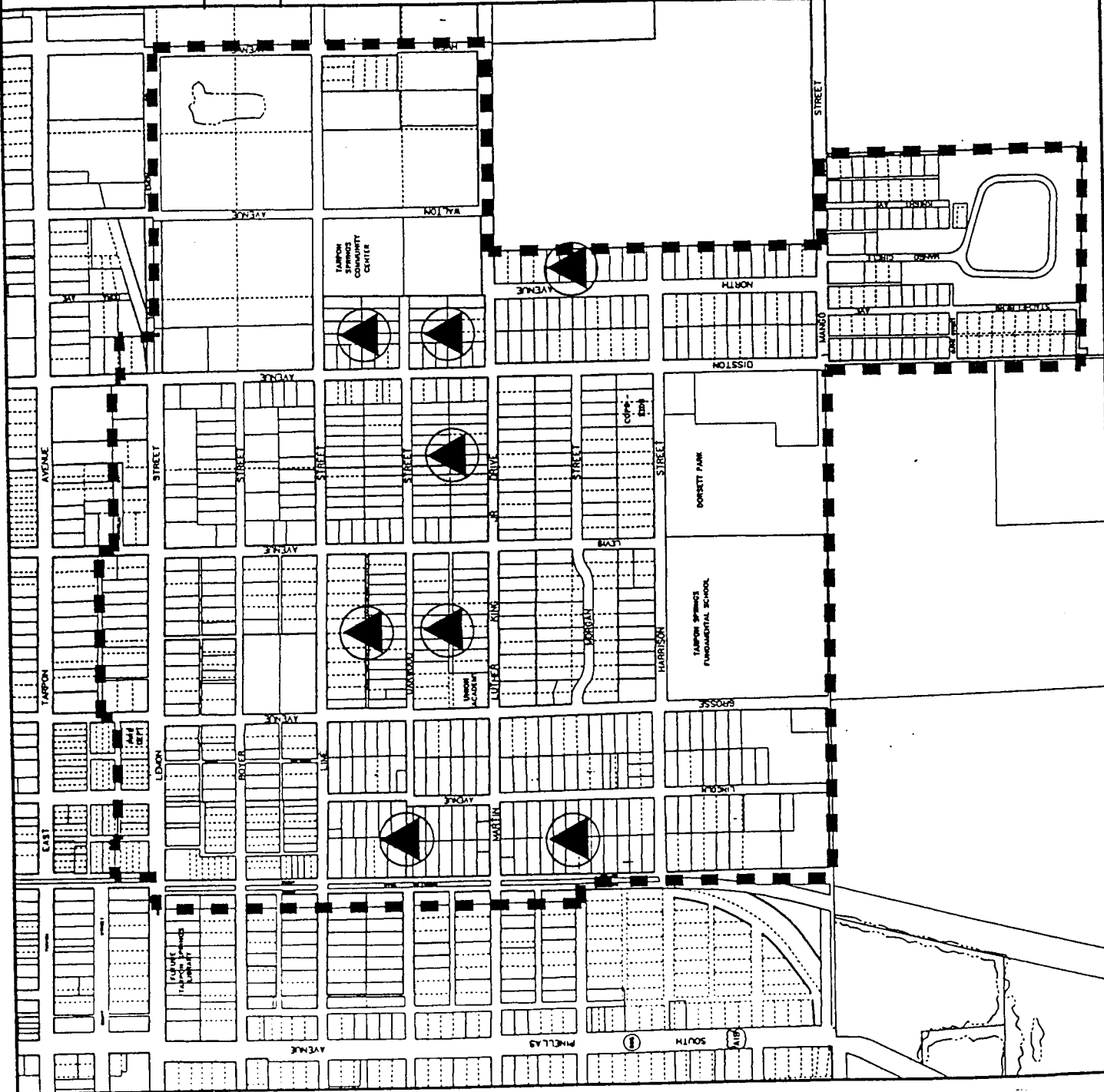


Table 5 also illustrates: the mean housing value and mean rental costs for the Union Academy Neighborhood and for the remainder of the City; and average cost of monthly rent for residents in the Union Academy Neighborhood, and for residents in the City as a whole (including those who live within the neighborhood). The average monthly rent in the neighborhood is \$170 per month. In the City, it averages \$535 per month, which is more than three times higher than within the neighborhood. This also totals a yearly average rental expense of \$2,040 for residents within the neighborhood, and \$6,420 for residents of the City as a whole.

Although these figures show that the housing in the Union Academy Neighborhood is, on average, more affordable than elsewhere in the City, coupled with the information on housing values (Table 5) and housing conditions, it indicates that those rent figures are a reflection of the low value of the structures in the Union Academy Neighborhood. These figures also could indicate a drastically different economic status for the residents of the planning area, compared to the residents of the City as a whole, based on home values and the costs of renting.

A detailed analysis of the values of residential structures in the Union Academy Neighborhood was conducted to determine where improvement priorities should be focused. The details of this analysis can be seen in Appendix B. This analysis included an inventory of built residential lots on a block by block basis according to their just value (as supplied by the Pinellas County Property Appraiser's Office) and their size. This allowed the Steering Committee to determine which lots and blocks in the Union Academy Neighborhood had the lowest median value. Of the 45 blocks in the Union Academy Neighborhood, the five having the lowest median value were selected as the top priority blocks for renovation and rehabilitation of existing homes, or other programs to be identified in the Recommendations section of this Plan.

According to the Department of Community Affairs Agency Strategic Plan for FY 1995-96 Through 2000-01, renters typically pay a higher percentage of their gross income for rent and electricity than owners. This may be accounted for in part due to the fact that a large proportion of very low-income households are renters. A 1991 study by the Florida Housing Finance Agency documents that 52% of all very low-income households in Florida are renter households. According to the 1990 US Census of Population and Housing, the median rent of homes in Florida was \$402. When combined with taxes, insurance costs, and utilities for renters, this housing is out of reach of many Florida households, including many residents within the Union Academy Neighborhood.

## ISSUES

- ▶ *The City's mean housing value is more than two and a half times higher than that of the neighborhood's.*
- ▶ *Housing in the Union Academy Neighborhood appears very affordable, however this may be an indication of the low value of the structures.*
- ▶ *Low rental figures are an indication of very low income for the residents of the Union Academy Neighborhood.*

### 3. Type

The housing stock in the Union Academy Neighborhood is quite different from that in the remainder of the City. The neighborhood has a total of 645 dwelling units, 245 (38%) of which are single family residences and 400 (62%) that are multi-family. Whereas the remainder of the City has 8,471 dwelling units, 1,690 (58%) of which are single family. This shows that the majority of the Union Academy Neighborhood's housing is in multi-family type units, a significantly higher percentage than the remainder of the City.

**Table 6. Housing Types**

	Union Academy Neighborhood	Remainder of City	Total
Single Family	38% (245)	58% (4875)	56% (5,120)
Other	62% (400)	42% (3596)	44% (3,996)

Note: based upon 1990 Census Block Data

Some possible reasons for this are the high number of public housing units within the planning area, the inclusion of the Tarpon Woods Apartments in the planning area (150 units), and the high allocation of multi-family zoning (Residential Multi Family - RM15) within the planning area, which lends itself to more multi-family housing units, as opposed to single family. One conclusion that may be reached through further analysis of this data is that a shift in the current land use and zoning may need to occur to help increase the number of single family homes within the neighborhood. This issue is discussed further under the Land Use section below (section C).

#### ISSUES

- *Multi-family structures in the Union Academy Neighborhood outnumber single family structures by almost 2 to 1.*

UNION ACADEMY  
NEIGHBORHOOD  
PLANNING AREA  
Tarpon Springs



SCALE 1" = 600'  
DATE: 11-24-1997

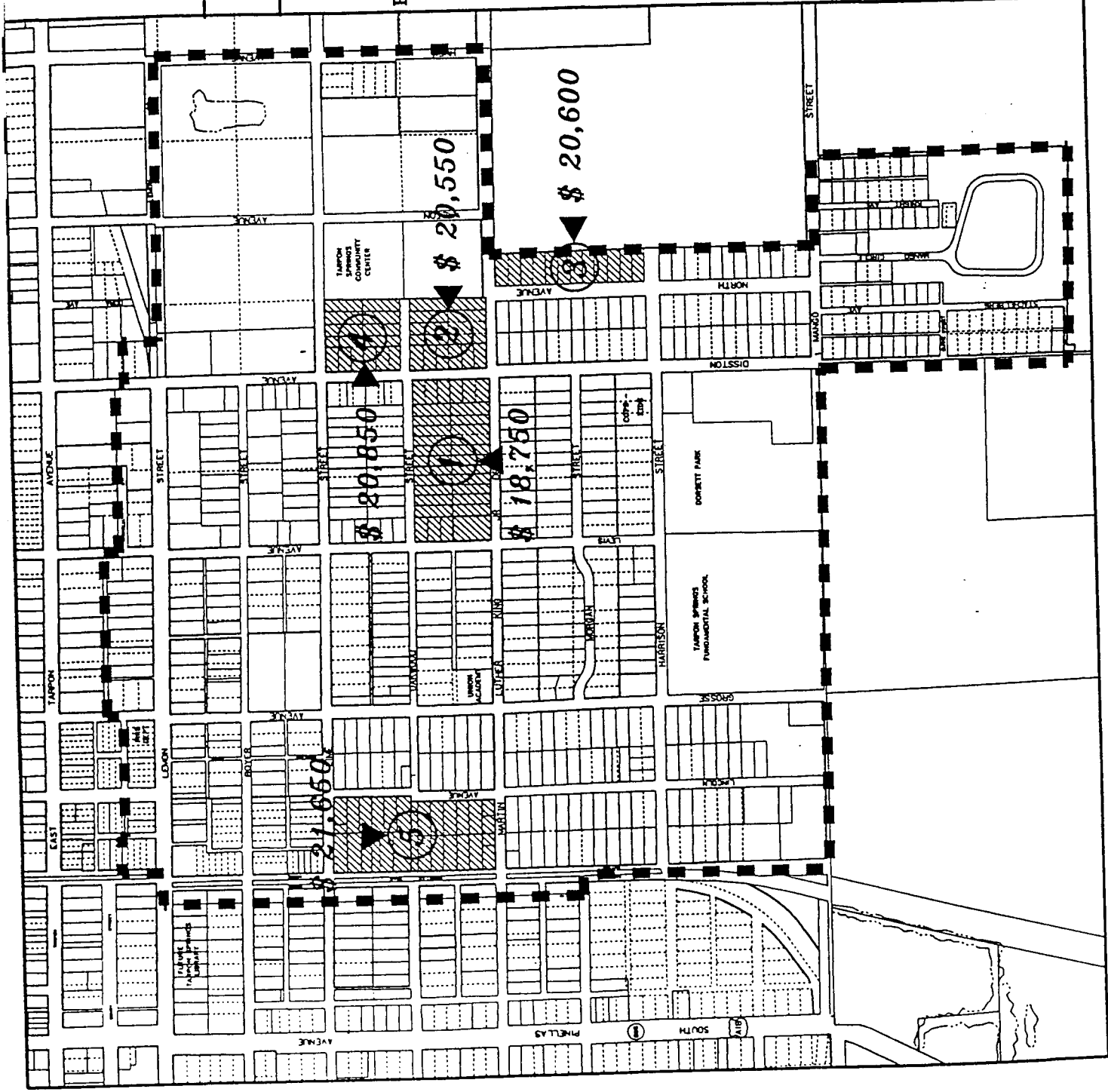
RESIDENTIAL STRUCTURE  
IMPROVEMENT  
PRIORITIES

MEDIAN RESIDENTIAL  
VALUE

MAP # 4

PREPARED FOR  
PINELLAS PLANNING COUNCIL  
GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

Pinellas County Property Appraiser's Office  
Pinellas County, Florida  
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#### 4. Zoning Regulations

The Union Academy neighborhood has many strengths but there are negative signals when one compares housing condition, owner vs. renter differences and residential valuation with the balance of Tarpon Springs.

A traditional zoning response to these phenomena has been to allow higher residential densities and more intensive commercial districts. This is, in part, a reflection on existing small lot sizes and commercial end users but it may also signal a desire for redevelopment in the form of apartment complexes and new shopping centers. During the Urban Renewal Era (1955-72), local government sometimes went beyond increased zoning density/intensity and used its power of eminent domain to assemble large parcels which were in turn sold to developers. One notable drawback to that era was the massive dislocation of poor, often minority, people from traditional neighborhoods. Relocation policies of Federal funding sources and better political organization on the part of local citizens have drawn that era to a virtual close.

An analysis of the existing zoning pattern of the Union Academy Neighborhood reveals that multiple family residential zoning is the predominant district with two-thirds of the neighborhood's land area found in that zoning district.

**Table 7. Zoning District Acreage Distribution Schedule**

Zoning District	Gross Acres	%	Net Vacant Acres
RM-15	136.85	66.2	26.3
RM-7.5	19.09	9.3	4.5
GB	04.42	2.2	1.2
IB	13.39	6.6	4.3
RO	06.95	3.3	-0-
PTC	02.64	1.4	1.1
NB	00.26	.01	0.1
R-100	02.86	1.4	-0-
A	19.64	9.6	1.8
TOTAL	206.10	100.0	39.3

This large amount of high density acreage can work against the increase in property values because it creates a disincentive for property owners to maintain single family homes if the lot is perceived to have more value as vacant property to be combined with adjoining parcels for the construction of

multi-family dwellings. Intensifying zoning categories can work against the renaissance of traditional neighborhoods. The history and charm, investment opportunity and freedom from deed restrictions which attract many people in the first place are jeopardized by clearance and large scale rebuilding efforts.

For the most part, the Union Academy Neighborhood is subdivided for single family development with typical lot widths of 50-60 feet. For lots zoned Residential Multifamily (RM), the City of Tarpon Springs requires a minimum 7,000 square feet of lot area and will only permit the development of a lot which does not meet the minimum area or width (60 feet) if the following circumstances are present:

1. It is a lot of record; and
2. It is not part of a contiguous series of two or more lots and has been in such individual ownership since the effective date of the zoning code (August, 1976).

Property owners of multiple lots must develop larger single family homes or opt for multi-family development. If a single lot does meet the above criteria, the single family home must comply with setbacks (25' front - 7.5' side - 20' rear) which are based on lot sizes and suburban development patterns not common to the subject area or consistent with existing structures. This does not promote the development of owner-occupied single family homes.

## ISSUES

- ▶ *Multi-family zoning, as the predominant zoning district, promotes the construction of large lot single family or multi-family structures.*
- ▶ *Single-Family residential property adjoining commercial and multi-family residential property does not have adequate buffering.*
- ▶ *The City of Tarpon Springs will only permit the development of lots not meeting the minimum area or width specified by the zoning district if the lot was in single ownership at the time of Land Development Code Adoption.*
- ▶ *Actual density is considerably lower than 15 units per acre. This results in "paper" units and populations that are projected, but never occur.*

## C. Land Use



The Countywide Future Land Use Plan (FLUP) Map depicts the maximum allowable range of uses over time. This document was used to analyze future land use categories in the Union Academy Neighborhood for two reasons: 1) the City of Tarpon Springs FLUP Maps are consistent with the Countywide FLUP Maps; and 2) numerical data can be obtained from the computer files that exist for the Countywide FLUP Maps where none currently exists for the City's FLUP Maps. Table 8 depicts these Countywide FLUP Map categories and their corresponding acreages (also see Map 5). Table 9 depicts the existing uses of land within the neighborhood (also see Map 6).

COUNTYWIDE  
FUTURE LAND USE MAP  
UNION ACADEMY  
NEIGHBORHOOD  
PLANNING AREA

Tarpon Springs

SCALE 1" = 600'  
DATE: 12-14-1997



LEGEND

- RESIDENTIAL
- RESIDENTIAL UPRAN
  - RESIDENTIAL MEDIUM
- MIXED USE
- RESIDENTIAL/OFFICE GENERAL
- COMMERCIAL
- COMMERCIAL NEIGHBORHOOD
  - COMMERCIAL GENERAL
- INDUSTRIAL
- INDUSTRIAL LIMITED
  - INDUSTRIAL GENERAL
- PUBLIC/SEMI-PUBLIC
- RECREATION/OPEN SPACE
- INSTITUTIONAL

MAP # 5

PREPARED FOR  
PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH



\*Note: Color version available @ meeting

**THE UNIVERSITY OF CHICAGO**



\*Note (color version available @ meeting)

**Table 8. Acreage (Countywide Future Land Use Plan (FLUP) Categories)**

Acreage	Category
103.27 (60%)	Residential Medium-RM
34.55 (20%)	Residential Urban-RU
<b>137.82 (80%)</b>	<b>Sub-Total</b>
9.42 (5%)	Institutional-I
8.81 (5%)	Commercial General-CG
6.72 (4%)	Industrial Limited-IL
6.25 (4%)	Recreation/Open Space-R/OS
3.66 (2%)	Residential/Office General-R/OG
.22 (<1%)	Commercial Neighborhood-CN
.14 (<1%)	Industrial General-IG
<b>35.22 (20%)</b>	<b>Sub-Total</b>

Source for Both Tables: Pinellas County Property Appraiser's Office

Table 9 does not include vacant land

**Table 9. Existing Land Uses**

Acreage	Category
	<b>Residential</b>
44.22 (26%)	Single Family
15.02 (9%)	Apartments (50 units or more)
4.16 (2%)	Duplex/Triplex
1.02 (<1%)	Apartments (10 to 49 units)
<b>64.42 (38%)</b>	<b>Sub-Total</b>
	<b>Commercial/Office</b>
1.75 (1%)	Office
1.06 (<1%)	Mini-Storage Warehouses
0.53 (<1%)	Repair Service Shop
0.79 (<1%)	Single Building/liquor Store
0.52 (<1%)	Restaurants/Fast Food
<b>4.65 (3%)</b>	<b>Sub-Total</b>
	<b>Industrial</b>
3.87 (2%)	Manufacturing/Warehouse
0.52 (<1%)	Other
<b>4.39 (3%)</b>	<b>Sub-Total</b>
	<b>Public/Semi-Public</b>
36.22 (21%)	City/County Government (Mango Circle)
9.43 (6%)	Public County Schools
6.52 (4%)	Churches (including schools)
4.54 (3%)	Nursing Homes
0.64 (<1%)	Lodges, Union Halls, Etc.
0.37 (<1%)	Electric Power Companies
<b>57.72 (34%)</b>	<b>Sub-Total</b>



## 1. Residential Land

The residential future land use category makes up approximately 80% (76% of existing land uses) of the total acreage for the Union Academy Neighborhood. The remaining 20% for non-residential future land use categories (24% for existing non-residential land uses), a large proportion, would indicate that many residential uses are impacted by encroachment of non-residential uses especially since adequate buffers between the two do not exist. A review of the percentages for existing land uses indicates that approximately 4% of the neighborhood's non-residential uses do not directly conform with the City of Tarpon Springs Future Land Use Plan, thereby furthering the potential for non-residential uses to have a negative effect upon nearby residential uses.

A detailed review of the residential land use categories reveals that the majority of the planning area is included in the RM - Residential Medium (15 units/acre) land use category. Of the total residential land use category acreage (approximately 138 acres) 75% is in the higher density RM category, while 25% is in the lower density RU - Residential Urban (7.5 units/acre) land use category. A review of the existing single family uses in these two categories reveals that 79% of the single family structures (194 units) occur in the RM land use category. Although the RM land use category does not discourage single family construction, as can be seen by this high proportion of single family structures, it does have the effect of encouraging the construction of multi-family structures. Since multi-family structures comprise 62% (400 units) of the residential structures in the Union Academy Neighborhood and since their vacancy rates are high, it may be necessary to begin to discourage their construction by lowering permitted residential density. This strategy, coupled with others to be developed during the next section (Neighborhood Plan Recommendations and Implementation Strategies), should be used to increase the number of single family homes in the neighborhood and discourage the provision of any additional multi-family construction in areas where they are not compatible with surrounding uses.

The majority of the multi-family structures occur in this higher density (RM) category as opposed to the RU category. However, this has not precluded multi-family structures from being built in the RU land use category. The Mango Circle housing development, containing 61 units, as well as other multi-family structures, are in this RU category. The large proportion of multi-family structures in the RU category can be partially attributed to the Tarpon Springs Land Development Code which allows multi-family structures to be built in the RU category at 7.5 units/acre, as long as there is a minimum of 10,000 square feet of area in the development parcel.

Additionally, a review of existing land uses in the area shows that multi-family structures are scattered throughout the neighborhood. The location of multi-family structures in areas that are predominantly single family can, in some cases, de-stabilize the surrounding single family uses and discourage the construction of new single family structures.

## ISSUES

- ▶ *Non-residential uses within the Union Academy Neighborhood negatively impact single-family residential areas.*
- ▶ *A high proportion of multi-family structures exists.*
- ▶ *A large number of multi family structures exists in the Residential Urban (7.5 units/acre) category even though the allowable density is lower than the Residential Medium (15 units/acre) category. This may be due to the Tarpon Springs Land Development Code allowing multi-family structures in the Residential Urban category.*
- ▶ *Multi-family structures are permitted to locate next to single family structures with only a landscaping buffer separating the two. Multi-family structures are not reviewed for compatibility with adjacent and nearby parcels to ensure that they do not de-stabilize the area.*

## 2. Commercial Land

Within the Union Academy Neighborhood, 9 acres (5%) have a commercial land use category. Of this number, 3 acres (33%) are currently vacant. The commercial lots are narrow and have inadequate access to adjacent roadways. Also, considerable vacant and built commercial acreage exists immediately adjacent to the planning area to the west between Safford Avenue and Pinellas Avenue and to the east towards US Highway 19 North. The expressed need for business opportunities must be counterbalanced with the corresponding desire to maintain a traditional neighborhood environment and community feel to the Union Academy Neighborhood. This can be accomplished by improving the stock of single family, owner-occupied homes, and achieving some standards for design and aesthetics to preserve the character of the area.

## ISSUES

- ▶ *Considerable vacant and built commercial acreage exists immediately adjacent to the planning area to the west between Safford Avenue and Pinellas Avenue and to the east towards US Highway 19 North.*

## 3. Recreational Land

A review of existing land uses in the Union Academy Neighborhood reveals that Dorsett Park is the largest recreational area available within walking distance of the neighborhood. This park includes a tennis court, two basketball courts, a tot lot, a baseball field, and a practice soccer field. During the initial meeting with the Citizens Committee members it was determined that Dorsett Park needed to be kept in better condition and recreation programs needed to be emphasized for the neighborhood. It should be noted that the Citizens Committee also identified Dorsett Park, as well as the Tarpon Springs Recreation Department, as assets to the neighborhood, even with the identified shortcomings.

Other recreational opportunities exist for the citizens within the Union Academy Neighborhood, including access to the Pinellas Trail (listed as an asset by the Citizens Committee), a 35 mile long recreational trail stretching from Tarpon Springs to St. Petersburg. Also, a "tot-lot" exists on Lime Street, between Levis and Gross, as well as recreational programs at the Union Academy Cultural Center.

The former Tarpon Springs landfill may contain opportunities for increased recreational activity, however this area will be further analyzed in the Tarpon Springs Comprehensive Plan.

## ISSUES

- ▶ *Conditions at Dorsett Park need to be improved.*
- ▶ *Dorsett Park does not include enough recreational programs for the Union Academy Neighborhood residents.*

## 4. Public/Semi-Public

There is a total of 57.72 acres (34%) in the Union Academy Neighborhood being utilized for public or semi-public uses, including churches, public housing units, City owned recreational areas, municipal government functions, public schools, nursing homes, county government offices, clubs & lodges, and Florida Power. This is unusually high compared with other neighborhoods in the City and can be attributed to three main land uses: Tarpon Springs Fundamental School, Dorsett Park, and the large amount of public housing within the neighborhood.

## 5. Vacant Land Analysis

Within the Union Academy Neighborhood planning area there is a total of 187 vacant lots, ten of which are owned by the City of Tarpon Springs (see Map 7 and Appendix C). This is an approximate total of 39 acres of vacant land within the planning area (see Map 6), enough to provide approximately 300 additional new residential dwelling units based upon each lot's size and the corresponding density of the parcels as shown on the Countywide Future Land Use Plan Map. These potential units include single and two-family units, triplex and quadraplex units, as well as apartment buildings with 5 or more units.

These vacant residential lots are scattered throughout the target area, which may be conducive to the construction of individual single family units, depending upon surrounding uses. There are also large cohesive tracts of vacant land within the target area which would be more favorable to the construction of traditional multi-family apartments. Table 10, Acreage in Vacant Land, depicts the current acreage of vacant land within the target area, by individual land use category.

**Table 10. Acreage in Vacant Land**

Vacant Acreage	Category
32.84 (85%)	Vacant Residential (166 lots)
3.19 (8%)	Vacant Commercial (8 lots)
0.81 (2%)	Other Residential (4 lots)
0.61 (2%)	Vacant Industrial (4 lots)
0.58 (2%)	Vacant Institutional (3 lots)
0.52 (<1%)	Vacant Condominium (1 lot)
0.28 (<1%)	Vacant Church (1 lot)
38.55 (100%)	Total

Note: based upon Pinellas County Property Appraiser's Office data

## ISSUES

- ▶ *A large portion of the Union Academy Neighborhood is vacant, including 10 lots owned by the City of Tarpon Springs.*
- ▶ *The potential to construct up to 300 residential units on vacant lots exists within UAN.*
- ▶ *The large lot width requirements for construction of single family homes generally represent an impediment to the construction of infill single family housing.*

## D. Transportation



### 1. Transit Availability

Public transportation in the City of Tarpon Springs is provided by the Pinellas Suncoast Transit Authority (PSTA). There are currently four PSTA routes serving Tarpon Springs. Two of these routes are commuter routes that provide express service between the City and major employment centers in Pinellas County. While each of these routes is explored in more depth in the second phase of this Plan, below is an overview of the service areas of each route.

PSTA Route 19 is a north-south route providing local fixed route service between Maximo Plaza in South St. Petersburg to the Tarpon Mall. It serves a variety of shopping locations in the county, as well as educational sites, and recreation sites. Route 66 provides local fixed service from the Sponge Docks through downtown Clearwater to Indian Rocks Beach. This route is oriented toward residents living along Alt. US 19 and offers limited service to employment centers in Tarpon Springs and northern Pinellas County. Route 94 offers express commuter service between Tarpon Springs and the General Electric Plant on Bryan Dairy Road. Route 93 offers express commuter service between Tarpon Springs and the Hercules Plant and MCI Telecommunications in Clearwater.

## Tarpon Springs

SCALE 1 - 100  
DATE 14-MAR-1967



**INVENTORY  
OF  
CITY OWNED LOTS**

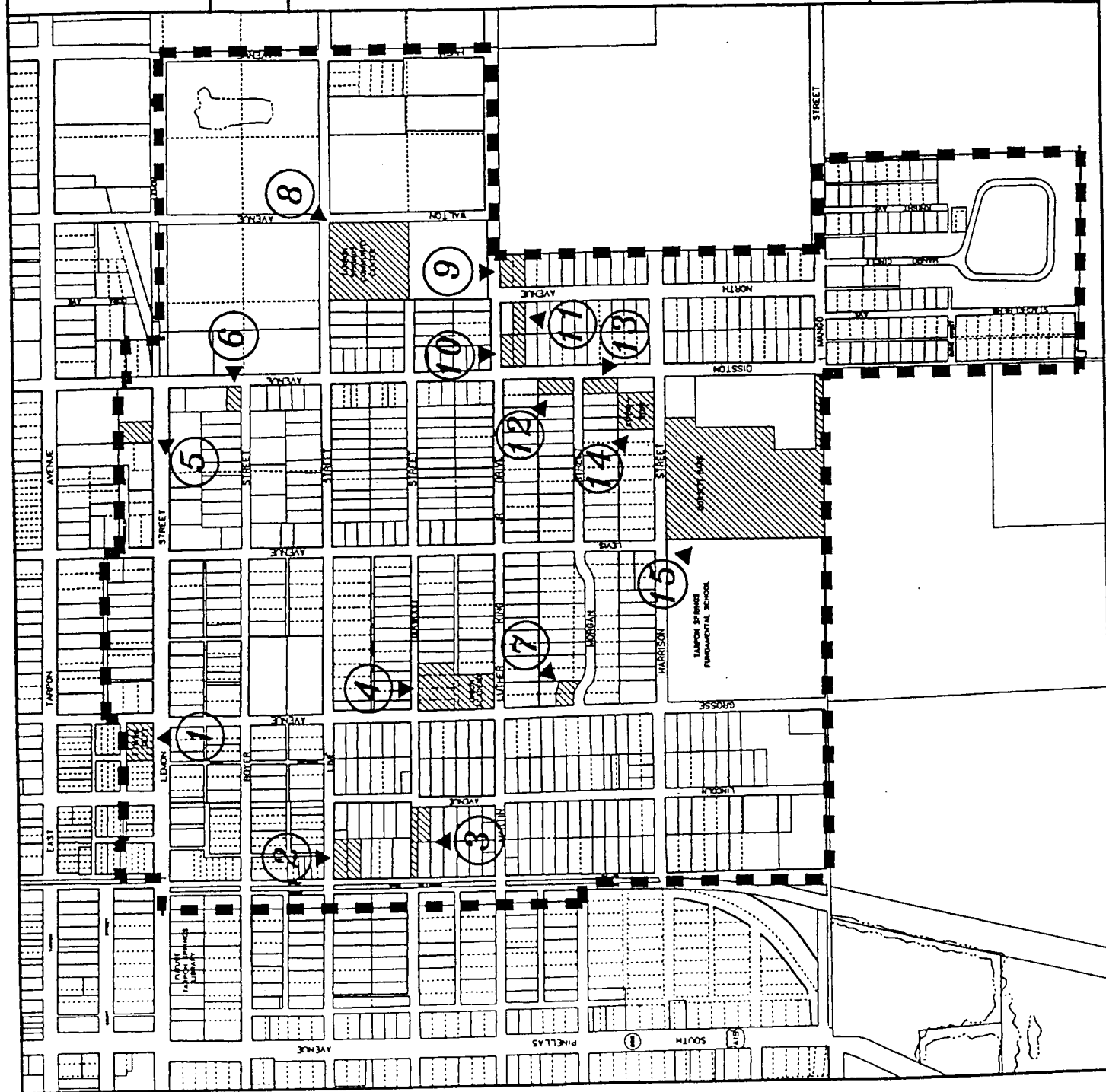
MAP # 7

PREPARED FOR  
PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER

JIM SMITH

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## 2. Quality of the Transit Network

The public transportation routes available within the City of Tarpon Springs offer regular service to educational, recreational, shopping, and employment facilities in various areas of Pinellas County, with the exception of St. Petersburg Junior College and the Innisbrook Resort. However, the local access to these fixed route transit services from within the Union Academy Neighborhood planning area is limited. Distance to and location of stops along US 19 may be prohibitive for regular use by residents within the planning area. Further analysis of current transportation conditions may result in a recommendation to amend the current fixed route service to include stops within or closer to the Union Academy Neighborhood.

The economic and social conditions which prevail in the Union Academy Neighborhood have a direct effect on the extent to which residents are able to afford individual automobiles. Hence, there is a heavy dependence on public transit within the Union Academy Neighborhood. Residents within the neighborhood rely on the Pinellas Suncoast Transit Authority (PSTA) for transportation to and from places of employment, education, shopping, and recreation.

One recurrent issue among the residents is that PSTA service to two potential employment destinations—Innisbrook Resort and the St. Petersburg Junior College, an employment and educational destination—is limited by the current layout of transit Route 19 and Route 66. Although these routes provide access to Klosterman Road and US Alternate 19, due to a lack of transit stops nearer to these two locations, residents using public transit to arrive at either the resort or the college must walk 1/4 to 1/2 mile to complete their trip.

### ISSUES

- ▶ *Transit stops are outside of the Union Academy Neighborhood, out of reach for many residents.*
- ▶ *The PSTA bus routes do not travel close enough to St. Petersburg Junior College or Innisbrook Resort, major educational and employment attractors of Union Academy Neighborhood residents.*

## 3. Circulation

Outside the boundaries of the Union Academy Neighborhood, three State principal arterial roadways serve the area: US Highway 19, US Alternate 19 (Pinellas Avenue), and Tarpon Avenue (minor arterial). Within the Union Academy neighborhood, most roads are classified as local, with the exception of Martin Luther King, Jr. Drive, and Safford Avenue, which are minor City collectors.

The City's Traffic Circulation Element states that Martin Luther King, Jr. Drive is a two-lane undivided roadway with a capacity of 530 peak hour trips. The 1994 peak hour volume was 491 trips, resulting in a level of service (LOS) of "C" (acceptable). The projected LOS for this roadway is "C" for 1995 and the year 2000. No traffic related improvements are scheduled within the Union

Academy Neighborhood up to the year 2000.

The Pinellas County Metropolitan Planning Organization's (MPO) Long Range Highway Plan (2015 Plan) indicates the following road improvements between 1996-2015:

**Table 11. 2015 Long Range Highway Plan**

Roadway	From/To	1996	2005	2006	2015
Meres Blvd	US A19 to US 19	2 LU	4 LU		
Disston Ave.	Tarpon Ave. to Klosterman Rd.			2 LU	2 LD
Lemon St.	US A19 to Safford Ave.			2 LU	2 LO
Safford Ave.	Lemon St. to Live Oak			2 LU	2 LO

L=lanes, U=undivided, D=divided, O=one way

The extensions of Meres Blvd. and Disston Ave. shown in the 2015 Plan are not listed as a need in the City's updated Traffic Circulation Element (its analysis ends in the year 2000), but the 2015 Plan indicates that the City will be responsible for the funding of the improvements to Meres Blvd. and Disston Ave. The scheduling of these roadways for improvement appears to be an error and they are included in the 2015 Plan based upon the previous City Traffic Circulation Element.

In addition, should Meres Blvd. and Disston Ave. extensions be discussed in the future, they should be reviewed closely for their potential impacts upon the Union Academy Neighborhood, in addition to the normal traffic flow analysis conducted. These two roadways have the potential to disrupt the Union Academy Neighborhood and to divide a neighborhood which currently exhibits cohesiveness.

The Tarpon Springs Housing Authority, in conjunction with the City, is working to prevent outside motorists from cruising the Mango Circle area by barricading the southern section of the circle. This is a Crime Prevention Through Environmental Design principal directed at reducing the illegal drug activity in the area and making it a safer place for Mango Circle residents.

## ISSUES

- ▶ *The improvements to Lemon Street and Safford Avenue, as shown on the MPO's 2015 Plan, may have a positive impact upon the neighborhood's non-residential uses by promoting economic development of the area.*
- ▶ *These same improvements have the potential to have a negative effect on the Pinellas Trail, which traverses the west side of the Union Academy Neighborhood, by disrupting its flow and possibly causing the need for its relocation or retrofit.*
- ▶ *The Meres Blvd. and Disston Ave. extensions shown in the MPO's 2015 Plan are not listed in the City's Traffic Circulation Element as a "need" and should be reviewed to ensure that there is not an error in their listing.*
- ▶ *If Meres Blvd. or Disston Ave. are ever extended they should be reviewed closely for their impacts upon the Union Academy Neighborhood.*

## E. Infrastructure



### 1. Roads

The Union Academy Neighborhood has 16 different roadways built within the boundaries of the target area as shown below. The streets within the neighborhood run east-west, and the avenues run north-south. The three unbuilt "paper" streets that exist within the neighborhood are Burke Street, Stachelberg Avenue, and Knight Avenue.

❖ Lemon Street	❖ Martin Luther King Jr. Dr.	❖ Huey Avenue	❖ Levis Avenue
❖ Boyer Street	❖ Morgan Street	❖ Walton Avenue	❖ Grosse Avenue
❖ Lime Street	❖ Harrison Street	❖ Disston Avenue	❖ Lincoln Avenue
❖ Oakwood Street	❖ Mango Street	❖ North Avenue	❖ Safford Avenue

Most of the roads within the planning area are classified as local roads, with the exception of Martin Luther King Jr. Drive, which is a minor county collector maintained by Pinellas County, providing access through the neighborhood between Pinellas Avenue (US Alternate 19 North) and US Highway 19 North. The neighborhood has no cul-de-sac drives, but it has several unnamed alley-ways providing rear access to a few of the residential properties along Levis Avenue and Grosse Avenue. Circulation within the residential portion of the neighborhood is adequate with the traditional narrow streets and small turning radius at each corner having the effect of slowing traffic. Circulation near the non-residential areas, Safford Avenue and Lemon Street, is good with Lemon Street by far the widest of the two roadways. Safford Avenue does not have on street parking due to its narrow width and the center area being occupied by the Pinellas Trail. Also, because of this narrow pavement, some of the larger delivery vehicles have a difficult time maneuvering around corners, occasionally encroaching on the Pinellas Trail or corner sidewalks to complete a turn.

During the construction of the Pinellas Trail along Safford Avenue, an area that was known for its high level of illegal drug activity during the mid to late 1980's, three east-west cross streets were closed, Boyer Street, Lime Street, and Oakwood Street, in order to increase safety for the Pinellas Trail users. Another benefit has been to decrease the ease with which persons wishing to purchase illegal drugs could maneuver in the area. This was a Crime Prevention Through Environmental Design (CPTED) feature that was employed in the area to some degree of success in reducing the amount of crime along Safford Avenue.

Martin Luther King Jr. Drive (MLK) is a County maintained facility that has a moderate amount of traffic. However, even though there are a small number of automobile accidents on this street, those that do occur are severe. Additionally, MLK is crossed by pedestrians at many locations. With schools both to the north and to the south of the Union Academy Neighborhood, and major pedestrian attractors such as churches, Dorsett Park, and the Union Academy, many pedestrians cross this roadway.

#### ISSUES

- ▶ *Narrow Safford Avenue serving non-residential uses does not contain on street parking and delivery vehicles have trouble maneuvering in the area.*
- ▶ *Martin Luther King Jr. Drive has a small number of accidents, but those that do occur are severe.*
- ▶ *Martin Luther King Jr. Drive is crossed by many pedestrians.*

## 2. Sidewalks

According to the Comprehensive Plan for the City of Tarpon Springs, the City plans to incorporate sidewalks into any new developments as they are permitted. Policies 23 through 25 of the Traffic Circulation Element state that it is the City's policy to: "[r]equire the construction of sidewalks in the approvals of all new development or redevelopment;" "[a]dopt a sidewalk maintenance and construction program;" and to "require the use of pedestrian easements to schools, parks, shopping areas, and other places of activity, in the approval of all new development or redevelopment." With the exception of a maintenance program, these programs are being implemented by the City. All new structures constructed in the neighborhood are required to install sidewalks, however with so few new structures being built within the neighborhood, not many sidewalks are being installed.

An inventory of sidewalks in the Union Academy Neighborhood was completed in March of 1996 as part of this plan to determine the need for new construction or replacement of damaged sidewalks. Map 8 shows all existing sidewalks, sidewalks in disrepair, and areas needing new sidewalks. The neighborhood includes 25,410 linear feet of sidewalk out of 63,375 possible linear feet (sidewalks lining both sides of east street). As stated in the section on "Roads" above, many of the streets in the neighborhood are narrow and the total right-of-way widths in some cases are too narrow to allow the construction of four foot wide sidewalks on both sides of the street. However, there are many opportunities within the neighborhood to complete a system of sidewalks that will offer sidewalks

within a very short distance to all residents of the neighborhood. This new system of sidewalks can connect to major destinations within the neighborhood as well as destinations outside of the neighborhood.

Sidewalks are required by the Tarpon Springs Land Development Code to be four feet wide on all residential streets and five feet wide along County and State roads. Martin Luther King, Jr. Drive has an existing sidewalk on the north side that is only three feet wide, apparently due to right-of-way constraints (40 feet existing where 60 feet are the norm) . This is a major thoroughfare for the City as well as an area highly used by the neighborhood residents. Therefore, to increase the safety of pedestrians next to this heavily traveled road and to allow for additional pedestrian usage, the sidewalks along Martin Luther King, Jr. Drive should be completed from Pinellas Avenue on the west all the way to US 19 on the east.

#### ISSUES

- ▶ *Sidewalks in the neighborhood are an incomplete system that does not allow pedestrians access to major destinations inside or outside the neighborhood.*
- ▶ *Martin Luther King Jr. Dr. is a major thoroughfare that is highly used by pedestrians, but only has a three foot wide sidewalk on its north side. Also, it does not extend to US 19 N. or US Alt. 19 N.*

### 3. Street Lighting

Florida Power completed an inventory of existing street lights and flood lights both public and private. The inventory revealed that the Union Academy Neighborhood street lighting system virtually covers every possible area and meets or exceeds the City's lighting requirements. Individual lights for problem areas can still be requested by residents. The Tarpon Springs Police Department has continued to respond to such requests.

### 4. Sanitary Sewer

The City of Tarpon Springs Comprehensive Plan shows that the planning area has adequate sanitary sewer collection coverage. However, a more detailed map showing existing sewer facilities indicates that some small areas do not have access to sanitary sewer. These unserved areas have septic tanks to handle their waste and since the average age of structures in the area is high the age of the septic systems is also high. Many of these older systems may be in disrepair or no longer functioning causing contamination of groundwater and nearby wetlands.

#### ISSUES

- ▶ *Individual septic systems are old and expected to be in poor condition resulting in service disruption and possible contamination of groundwater and nearby wetlands.*



## SIDEWALK IMPROVEMENT PRIORITIES

**EXISTING**

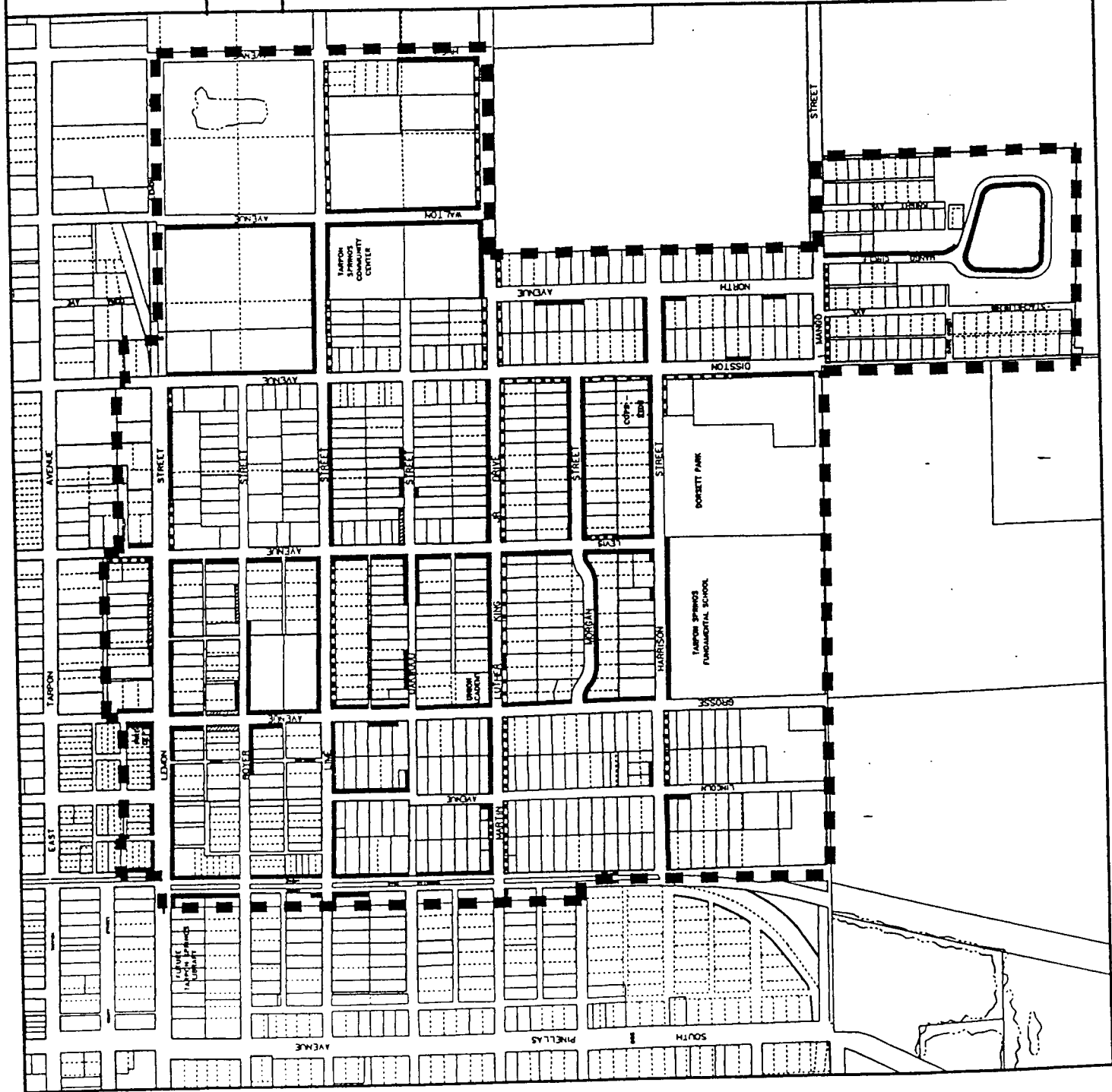
**NEEDS REPAIRING**

## PHASE I IMPROVEMENTS

MAP # 8

PREPARED FOR  
PINELLAS PLANNING COUNCIL  
GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the State of New York, for the year 1900:



## 5. Water

The City maintains three wellfields and has a "Large User Agreement" with Pinellas County for the purchase of water. Total capacity equals 4.725 million gallons/day and available capacity exists to accommodate new development in the area.

The water distribution system is adequate to meet existing domestic and fire flow demands. Fire hydrant spacing is classified as residential, non-specific and is primarily designed for single family development. The Pinellas County Community Development Department and the City have installed upgraded water mains using Community Development Block Grant funds on 16 streets within the Union Academy Neighborhood.

## 6. Drainage

The Citizens Committee identified flooding problems as one of the issues facing the neighborhood. One of the comments from the Citizens Committee was to "get a boat" when it came to getting around town during periods of heavy rain. The City completed the first two phases of a three phase Master Drainage Study that included the identification of problem areas in the neighborhood. The location of drainage facilities, their condition, and the identification of potential flood areas were included in the Stormwater Needs Assessment portion of the Master Drainage Study. The report stated that Levis Avenue, between Lime Street and Oakwood Street, contained an area with flooding problems. No inlets are located in this area although there are inlets located nearby at Levis Avenue and Martin Luther King, Jr. Drive. Localized street flooding, or standing water, occurs in this vicinity (page 5-8, Stormwater Needs Assessment). The report also stated that a low area in the vicinity of Disston Avenue and Harrison Street creates standing water. A large wetland exists to the southwest that could accept drainage from this area, but no drainage facility exists to convey drainage. Neither one of these flooding areas made the City's list of top ten improvement priorities.

### ISSUES

- ▶ *Flooding of the roadway occurs at Levis Avenue between Lime Street and Oakwood Street (adjacent to Union Academy Cultural Center).*
- ▶ *Flooding of a low area occurs on Disston Avenue south of Harrison Street.*

## F. Property Conditions



The poor condition of property within the Union Academy Neighborhood was identified in an initial meeting of the neighborhood residents as being a principal factor which reduced the aesthetic quality of the neighborhood (see Appendix A). The proliferation of trash and debris, coupled with overgrown trees and shrubs, and the overgrowth and trash accumulation on vacant land in the neighborhood were identified in the early stages of the Plan development as needing immediate attention.

## ISSUES

- ▶ *Poor condition of property reduces the aesthetic quality of the neighborhood, prevents private investment, minimizes or eliminates appreciation, and reduces others willingness to maintain their property.*

### 1. Vacant Lots

A detailed analysis of the values of vacant lots in the Union Academy Neighborhood was conducted to determine where improvement priorities should be focused. The details of this analysis can be seen in Appendix B. This analysis included an inventory of vacant lots by their just value (as supplied by the Pinellas County Property Appraiser's Office) and by their size on a block by block basis. This allowed the Steering Committee to determine which lots and blocks in the Union Academy had the lowest median value. Of the 45 blocks in the Union Academy Neighborhood (see the map in Appendix B) the five having the lowest median value were selected as the top priority blocks for construction of new homes, or other programs to be identified in the Recommendations section of this Solutions Plan.

## ISSUES

- ▶ *The large extent of vacant land within the planning area contributes to the lower property values for the Union Academy Neighborhood.*
- ▶ *Overgrown vacant parcels represent a large portion of the code enforcement action within the Union Academy Neighborhood.*

# UNION ACADEMY NEIGHBORHOOD PLANNING AREA

Tarpon Springs



SCALE 1" = 500'  
DATE: 14-MAR-1997

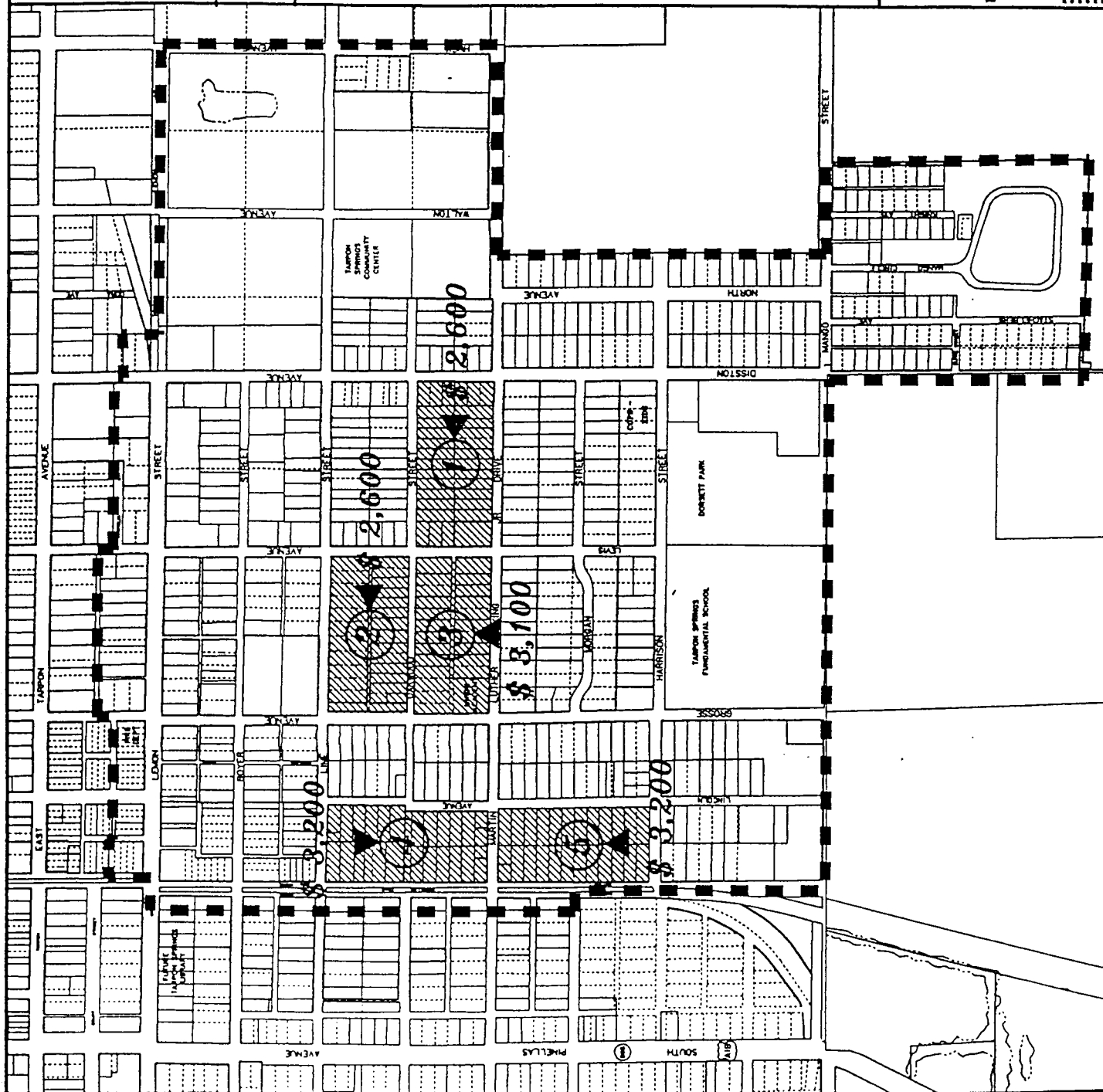
VACANT LOT  
IMPROVEMENT  
PRIORITIES

MEDIAN VACANT VALUE

MAP # 9

PREPARED FOR  
PINELLAS PLANNING COUNCIL  
GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

Prepared by James W. Smith, Registered Professional Surveyor  
Pinellas County Property Appraiser, All Rights Reserved.  
This map is a planning document and is not intended to be used for legal purposes. It is not a warranty of any kind and is not to be used as such. It is the responsibility of the user to verify the accuracy of the information contained herein. The information contained herein is for informational purposes only and is not to be used for any other purpose. The information contained herein is not to be used for any other purpose. The information contained herein is not to be used for any other purpose.



## 2. Assessed Values

There is a total of 523 parcels in the target area. The total value of these parcels, based on the 1995 property tax assessment, is \$26,592,000. The average value of each parcel is \$50,745. The median value is approximately \$16,000. Table 12 highlights the overall property values for the neighborhood, and the number of parcels which fall into the various ranges. It is clear that the majority of the parcels fall closest to the average, with 132 parcels valued at under \$5,000, and 107 parcels valued between \$20,000 and \$29,999.

**Table 12. Values for Planning Area**

Value Range	Number of Parcels	Average Value
less than \$5,000	132	\$3,209
\$5,000-9,999	55	\$6,571
\$10,000-19,999	79	\$16,230
\$20,000-29,999	107	\$24,613
\$30,000-39,999	52	\$34,454
\$40,000-49,999	22	\$43,645
\$50,000-59,999	21	\$54,476
\$60,000-69,999	8	\$66,825
\$70,000-79,999	12	\$74,442
\$80,000-89,999	3	\$86,400
\$90,000-99,999	1	\$95,900
\$100,000-149,999	10	\$112,050
\$150,000-199,999	9	\$181,600
\$200,000-299,999	3	\$264,767
\$300,000-499,999	3	\$375,517
\$500,000-999,999	2	\$711,400
\$1,000,000-2,500,000	4	\$2,169,600

Note: Based upon Pinellas County Property Appraiser's Just Values.

## 3. Code Violations

The visual characteristics of the Union Academy neighborhood include both well-maintained, occupied homes, free from trash and refuse, and uninhabited properties, covered in overgrown trees



and shrubs, and littered with garbage and debris. It is a common complaint among the concerned and involved residents of the Union Academy Neighborhood that these properties are an eyesore, and that despite consistent reports of code violations to the City, the vacant properties go unchanged.

A presentation by the code enforcement office of the City served well to inform the residents of the procedure undertaken to address reports of code violations. The City issues a citation to the property owner, giving notice that the violation must be rectified, or a charge will be assessed. If enough citations go unanswered, the City will eventually assess the property with a lien, until such time as the fines are paid. The City does not, in any case, clean the property for the property owner. This is the responsibility of the landowner, and to some extent, of the community at large.

The City code enforcement records were evaluated for the period January, 1994 through January, 1996. The analysis did not indicate a marked increase in the number of violation complaints for the Union Academy Neighborhood in comparison with the City as a whole. Notwithstanding the relative frequency of complaints, it was noted that a greater number of visible violations were present within the Union Academy Neighborhood.

During the stated two year period, there were 91 violations cited. Four streets account for nearly two-thirds of all violations as follows:

<u>Street</u>	<u>Number (% of all complaints)</u>
Lincoln Ave.	23 (25%)
Oakwood St.	15 (15%)
MLK Jr. Dr.	11 (12%)
Boyer St.	10 (11%)

The predominate violation type involved accumulation of trash and debris and overgrowth of weeds and grass as follows:

<u>Street</u>	<u>Number (% of all complaints)</u>
Debris	32 (35%)
Overgrowth	27 (30%)
Inoperative Vehicles	17 (19%)
Dilapidated Structures	10 (11%)
All Others	5 (5%)

The data indicates that code enforcement violations are generally concentrated in several blocks and are of the nature that are relatively easily corrected. Furthermore, the lower level of complaints may indicate that the residents may not be aware of the code requirements and restrictions.

## ISSUES

- ▶ *A review of the neighborhood indicates a greater number of code violations when compared to the City as a whole.*
- ▶ *Many of the code violations are of the type that are easily corrected.*

## G. Economy



### 1. Income Levels

A comparison of the 1990 Census data for the City of Tarpon Springs to the Union Academy Neighborhood shows significant differences indicating that the income level of the residents of this neighborhood is below that of the City as a whole. Table 13 below shown annual income of residents within the Union Academy Neighborhood who responded to the Community Survey Report completed in June 1996 by the Florida Community Opportunity Partnership Center and the Small Business Development Center at the University of South Florida.

**Table 13. Incomes**

Income Range	Percentage of Respondents
\$0 - 9,000	32.4%
\$10,000 - 19,000	35.3%
\$20,000 - 24,000	10.3%
\$25,000 - 29,000	7.4%
\$30,000 - 34,000	5.9%
\$35,000 - 39,000	2.9%
\$40,000 and over	5.9%

## ISSUES

- ▶ *The Union Academy Neighborhood residents are experiencing poor economic conditions with respect to income.*

### 2. Local Businesses

There are twenty-one businesses located within the Union Academy Neighborhood, most of which are located at the perimeter of the neighborhood. The majority of these businesses are construction and manufacture/fabrication type businesses with over 1,000 square feet of space and few employees who are from the neighborhood. There are 73 employees who work within the planning area

businesses, however, only 16 reside within the neighborhood. The employer with the highest number of employees from the neighborhood is Greenscape, a landscape and lawn service company located on Safford Avenue (see Appendix G).

Generally, residents have to travel outside of the neighborhood for most of their services, such as: coin laundries, food, clothing, toiletries, household items, furniture, and gift items. However, there are seven businesses located within the interior of the neighborhood serving some of these needs. They are owned by African-Americans and are usually operated by family members. They provide needed services and products such as barber cuts, auto repair, ice cream, and ethnic products and clothing. There are also three African-American businesses located along the Pinellas Trail, two of which are closed at present.

The majority of the neighborhood businesses do not benefit from, and are not affected by, the Tarpon Springs tourist industry. Tourist traffic is generally attracted to more popular areas like Tarpon Avenue (the Downtown) and the Sponge Docks. Businesses could be developed along the Pinellas Trail that serve Pinellas Trail users, tourists, and residents alike.

Vacant land for commercial use is available within the neighborhood along Safford Avenue and just west of the neighborhood between Safford Avenue and Pinellas Avenue. Opportunities for low interest minority business loans for retail, manufacturing and home-based business opportunities need to be developed.

## ISSUES

- ▶ *Businesses could be developed along the Pinellas Trail that serve Pinellas Trail users, tourists, and residents alike.*
- ▶ *Vacant land for commercial use is available within the neighborhood along Safford Avenue and just west of the neighborhood between Safford Avenue and Pinellas Avenue, along Lemon Street, and on Lincoln Avenue.*

## H. Education



### 1. Access to Schools and Other Educational Facilities

There are four schools for children to attend through grade twelve in the City of Tarpon Springs: Tarpon Elementary, Tarpon Middle, Tarpon Fundamental, and Tarpon Senior High. Children are transported by the Pinellas County School District Transportation Department to all but the Tarpon Fundamental School and Tarpon Elementary. According to the County school district's Board of Transportation, some are bussed to schools in other parts of the County to help achieve federally mandated racial balances.

St. Petersburg Junior College has a branch campus located in proximity to the Tarpon Springs area, accessible via Pinellas Suncoast Transit Authority Route 19. Pinellas Technical College (PTEC) in

Clearwater is also accessible via this route, however both schools can be difficult to reach without improved PSTA buses. Among its other course offerings, PTEC offers adult education courses, as well as goal setting classes, and parenting classes for teen parents.

## ISSUES

- ▶ *Union Academy Neighborhood residents can experience difficulty accessing SPJC or PTEC using the PSTA bus system.*

## 2. Educational Attainment

According to the 1990 U.S. Census, there is a significant proportion of the population within the neighborhood with an educational attainment level of 12th grade or lower. Approximately 26% of the residents sampled have an education level of less than the 9th grade; 28% have a high school education but no diploma. Twelve percent of the residents sampled have attended some college, but only 5% have received an associates degree and 7% have a graduate or professional degree.

The table below highlights the differences in educational attainment of a sampling of persons aged 25 and older and aged 18 and older who live in the Union Academy Neighborhood census tract area:

**Table 14. Educational Attainment (Sample)**

Education	Percent of Persons in the neighborhood
Less than 9th Grade	26%
9th-12th Grade, no Diploma	28%
Some College, no Degree	12%
Associates Degree	5%
Graduate or Professional Degree	7%

Source: 1990 US Census

It is possible that targeting the group of people who have at least attained the 9th - 12th grade education level but who have not received a diploma and encouraging the completion of their educational training, could have a positive impact on the economic conditions of those individuals, specifically, and the neighborhood, generally.

## ISSUES

- ▶ *28% of the residents sampled within the Union Academy Neighborhood have a high school education but no diploma.*

## I. Public Safety



### 1. Fire Service/Protection

The Tarpon Springs Fire Department operates their main station from within the Union Academy Neighborhood on Lemon Street. Therefore, response times are excellent to the neighborhood. Also, fire related facilities are in good condition, including the new water mains installed by the City with funding provided by Pinellas County Community Development. Water flows and pressures are all within acceptable standards. No issues were identified for fire safety within the neighborhood.

### 2. Police Service/Protection

Crime has become the most significant factor affecting the health of our communities. Thirty-six percent of respondents to the 1995 Florida Policy Survey cited crime as the most important problem facing them. Quality of life surveys tell us that crime is always considered one of the top three items as it relates to the quality of life. Sixty-two percent of the respondents to the neighborhood survey agreed that the neighborhood was quiet and safe, leaving 38% disagreeing.

The Tarpon Springs Police Department has been very active in the Union Academy Neighborhood for many years. They are involved in community activities at many levels including programs for "at-risk" children, coordinating the development of community based organizations such as ACTION (Americans Committed To Improving Our Neighborhood), and implementing a comprehensive community policing program. They have identified ways to deal effectively with crime and improving the quality of life for neighborhood residents by working with the residents in trying to improve the area. The neighborhood survey showed that 84% of the respondents agreed that the community policing efforts and the Cops-n-Kids program was an asset to the neighborhood.

A summary of the issues facing the neighborhood and activities the Police Department are implementing in the neighborhood are included in their document, recently updated, called "Fear Free and United - A Community Revitalization Project." This Plan will not repeat the ideas and actions outlined in that report, but will offer additional support through the efforts as listed in Section III (Neighborhood Plan Alternatives, Solutions, Recommendations, and Implementation Strategies). Additionally, the voters of Tarpon Springs recently approved the purchase of property on the southwest corner of Lime and Huey, within the Union Academy Neighborhood, for the construction of a public safety building. This structure would house both the Police and Fire Department's main operations.

## J. Other - Rose Cemetery



The Rose Cemetery, located on Jasmine Avenue north of Tarpon Avenue, has been included in the Union Academy Neighborhood: A Solutions Plan because, even though it is not connected to the neighborhood geographically, it is connected in many other ways. The cemetery was established in



approximately 1916 as a burial site for African-Americans who lived in Tarpon Springs, since Cycadia Cemetery to the west was segregated. Rose Cemetery was later expanded to include "Potter's Field" to the east of the original site. Many Union Academy Neighborhood residents have friends and relatives buried in Rose Cemetery. There are veterans of the US Military from WWI through the Vietnam War buried in the Rose Cemetery. Additionally, the cemetery is still being used by the UAN, many residents owning burial sites and burial of African-Americans continuing to occur at Rose Cemetery.

The Rose Cemetery has had a great volunteer effort recently to address some of the maintenance problems occurring there. However, a number of issues continue to exist, even with the hard work of the volunteers and of the Rose Cemetery Board. The issues include the need for physical improvements and ongoing maintenance such as the need for landscaping and irrigation, an entrance gate, and the removal of overgrown shrubbery, trees, and exotic plants. Other issues include the need to amend the current plat to reflect existing grave sites, continued cataloging of grave sites, and additional control of cemetery records (i.e., computer cataloging and backup of records). The past encroachment of a cemetery fence into Camelia Avenue was resolved by the City when they vacated a portion of the street.

## ISSUES

- ▶ *Landscaping improvement and ongoing maintenance are needed, including irrigation.*
- ▶ *An entrance gate is needed.*
- ▶ *Computerization of records and replatting of burial sites are needed.*

### **III. Neighborhood Plan Alternatives, Solutions, Recommendations, and Implementation Strategies**

#### **A. Alternatives and Solutions**

This section of the Union Academy Neighborhood (UAN) Solutions Plan will outline recommended alternatives and solutions to be used to address the neighborhood "Issues" that were identified in Phase I of this Plan. These "Recommended Alternatives and Solutions" are intended to further explain what steps can be taken to address the issues that were raised. Also, due to the large number and complexity of issues raised in Phase I, many of the corresponding solutions will overlap from subject area to subject area (i.e., a "Housing" solution may be the same as a "Property Conditions" solution).

#### **B. Implementation Strategies**

Following the list of Recommended Alternatives and Solutions, the "Implementation Strategies" are identified that refer to the way each of the Plan recommendations should be carried out. Some of the recommended alternatives and solutions are self explanatory, but others require the identification of an agency that will be responsible for its implementation or may require explanation of how to put a specific strategy to use. Identifying specific implementation strategies should help to ensure that the Plan is utilized to the fullest and that its implementation is a joint effort that does not place the entire implementation responsibility upon one agency or person. Also, the implementing agency identified can prioritize the recommended alternatives and solutions as necessary and in some cases may be required to analyze or expand upon the recommendation to determine what is necessary to address the issues raised.

#### **C. Oversight Committee**

To ensure that the ideas and actions found in this Plan are coordinated among the responsible entities, that the Plan will be implemented in a timely manner, and that the Plan will be updated on a regular basis, it is important that a group be identified which will oversee the implementation of the Plan. The group will not be entirely responsible for the Plan's implementation, but will ensure that progress is

maintained on the Plan's Recommendations. An Oversight Committee should be formed to ensure that these tasks are completed and should include the following persons:

- Two members of the Union Academy Neighborhood Citizens Committee;
- One Rose Cemetery Board Member;
- One Citizens Alliance for Progress Board Member;
- One member of Americans Committed to Improving our Neighborhood (ACTION);
- One member of the Northern Pinellas Ministerial Alliance;
- One member of the Tarpon Springs Housing Authority Board;
- One City of Tarpon Springs Board of Commissioners member; and
- The City of Tarpon Springs City Manager or his designee.

Each member of the Oversight Committee should be chosen from their respective organizations and expect to meet, at a minimum, on a quarterly basis to review and document progress towards the implementation of the Plan, implement those items specifically attributed to them in each Implementation Strategies section, and to coordinate the update of the Plan at least once per year. The Committee should report its progress to the City of Tarpon Springs Board of Commissioners and other boards listed above on a regular basis.

## **D. Population**

### **✓ Issues Summary**

The population in the UAN has a higher percentage of younger persons than the remainder of the City and may require services such as after school care, kids programs, and sports and recreation activities. In the near future higher education programs, job training programs, and new jobs will be needed as these young people grow into adults. Trends in the neighborhood populations should be monitored, so as to avoid reduction in the number of families living in the UAN, and programs and services developed in order to retain families in the UAN. Additionally, programs and actions implemented in this Plan must be cognizant of the needs of the African-American population within the Union Academy Neighborhood.

D. Population		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>♦ The actions of agencies implementing this Plan should reflect the need to maintain or increase the number of families living in the UAN.</li> </ul>	<ul style="list-style-type: none"> <li>♦ The implementation of the Housing section of this Plan will help to maintain or increase the number of families in the UAN by providing affordable single family housing.</li> <li>♦ The implementation of the Land Use section of this Plan will also help to maintain or increase the number of families in the UAN by making the construction of single family homes much easier.</li> </ul>	High - this item should be started, as discussed in other sections, immediately after completion of this Plan.
<ul style="list-style-type: none"> <li>♦ Recreation services, after school care, and other educational programs should be offered and improved as discussed in detail in the Land Use and Education sections to follow.</li> </ul>	<ul style="list-style-type: none"> <li>♦ The Oversight Committee should meet with the Tarpon Springs Recreation Department to determine how best to offer improved recreation to the younger UAN residents, and meet with the Pinellas County School Board for the provision of targeted educational and after school programs as outlined in the Education section of this Plan.</li> </ul>	Medium - this item should be started within one year of the completion of this Plan.

## E. Housing

### ✓ Issues Summary

The UAN has a small amount of owner-occupied single family homes. Many of the homes in the UAN are more than 40 years old and compared to the remainder of the City the UAN mean housing values are much lower. Renter-occupied structures exceed owner-occupied by 3 to 1 and low rental cost figures indicate a very poor economic status for the UAN residents. Both owner and renter-occupied structures are in poor condition.

Multi-family structures out-number single family structures by almost 2 to 1. Multi-family zoning is the predominant zoning district in the UAN and promotes the construction of large lot single family and multi-family structures. The actual housing unit density in the UAN is considerably lower than 15 units per acre. This results in "paper" units and populations that are projected, but never occur.

For further information on housing programs to pursue please see Appendix D.

E. Housing		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>Ten vacant lots within the Union Academy Neighborhood are currently owned by the City of Tarpon Springs and should be made available to agencies such as Habitat for Humanity, Pinellas Homestead Project, Inc., or Tampa Bay Community Development Corporation for the provision of single family homes (see Map 7).</li> </ul>	<ul style="list-style-type: none"> <li>Request that the City consider making these vacant lots available to non-profit agencies who will construct affordable single family homes on them with a priority given to residents of Tarpon Springs or the Oversight Committee can help determine how best to utilize these.</li> </ul>	High-this item should be initiated immediately upon completion of this Plan.
<ul style="list-style-type: none"> <li>Create a new zoning district tailored for the Union Academy Neighborhood which will recognize the assets and problems of the area (see Appendix A).</li> </ul>	<ul style="list-style-type: none"> <li>Request that the City initiate a change to the Land Development Code that includes the new zoning category as found in Appendix E.</li> <li>Request that the City administration initiate the rezoning of predominantly single family properties which are currently zoned Residential Multifamily (RM-15) or RM-7.5 to the recommended R-60 single family zoning category (see Appendix E).</li> </ul>	High-this item should be initiated immediately upon completion of this Plan.
<ul style="list-style-type: none"> <li>New housing construction should be focused on the blocks identified on Map 4.</li> </ul>	<ul style="list-style-type: none"> <li>The Oversight Committee should ensure that housing construction as identified is directed to these areas.</li> </ul>	High-this item should be initiated immediately upon completion of this plan.
<ul style="list-style-type: none"> <li>Conduct a comprehensive inventory of structure conditions, such as the one completed in Winter Haven for the Florence Villa Community Development Corporation, to identify those in disrepair, but not yet dilapidated. Structures identified as in poor condition should be improved under financial assistance from the HOME or SHIP plans and take into consideration the CPTED principles discussed in Section L. Public Safety. The efforts to improve structure conditions should target areas (blocks) with the greatest need first as shown on Map 4. Structures identified as uninhabitable should be placed on the list of homes needing to be demolished. Plans for the remaining vacant lot should be developed to ensure that it does not become a nuisance and to promote its redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>The Oversight Committee should ensure that this item is completed.</li> </ul>	High - this item should be started immediately upon the completion of this Plan.

E. Housing		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>◆ Pursue sources to secure federal or state funding to assist low-income and very-low income residents acquire down-payment assistance or low interest rate mortgages through private lending institutions. Possible grant programs to focus on include: the Home Investment Partnership (HOME); Hope for Home-Ownership of Single Family Homes (HOPE); and the State Housing Initiatives Partnership (SHIP).</li> <li>◆ Pursue funding for housing rehabilitation and new construction of homes through the following programs: Homeowners Assistance, HOME, State Apartment Incentive Loan, Low-Income Housing Tax Credit, Predevelopment Loan Program, SHIP, Rental Housing Bonds, and Single-Family Bonds (FDCA). Small Communities Block Grant Program includes funds eligible for housing rehabilitation and should be implemented as described in "Implementation Strategies."</li> <li>◆ If the vacancy rates at the public housing units are a function of a need for larger units, the agency responsible for implementing this section should pursue acquiring Section-eight certificates to allow current public housing residents to move into housing units in other areas of the City. If the vacancy rate is a function of a decreased need for public housing assistance, perhaps the residents could be consolidated into fewer structures.</li> <li>◆ Conduct home-buyers seminars (six to twelve month series) for interested persons in the neighborhood so they may learn about the rewards and responsibilities of home-ownership. Create and distribute a flyer to the residents, which includes information on what's involved in completing a credit report, applying for a mortgage, getting insurance, etc.</li> <li>◆ Explore processes of financing-assistance, helping residents qualify for mortgages, perhaps in a prioritization method of first targeting those who already qualify for initial ownership, and secondly dedicating resources to those most likely to qualify, and so on, to see more immediate results. Contact organizations which provide low or no-down payment programs to qualified buyers in exchange for sweat equity in the construction. Possible organizations include Habitat for Humanity; Pinellas Homestead Project, Inc.; and Tampa Bay Community Development Corporation.</li> </ul>	<ul style="list-style-type: none"> <li>◆ The Oversight Committee should ensure that an organizational structure be developed or created with the ability to administer these programs. Examples could include the following: <ul style="list-style-type: none"> <li>- agreement with the Clearwater Neighborhood Housing Services or creation of a similar entity to include the UAN;</li> <li>- utilization of the Tarpon Springs Housing Authority to administer these items; and</li> <li>- expansion of the duties for the CAP to administer these items.</li> </ul> </li> </ul> <p>Irrespective of the particular make-up of the agency, the purpose is to create a public/private entity capable of utilizing the housing assistance tools available to the UAN. This agency may also be considered a subgrantee for the City's "Small Cities" program (part of the Community Development Block Grant program).</p> <p>After review by the Citizens Committee in February of 1997 it was determined that their preference would be that this agency be developed and operated as a community based organization.</p>	<p>Medium - this item can be started within one year of the completion of this Plan.</p>
<ul style="list-style-type: none"> <li>◆ To address the issue of inadequate buffering between single-family and multi-family uses, the City should adopt design guidelines to be enforced through the building permit and site plan review process.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Request that the City initiate a change to the Land Development Code that provides for effective buffering between uses and consider requiring multi-family uses be reviewed for compatibility with surrounding uses through the Conditional Use process.</li> </ul>	<p>Medium-this item can be started within one year of completion of this Plan.</p>



## F. Land Use

### ✓ Issues Summary

The UAN has non-residential uses scattered throughout that can have a negative impact upon adjoining single family uses. Also, a high proportion of multi-family structures exist in the UAN and they are permitted to locate next to single family uses with only a small landscaping buffer between the two. Multi-family structures are not reviewed for compatibility with surrounding uses to mitigate any negative impacts they may have.

Considerable vacant and built commercial area exists immediately adjacent to the planning area on the west which should be reviewed for the provision of goods and services for the UAN residents as opposed to converting more residential land within the UAN to non-residential.

A large number of lots are vacant in the UAN resulting in the potential to construct up to 300 residential units. Ten of these lots are owned by the City. Impediments to the construction of single family homes on these lots include the City's overly restrictive lot area and width requirements.

It was the perception of the residents present at the first neighborhood meeting that Dorsett Park does not include enough recreational programs for the UAN residents and conditions at the park need to be improved.

F. Land Use		
Alternatives & Solutions	Implementation Strategies	Priority
♦ An analysis of the UAN, including the area outside the UAN between Safford Avenue and Pinellas Avenue, should be conducted to determine what areas can be used to provide the goods and services needed by the UAN residents.	♦ The Planning and Zoning Department should analyze the suitability of vacant commercial land for alternative uses based upon transportation patterns and access, other commercial uses nearby, availability of water, availability of sanitary sewer service, stormwater facilities, and neighboring uses.	High - this item should be started immediately upon the completion of this Plan.

F. Land Use		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>◆ Create a new zoning district tailored for the Union Academy Neighborhood which will recognize the assets and problems of the area as described by a survey of the UAN citizens committee as shown in Appendix A.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Request that the City initiate a change to the Land Development Code that includes the new zoning category as found in Appendix E.</li> <li>◆ Request that the City administration initiate the rezoning of predominantly single family properties which are currently zoned Residential Multifamily (RM-15) or RM-7.5 to the recommended R-60 single family zoning category (see Appendix E).</li> </ul>	High-this item should be initiated immediately upon completion of this Plan.
<ul style="list-style-type: none"> <li>◆ To address the issue of inadequate buffering between single-family and multi-family uses, the City should adopt design guidelines to be enforced through the building permit and site plan review process.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Request that the City initiate a change to the Land Development Code that provides for effective buffering between uses and consider requiring multi-family uses be reviewed for compatibility with surrounding uses through the Conditional Use process.</li> </ul>	Medium-this item can be started within one year of completion of this Plan.
<ul style="list-style-type: none"> <li>◆ Consider the following recreation oriented items:               <ul style="list-style-type: none"> <li>- building an indoor recreation facility that serves the Union Academy Neighborhood and the remainder of the City;</li> <li>- expand the Cops &amp; Kids center to accommodate additional recreation activities and additional children;</li> <li>- request that the City plan additional recreational activities directed towards the residents of the Union Academy Neighborhood, both young and old, this can include utilization of the Pinellas Trail;</li> <li>- request that the City continue to sponsor recreational programs at the Community Center on Walton Avenue but to enhance the access to the center by Union Academy Neighborhood residents by educating them on the programs available to them. It may help to develop programs that respond to the needs of the African-Americans that live nearby; and</li> <li>- request that the City Recreation Department co-sponsor recreation programs with local churches that cater to the Union Academy Neighborhood residents needs.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>◆ The Oversight Committee should meet with the Recreation Advisory Committee to determine how best to meet these needs.</li> </ul>	Medium - this item should be started within one year of the completion of this Plan.

## G. Transportation

### ✓ Issues Summary

Transit stops are outside of the Union Academy Neighborhood, out of reach for many residents, and they do not travel close enough to St. Petersburg Junior College or Innisbrook Resort, major educational and employment attractors of Union Academy Neighborhood residents.

With respect to planned improvements to area streets, Lemon Street and Safford Avenue, as shown on the MPO's 2015 Plan, may have a positive impact upon the neighborhood's non-residential uses by promoting economic development of the area. These same improvements have the potential to have a negative effect on the Pinellas Trail, which traverses the west side of the Union Academy Neighborhood, by disrupting its flow and possibly causing the need for its relocation or retrofit. Additionally, the Meres Blvd. and Disston Ave. extensions shown in the MPO's 2015 Plan are not listed in the City's Traffic Circulation Element as a "need" and should be reviewed to ensure that there is not an error in their listing.

G. Transportation		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>♦ The Union Academy Neighborhood Oversight Committee must work closely with their PSTA representative to accomplish the following:               <ul style="list-style-type: none"> <li>- Restructure transit routes to operate along Klosterman Road, establishing stops within Innisbrook Resort and St. Petersburg Junior College;</li> <li>- Continue transit service through the Union Academy Neighborhood, taking routes down Martin Luther King Jr. Drive;</li> <li>- The Citizens Alliance for Progress should extend an open invitation to PSTA to attend CAP monthly or annual meetings to discuss transit plans affecting the Union Academy Neighborhood; and</li> <li>- Identification of initiatives at the federal and state levels which will enhance transit service in the neighborhood.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>♦ Utilize the Union Academy Neighborhood Oversight Committee to ensure that the items listed are implemented utilizing the following options:               <ul style="list-style-type: none"> <li>- work closely through the local representative on the PSTA Board to initiate necessary changes to PSTA routes;</li> <li>- contact the Bay Area Commuter Services (BACS) to determine if van pooling would work for access from the UAN to Innisbrook and SPJC; and</li> <li>- identify tax incentives for Innisbrook for the transport of employees from the UAN to Innisbrook.</li> </ul> </li> </ul>	High - this item should be started immediately upon the completion of this Plan.
<ul style="list-style-type: none"> <li>♦ The one-way pair of Safford Avenue with Pinellas Avenue is no longer feasible since the Pinellas Trail was constructed in the center of Safford Avenue. The economic development of the area will be enhanced by neo-traditional redevelopment, not development that can commonly be found along US 19 or Alternate US 19.</li> </ul>	<ul style="list-style-type: none"> <li>♦ The Planning and Zoning Department should study alternatives to the one way pairing of Safford Avenue and process an amendment through the Pinellas County Metropolitan Planning Organization to delete the item from their five year Transportation Improvement Plan.</li> </ul>	Medium - this item should be started within one year of the completion of this Plan.

G. Transportation		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>♦ The Meres Boulevard &amp; Disston Avenue roadway extensions shown on the Metropolitan Planning Organization 2015 Plan are not listed in the City's Traffic Circulation Element as a "need" and should be reviewed to ensure that there is not an error in their listing. The City should re-evaluate these segments during the 1997 update of the Comprehensive Plan.</li> </ul>	<ul style="list-style-type: none"> <li>♦ Request that the Planning and Zoning Department process an amendment through the Pinellas County Metropolitan Planning Organization to delete the extensions of Meres Blvd. and Disston Avenue from their five year Transportation Improvement Plan.</li> </ul>	Low - this item should be started within one year of the completion of this Plan.
<ul style="list-style-type: none"> <li>♦ If Meres Blvd. or Disston Avenue are ever extended, these extensions should be reviewed closely for their impacts upon the Union Academy Neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>♦ Future analysis should occur within the Comprehensive Plan update process that considers the UAN when making roadway improvement decisions. The Oversight Committee should be notified of the decision making process so that they can best determine what the needs of the UAN residents will be.</li> </ul>	Low - this item would begin if and when Meres or Disston are proposed for extension.

## H. Infrastructure

### ✓ Issues Summary

Safford Avenue is narrow and contains no parking, but still serves non-residential uses making it difficult for delivery vehicles to maneuver in the area. Martin Luther King Jr. Drive is wider and has a small number of accidents, but due to higher speeds and visibility problems, those accidents that do occur are severe. Martin Luther King Jr. Drive is also crossed by many pedestrians, included school aged children traveling to Tarpon Springs Fundamental School and Tarpon Springs Elementary School.

Sidewalks in the neighborhood form an incomplete system that does not allow pedestrians access to major destinations inside or outside the neighborhood. Martin Luther King Jr. Dr. is a major thoroughfare that is highly used by pedestrians, but only has a three foot wide sidewalk on its north side. Also, it does not extend to US 19 North or US Alt. 19 North on either the north or south side.

The Union Academy Neighborhood is well covered by street lighting and other infrastructure issues include individual septic systems that are old and expected to be in poor condition resulting in service disruption and possible contamination of groundwater and nearby wetlands. Flooding of the roadway occurs at Levis Avenue between Lime Street and Oakwood Street (adjacent to Union Academy Cultural Center). Flooding of a low area occurs on Disston Avenue south of Harrison Street.

H. Infrastructure		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>◆ Sidewalk construction should be prioritized into two phases:               <ul style="list-style-type: none"> <li>- Phase one includes the completion of a continuous sidewalk system that connects existing sidewalks and major destination points (see map in Appendix F).</li> <li>- Phase two includes completion of the construction of sidewalks, and other pedestrian improvements, for both sides of each street in the remainder of the neighborhood (see map in Appendix F). This phase of construction should be started immediately after the completion of phase one.</li> </ul> </li> <li>◆ Funding of pedestrian improvements should be pursued through ISTEAs funds and the Pinellas County sidewalk improvement fund.</li> </ul>	<ul style="list-style-type: none"> <li>◆ The City Public Works Department should be responsible for coordinating these recommendations. They can also coordinate the placement of funding requests on the County's Technical Coordinating Committee's Agenda through the City's Planning and Zoning Department.</li> </ul>	Medium - this item should be started within one year after the completion of this Plan.
<ul style="list-style-type: none"> <li>◆ Consideration should be given towards the creation of a Union Academy Neighborhood entrance feature located at major entrances to the neighborhood.</li> <li>◆ Consideration should be given to the redevelopment of Martin Luther King, Jr., Drive so that it may include narrower pavement widths which allow for more pedestrian improvements (adequate right-of-way does not exist to construct sidewalks on both sides of the street) and other "streetscape" improvements that will help to make the area safer and help to slow traffic.</li> </ul>	<ul style="list-style-type: none"> <li>◆ The Oversight Committee should analyze this issue and determine if it should be pursued any further.</li> </ul>	Medium - this item should be started one year after the completion of this Plan.
<ul style="list-style-type: none"> <li>◆ Plans should be developed to eliminate individual septic systems.</li> <li>◆ The identified flooding problems should be addressed through the City's stormwater management plan.</li> </ul>	<ul style="list-style-type: none"> <li>◆ The City Engineering Department should be responsible for developing a plan to phase out individual septic systems and for correcting the identified drainage problems.</li> </ul>	Medium - this item should be started within one year of the completion of this Plan.

## I. Property Conditions

### ✓ Issues Summary

Poor condition of property in the UAN reduces the aesthetic quality of the neighborhood, discourages private investment, minimizes or eliminates property appreciation, and reduces others willingness to maintain their property. The large extent of vacant land within the planning area contributes to these lower property values. Also, overgrown vacant parcels represent a large portion of the code enforcement action within the

Union Academy Neighborhood. A review of the neighborhood indicates a greater number of code violations when compared to the City as a whole. However, many of the code violations are of the type that are easily corrected. It will be important to the improvement of the UAN to have strong citizen involvement in correcting many code violations. An effort is needed that will help to instill pride in the neighborhood and promote individual responsibility towards its improvement.

I. Property Conditions		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>♦ Cultivate neighborhood support for code enforcement consistent with the citizen survey responses;</li> <li>♦ Consider forming a property owners coalition that can address neighborhood upkeep as well as other important issues; and</li> <li>♦ Consistently enforce City codes on a prioritized basis throughout the Union Academy Neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>♦ The Oversight Committee should consider establishing a code enforcement Community Response Team comprised of the following:               <ul style="list-style-type: none"> <li>- Three Union Academy Neighborhood Citizens Committee members;</li> <li>- One member of the proposed property owners coalition (see alternatives and solutions on the left); and</li> <li>- The City Code Enforcement Department with input from:                   <ul style="list-style-type: none"> <li>- Police Department;</li> <li>- Fire Department;</li> <li>- Planning and Zoning Department; and</li> <li>- Building Department.</li> </ul> </li> </ul> </li> </ul> <p>This effort will emphasize individual responsibility and neighborhood pride. It can be highly publicized within the community and will be continued on at least a quarterly basis. Also, efforts could be conducted within the neighborhood to assist those elderly or disabled residents with home clean-up, who are not otherwise able to tend to the maintenance of their home or property.</p>	<p>Medium - this item should be started within one year of completion of this Plan.</p>

## J. Economy

### ✓ Issues Summary

The Union Academy Neighborhood shows significant differences as compared to the City as a whole, indicating that the residents are experiencing worse economic conditions with respect to income. One observation on how this might be improved included developing businesses along the Pinellas Trail that serve Pinellas Trail users, tourists, and residents alike. Also, vacant land for commercial use is available just west of the UAN between Safford Avenue and Pinellas Avenue, along Lemon Street on the north side of the UAN, and on Lincoln Avenue within the UAN.



I. Economy		
Alternatives & Solutions	Implementation Strategies	Priority
<p>♦ The Job Development Task Force operating out of the Citizens Alliance for Progress center needs to be expanded to include representatives from Pinellas Technical Educational Center, St. Petersburg Junior College, Pinellas Regional Partnership, local schools, the Chamber of Commerce and three of the four major employers cited in the Community Survey Report (Innisbrook, Helen Ellis Hospital, and City of Tarpon Springs). This will strengthen the existing group's ability to address:</p> <ul style="list-style-type: none"> <li>- Job development and placement;</li> <li>- Improve planning and coordination between the public and private sector;</li> <li>- Revise and update existing education and training programs to help locate job opportunities that provide the income to sustain families properly;</li> <li>- The need for outreach and intense case management to chronically unemployed, underemployed, and hard to employ residents with substandard educational and vocational training and job development and placement opportunities;</li> <li>- The development of incentives for employers to train and hire individuals from the Union Academy Neighborhood; and</li> <li>- Utilization of the Union Academy neighborhood as a site to test the implementation of strategies developed for youth by Pinellas Regional Partnership School.</li> </ul> <p>♦ Assess the feasibility of creating or expanding minority-owned businesses in the Union Academy Neighborhood. Compare supply and demand for goods and services desired by the minority consumer base. Close proximity of retail businesses for all neighborhood/residents may require identification of niche and/or boutique type businesses for this community (see Appendix G, Target Area Business Inventory). Identification of what residents feel they would like in either product or services, but is either not locally available or lacks quality, variety and affordability may suggest good opportunities for minority business development.</p>	<p>♦ The Union Academy Neighborhood Oversight Committee should initiate these items as well as look at ways to increase/improve youth employment opportunities.</p> <p>♦ Utilize the Job Development Task Force at the Citizens Alliance for Progress (CAP) center and the Florida Community Opportunity Partnership Center (FCOCP) to complete the solutions listed above. The Task Force consists of representatives from the Florida Department of Labor and Employment Security Regional Office, Vocational Rehabilitation, Jobs and Benefits, Project Independence, CAP, and the University of South Florida's (USF) FCOPC. The FCOCP is a community outreach center of the University of South Florida with a primary focus of providing technical assistance needed to empower community based organizations, businesses, and residents within the Union Academy Neighborhood, facilitating community development, assisting in the design of a one stop employment and social service programs and identifying USF staff and resources where needed.</p> <p>♦ One of the programs offered through CAP is the CAP Family Career Development and Job Placement Program that started on September 1, 1996 as a result of a special job development project of FCOCP and the CAP Job Development Task Force. The function of the program is to provide holistic and personal support services to the chronically unemployed, underemployed, and hard to employ persons within the CAP target area. Services will include career counseling, job readiness and training and job placement assistance; maintaining a human resource data base; partnering with local employers to provide full time employment and training opportunities; providing local and countywide job listings; coordinating affordable child care and referring clients to a network of programs and agencies which facilitate self sufficiency and economic stability.</p>	<p>High - this item should be started immediately upon the completion of this Plan.</p>

J. Economy		
Alternatives & Solutions	Implementation Strategies	Priority
♦ Opportunities for low interest minority business loans for retail, manufacturing and home-based businesses need to be explored.	♦ The Florida Community Opportunity Partnership Center at the University of South Florida should initiate these items.	Medium - this item should be started within one year of the completion of this Plan.
♦ The Tarpon Springs Land Development Code should be reviewed to determine if changes can be made to allow home occupations that have a negligible impact on surrounding areas.	♦ The City Planning and Zoning Department should initiate these items.	Medium - this item should be started within one year of the completion of this Plan.

## K. Education

### ✓ Issues Summary

UAN residents may experience difficulty accessing the St. Petersburg Junior College or the Pinellas Technical College using the PSTA bus system (see Transportation discussion for further details and solutions. Also, 28% of the residents sampled within the UAN have a high school education but no diploma.

K. Education		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>♦ A case management approach should be adopted for children and their families who participated in site visits of middle and high school students to the University of South Florida campus in 1996 to monitor progress, provide positive early and ongoing intervention strategies to further the goal of school retention and graduation.</li> </ul>	<ul style="list-style-type: none"> <li>♦ The Citizens Alliance for Progress, Inc. and Florida Community Opportunity Partnership Center should review outcome of site visits of middle school and high school students to the University of South Florida campus in 1996.</li> </ul>	Medium - this item should be started within one year after the completion of this Plan.
<ul style="list-style-type: none"> <li>♦ Request the Citizens Alliance for Progress (CAP) propose that local schools review and implement the monograph prepared by the Florida Institute of Education for the Florida Department of Education in partnership with CAP.</li> <li>♦ New grant initiatives available to local school districts, community based organizations and state universities from the Florida Department of Education should be applied for (i.e. Break the Mold, Full Service Schools, Charter Schools, Shared Network and Integrative Services).</li> </ul>	<ul style="list-style-type: none"> <li>♦ The CAP should initiate these items and work with the Oversight Committee to ensure that they are implemented.</li> </ul>	Medium - this item should be started within one year after the completion of this Plan.
<ul style="list-style-type: none"> <li>♦ The After School Cyclic Learning Project (see Appendix H) should be adapted and considered.</li> <li>♦ The Access to Technology Program (see Appendix I) should be adapted and considered.</li> </ul>	<ul style="list-style-type: none"> <li>♦ The CAP should initiate these items and work closely with the Pinellas County School Board to ensure that they are implemented.</li> </ul>	Medium - this item should be started within one year of the completion of this Plan.
<ul style="list-style-type: none"> <li>♦ A collaborative and comprehensive approach to the educational needs of the Union Academy Neighborhood from birth to adulthood needs to be considered.</li> <li>♦ Develop more neighborhood schooling opportunities for residents.</li> <li>♦ Improve opportunities for residents to reach a higher level of academic achievement.</li> <li>♦ Persons who have attained the 9th - 12th grade education level, but who have not received a diploma, should be encouraged to complete their educational training</li> </ul>	<ul style="list-style-type: none"> <li>♦ The Oversight Committee should initiate these items with the School Board to accomplish the following (this can be initiated by sending a letter to local principals and the School Board):               <ul style="list-style-type: none"> <li>- creation of a suspended student program, using the CAP center, the Cops &amp; Kids center, and the Community Center;</li> <li>- expansion of pre-school programs, Head Start and after-school, at CAP, the Cops &amp; Kids center, and the Community Center;</li> <li>- creation of a vocational training program or center that serves northern Pinellas County, especially the Union Academy Neighborhood; and</li> <li>- creation of a computer laboratory and training program to address computer literacy for the Union Academy Neighborhood residents.</li> </ul> </li> </ul>	Medium - this item should be started within one year of the completion of this Plan.

## L Public Safety

### ✓ Issues Summary

The area of the City which currently has the highest crime rate is the UAN, but through improvements within the neighborhood's environment the Police Department along with the UAN residents can further decrease crime.

Abandoned vehicles and overgrown lots are a problem in the neighborhood. Abandoned homes and derelict buildings are a problem in the neighborhood, often becoming crack houses or safe havens for the criminal element and should be demolished.

Lighting must be improved in areas of the community that are having high incidents of crime and businesses in the area need aesthetic improvements.

L. Public Safety		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"><li>♦ Adopt Crime Prevention Through Environmental Design (CPTED) principles and design review guidelines into the Tarpon Springs Land Development Code for review of all new construction and the renovation of existing structures and properties, including public projects within the Union Academy Neighborhood (UAN).</li><li>♦ Review all public owned parcels, buildings, and street rights-of-way in the UAN against CPTED principals and make recommendations to improve their safety and reduce crime potential.</li><li>♦ Consider using utility bill mailings to notify all business owners, multi-family dwelling owners, and other property owners within the UAN that the CPTED trained personnel will evaluate their properties as requested and suggest ways to improve safety and reduce crime potential.</li><li>♦ Include three CPTED trained personnel, one from the Police Department, one from the Engineering Department, and one from the Planning and Zoning Department, in all Technical Review Committee meetings.</li><li>♦ Consider notifying neighboring property owners and civic groups of pending site plan applications in order to solicit input regarding safety and crime issues.</li></ul>	<ul style="list-style-type: none"><li>♦ The City Police Department, with the help from the Planning and Zoning Department and the Engineering Department, should be responsible for the implementation of the CPTED principles and guidelines.</li></ul>	Medium - this item should be started within one year after the completion of this Plan.

L. Public Safety		
Alternatives & Solutions	Implementation Strategies	Priority
♦ Support the efforts of the Police Department in trying to establish neighborhood crime watch areas.	♦ The CAP should initiate these items and work with the Oversight Committee to ensure that they are implemented.	Medium - this item should be started within one year after the completion of this Plan.
♦ Include a police officer on the UAN Code Enforcement Community Response Team.	♦ Utilize the Community Response Team, discussed in the previous section entitled Property Conditions, to discuss plans and actions for the UAN on a quarterly basis at a minimum.	Medium - this item should be started within one year after the completion of this Plan.
♦ Limit the issuance of APS (sale by package) alcoholic beverage licenses proximate to schools, churches, and the Pinellas Trail.	♦ Request that the City Planning and Zoning Department process an amendment to the Tarpon Springs Land Development Code implementing this item.	Medium - this item should be started within one year after the completion of this Plan.

## M. Other - Rose Cemetery

### ✓ Issues Summary

The issues include the need for physical improvements and ongoing maintenance such as the need for landscaping and irrigation, an entrance gate, and the removal of overgrown shrubbery, trees, and exotic plants. Other issues include the need to amend the current plat to reflect existing grave sites, continued cataloging of grave sites, and additional control of cemetery records (i.e., computer cataloging and backup of records).

M. Other - Rose Cemetery		
Alternatives & Solutions	Implementation Strategies	Priority
<ul style="list-style-type: none"> <li>♦ Research available grants for the provision of landscaping, maintenance, and entrance features.</li> <li>♦ Extend nearby effluent lines to accommodate the landscaping irrigation needs of the cemetery.</li> <li>♦ Research available grants and other avenues of funding for the purchase of software and hardware needed for the cataloging of cemetery records.</li> </ul>	<ul style="list-style-type: none"> <li>♦ Consider extension of the effluent lines currently serving the City park (East Tarpon Sports Complex) to the east or consider allowing connection to the effluent line proposed to be extended for the development occurring at Haftel Groves to the north.</li> <li>♦ Research the availability of grants for the purposes identified to the left and request the City provide technical assistance to the Rose Cemetery Board for the filing of such grant applications.</li> <li>♦ Ensure the Oversight Committee reviews other Rose Cemetery issues that may arise and determine what can be done to resolve such issues.</li> </ul>	<p>Medium - this item should be started within one year after the completion of this Plan.</p>



## Appendix A. Citizens Committee List of Problems/Issues and Assets

PROBLEMS/ISSUES	ASSETS
<b>Housing</b> Improve public housing Rehabilitate abandoned homes No affordable houses (including for single parents with young children & better utilization of existing) <b>Transportation</b> Improve public transportation within area Transit routes & stops on MLK, Jr. Drive <b>Infrastructure</b> Maintain roads and sidewalks Need sidewalks, signs, lights Drainage (Get a Boat) Refuse pickup inadequate & inconsistent (how to collect trash to be picked up) <b>Property Conditions</b> Improve vacant lots (need cleaning - enforce codes & community clean up/fix up campaign) Reduce overall litter Demolish abandoned homes Environmental improvements to Lime and Lincoln Avenue area Bring commercial buildings on Trail to Code & improve their aesthetics Housing Authority structures adding to environmental decline Trees need pruning (code enforcement) Lack of beautification of our neighborhood (i.e. bushes & weeds everywhere) Trash & debris disposal (church, community organizations can sponsor dumpsters) Too many housing apartments are boarded up Dorsett Park needs to be maintained on a regular basis & recreation program needs to be kept up Clean up Safford Avenue (littering, renovate existing businesses on Safford) Lighting and thinning of woods (towards Hellen Ellis Hospital)	Like the people, solving problems will reduce deterioration Dorsett Park CAP - continued education for adults & children Recreation Department Good community to raise children (closeness) Churches Cops and Kids Program Friendly community Access to schools Religious community Safety Beach, parks & shopping Quiet neighborhoods Community interest/participation New library on Lemon Street Close knit community Everything is within walking distance Very strong community based organization - CAP You could basically do your "one stop shopping" (education, jobs, recreation, counseling, cultural entertainment) Community has beautiful natural surroundings (trees, flowers) Pinellas Trail

PROBLEMS/ISSUES (Cont.)	ASSETS (Cont.)
<p><b>Economy</b>  More jobs for youth (besides fast food &amp; supermarket)  Lack of job opportunities  Lack of black-owned or neighborhood businesses  Need a job bank in the community</p> <p><b>Education</b>  Truancy needs to be addressed  Schools "throwing" problems back into the community &amp; inadequate counseling of children  Enforce truancy (provide youth groups &amp; places to go)  High drop-out rate</p> <p><b>Public Safety</b>  Neighborhood police needed</p> <p><b>Community Services</b>  Plan more youth programs (churches and others)  Lack of opportunities for the youth  Lack of combined effort by churches to help youth  Publicize/market services now at CAP to community</p>	

## Appendix B. Median Values of Residentially Built and Vacant Lots

Block	Residentially Built Lots					
	Built Acres	Built Value	Value/ Acre	Median Value	Average Value	
1	0.18	\$34,600	\$190,180	\$34,600	\$34,600	Only one home
2	1.58	\$198,400	\$125,636	\$38,400	\$39,680	
3	0.00	\$0	ERR	\$0	ERR	No structures
4	0.00	\$0	ERR	\$0	ERR	No structures
5	3.57	\$352,600	\$98,900	\$24,100	\$58,767	Greatly affected by public housing value
6	0.23	\$282,400	\$1,205,128	\$24,700	\$31,378	
7	2.19	\$401,600	\$183,372	\$33,500	\$40,160	
8	0.00	\$0	ERR	\$0	ERR	No structures
9	1.61	\$431,500	\$268,835	\$57,350	\$53,938	
10	2.33	\$591,000	\$253,948	\$112,600	\$118,200	
11	3.97	\$692,100	\$174,190	\$32,300	\$38,450	
12	6.32	\$2,061,200	\$326,337	\$2,061,200	\$2,061,200	
13	9.02	\$2,086,100	\$231,246	\$2,086,100	\$2,086,100	
14	0.00	\$0	ERR	\$0	ERR	No structures
15	0.00	\$0	ERR	\$0	ERR	No structures
16	2.50	\$250,900	\$100,325	\$21,650	\$20,908	
17	0.67	\$124,800	\$187,588	\$27,500	\$31,200	
18	1.27	\$175,700	\$138,462	\$24,600	\$25,100	
19	1.72	\$296,300	\$172,091	\$23,400	\$26,936	
20	1.92	\$330,300	\$172,056	\$26,100	\$30,027	
21	3.11	\$531,500	\$170,870	\$23,900	\$25,310	
22	3.11	\$298,200	\$95,867	\$18,750	\$21,300	
23	0.88	\$98,200	\$111,196	\$20,850	\$16,367	
24	1.58	\$215,800	\$136,675	\$20,550	\$21,580	
25	2.07	\$692,300	\$335,200	\$692,300	\$692,300	
26	0.07	\$0	\$0	\$0	ERR	No structures
27	0.00	\$0	ERR	\$0	ERR	No structures
28	2.60	\$326,400	\$125,581	\$23,750	\$23,314	
29	2.53	\$343,100	\$135,854	\$23,100	\$26,392	
30	3.73	\$523,800	\$140,411	\$37,400	\$37,414	
31	2.09	\$324,800	\$155,476	\$22,850	\$32,480	
32	3.23	\$512,000	\$158,400	\$22,900	\$51,200	
33	2.88	\$521,200	\$181,274	\$27,300	\$74,457	

34	2.58	\$430,000	\$166,412	\$38,100	\$47,778	
35	1.22	\$176,700	\$145,315	\$20,600	\$25,243	
36	1.70	\$186,500	\$109,413	\$32,950	\$31,083	
37	1.03	\$155,200	\$150,234	\$32,400	\$31,040	
38	0.00	\$0	ERR	\$0	ERR	No structures
39	0.00	\$0	ERR	\$0	ERR	No structures
40	3.34	\$559,200	\$167,228	\$35,300	\$39,943	
41	0.91	\$135,300	\$148,358	\$36,950	\$33,825	
42	0.21	\$114,500	\$554,488	\$22,800	\$28,625	Mostly undeveloped
43	0.01	\$0	\$0	\$0	ERR	undeveloped
44	0.00	\$0	ERR	\$0	ERR	undeveloped
45	9.07	\$2,100,200	\$231,672	\$2,100,200	\$2,100,200	Mango Circle
TOTALS 77.94 \$14,454,200 \$185,443 \$38,900 NA						

Block	Vacant Lots					
	Vacant Acres	Vacant Value	Value/ Acre	Median Value	Average Value	
1	0.00	\$0	ERR	\$0	\$0	No vacant lots
2	0.89	\$65,500	\$73,381	\$15,100	\$16,375	
3	0.58	\$36,000	\$61,983	\$8,500	\$12,000	
4	0.00	\$0	ERR	\$0	ERR	No vacant lots
5	1.07	\$50,700	\$47,284	\$6,500	\$7,243	
6	1.18	\$47,800	\$40,352	\$5,600	\$6,829	
7	0.48	\$20,200	\$42,001	\$5,100	\$5,050	
8	0.15	\$14,700	\$94,864	\$14,700	\$14,700	
9	1.31	\$33,800	\$25,788	\$3,800	\$4,225	
10	0.33	\$9,500	\$29,040	\$9,500	\$9,500	
11	0.39	\$15,100	\$38,978	\$7,550	\$7,550	
12	0.00	\$0	ERR	\$0	ERR	No vacant lots
13	0.00	\$0	ERR	\$0	ERR	No vacant lots
14	0.00	\$0	ERR	\$0	ERR	No vacant lots
15	0.16	\$50,500	\$314,254	\$50,500	\$50,500	
16	2.13	\$45,300	\$21,304	\$3,200	\$3,236	
17	1.25	\$26,100	\$20,892	\$3,300	\$3,729	
18	0.69	\$14,900	\$21,635	\$3,200	\$3,725	
19	0.41	\$9,000	\$21,780	\$2,600	\$3,000	
20	0.62	\$12,500	\$20,283	\$3,100	\$4,167	

21	1.25	\$30,400	\$24,298	\$3,200	\$3,378	
22	1.25	\$38,200	\$30,532	\$2,600	\$3,473	
23	1.03	\$34,500	\$33,396	\$6,100	\$5,750	
24	0.29	\$11,300	\$39,378	\$5,650	\$5,650	
25	0.00	\$0	ERR	\$0	ERR	No vacant lots
26	2.14	\$150,400	\$70,370	\$75,200	\$75,200	
27	0.31	\$50,000	\$160,147	\$25,000	\$25,000	
28	0.95	\$19,700	\$20,803	\$3,200	\$3,940	
29	1.34	\$28,800	\$21,445	\$3,200	\$3,600	
30	0.49	\$13,700	\$27,757	\$5,200	\$4,567	
31	1.68	\$30,600	\$18,184	\$3,300	\$3,825	
32	0.26	\$5,800	\$22,558	\$5,800	\$5,800	
33	0.90	\$20,200	\$22,527	\$5,100	\$5,050	
34	1.06	\$31,900	\$29,982	\$3,400	\$4,557	
35	0.61	\$13,200	\$21,711	\$3,200	\$4,400	
36	2.36	\$37,300	\$15,813	\$8,300	\$9,325	
37	3.41	\$113,100	\$33,176	\$5,250	\$14,138	
38	0.00	\$0	ERR	\$0	ERR	No vacant lots
39	0.00	\$0	ERR	\$0	ERR	No vacant lots
40	0.30	\$12,200	\$40,132	\$6,100	\$6,100	
41	0.30	\$12,200	\$40,132	\$6,100	\$6,100	
42	0.91	\$23,800	\$26,097	\$3,200	\$3,967	Mostly undeveloped
43	2.58	\$78,500	\$30,395	\$3,100	\$5,607	undeveloped
44	2.62	\$88,000	\$33,525	\$3,100	\$4,889	undeveloped
45	1.86	\$60,600	\$32,567	\$30,300	\$30,300	Mango Circle
TOTALS		37.71	\$1,295,400	\$34,356	\$11,535	NA

# UNION ACADEMY NEIGHBORHOOD

PLANNING AREA

Tarpon Springs



SCALE 1" = 800'  
DATE: 14-MAR-1987

BLOCK DIVISIONS  
AS USED IN  
MEDIAN VALUE ANALYSIS

PREPARED FOR  
PINELLAS PLANNING COUNCIL  
GRAPHICS PREPARED BY THE  
OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

Pinellas County Property Appraiser's Office  
1000 1st Avenue South, Suite 100  
St. Petersburg, Florida 33701  
Phone: (813) 426-1111  
Fax: (813) 426-1112





## Appendix C. Inventory of City Owned Property

Map Number	Width x Depth	Area (in Square Feet)	Existing Use	Just Value
1	150x112	16,800	Fire Station	\$176,500
2	110x169	18,590	Vacant Lots	\$28,400
3	30x300 50x150	9,000 7,500	Oakwood Street Vacant Lot	\$4,600 \$3,200
4	198x310	51,625	Union Academy	\$158,500
5	145x85	12,325	Retention Pond	\$21,000
6	50x100	5,000	Retention Pond	\$4,700
7	74x90	6,660	Vacant Lot	\$5,500
8	310x320	99,200	Community Center	\$389,000
9	100x132	13,200	Vacant Lot	\$6,800
10	100x132	13,200	Vacant Lot	\$6,800
11	50x132	6,600	Vacant Lot	\$3,400
12	62x140	8,680	Vacant Lot	\$5,400
13	65x140	9,100	Vacant Lot	\$5,700
14	150x140	21,000	Cops/Kids	\$79,600
15	490x638	296,644	Dorsett Park	\$241,600

## Appendix D. Summary of Housing Programs

### 1. HOME - Home Investment Partnership

HUD provides financial assistance to state and local governments to implement housing strategies designed to create long term solutions to problems with substandard & unaffordable housing. The program is designed to expand the supply of decent housing for low & very low income Americans. This includes rental housing made affordable through tenant-based assistance.

Its objectives are to strengthen the abilities of state and local governments & nonprofit organizations to design & implement strategies for providing decent housing; to provide financial & technical assistance to participating jurisdictions; and to create & strengthen partnerships among all levels of government & the private sector to produce or manage affordable housing.

HUD publishes the amount of HOME funds that local governments are eligible to receive annually, in the Federal Register. Jurisdictions which are not eligible for an allocation of at least \$335,000 cannot apply for HOME funds directly from HUD, but may apply to the state for funding. Forty percent of funds goes to states; 60% goes for units of local government.

Jurisdictions must submit a housing strategy for HUD approval which enables them to design a housing strategy to meet unique local housing needs. Jurisdictions which receive HOME funds are required to match the funds at a ratio of 1:4. The following sources may be used as a match:

- ▶ private sources
- ▶ cash
- ▶ value of foregone interest, taxes, fees, or charges
- ▶ appraised value of land
- ▶ real property
- ▶ bond financing
- ▶ donated construction materials
- ▶ voluntary labor

#### Use of Funds:

- ▶ tenant-based assistance to provide housing to very-low and low income persons
- ▶ for relocation costs of persons displaced by HOME activities
- ▶ rehabilitation efforts
- ▶ new construction if rehabilitation is not possible
- ▶ to assist 1st time home-buyers to finance the purchase of a home; to help existing low income homeowners rehabilitate their homes

#### Threshold Limits

- ▶ Rental assistance - 90% of HOME funds used for rental housing must be for units occupied by families whose incomes are 60% of the median for the area or less
- ▶ Homeowner assistance - must have incomes at or below 80% of the area median income; home must be the owner's principal residence.

## **2. HOPE Program - Hope for Home-ownership of Single Family Homes**

The purpose of the program is to provide 1st time home-ownership opportunities to low-income families and individuals by providing grantees with federal assistance to acquire and rehabilitate single family properties owned by federal, state & local governments; and to finance their sale to eligible families at affordable prices.

Nonprofit organizations with 501© status as well as public agencies and cooperative agencies are eligible to apply. Recipients must be 1st time home-buyers; have a family or individual adjusted income at or below 80% of area median income; and be creditworthy with the financial capacity to be a homeowner.

### **Eligible Uses:**

- ▶ acquisition of eligible properties
- ▶ financial assistance to purchase or rehabilitate properties
- ▶ architectural & engineering work on properties
- ▶ permanent & temp relocation costs
- ▶ legal fees
- ▶ marketing & home-buyer selection costs
- ▶ counseling & training
- ▶ economic development related to job training
- ▶ administrative costs up to 15% of grant amount

Match requirement is 25% of grant amount (same eligible match sources, i.e., sweat equity, waived fees & charges, donated materials, etc.)

Eligible applicants submit an application for an Implementation Grant; following rating by HUD, application is approved or denied w/in four months. Among selection criteria is quality of program design, including the extent to which the program is logical, feasible, innovative, and likely to meet its stated objectives in the time required - and efficiency in producing the greatest number of home-ownership units using the smallest amount of HOPE funds (emphasis on women & minorities).

## **3. CDBG: Community Development Block Grants**

HUD provides funds which support housing development for low and moderate income persons in a number of ways, including financial assistance for the acquisition of land, pre-development costs or the conversion of existing structures for residential use. Projects to be assisted under each program are determined during the Spring of each year. Funds generally cannot be used to construct new housing.

## **4. SHIP: State Housing Initiatives Partnership**

This program, initiated in 1992, generates funds from a percentage of the documentary tax on deeds, and distributes them to qualifying counties and municipalities. The intent of the SHIP program is the creation of affordable housing through public-private partnerships. Local governments receiving SHIP funds must prepare a one, two or three year plan indicating how these funds will be used. Funds may provide home-ownership or rental opportunities for low and moderate income households, but at least 75% of the funds must be used to support construction or rehabilitation. Other restrictions, including long-term affordability provisions, apply.

## **5. Home-ownership Zones**

- ▶ HUD seed money to lower cost of building new housing

- ▶ Private-public partnership involving National Association of Home-builders; Habitat for Humanity; Neighborhood USA; Enterprise Foundation; Fannie Mae, etc.
- ▶ Purchase of land and infrastructure improvements can be funded
- ▶ Cities have until mid-September to propose blighted areas for designation as Home-ownership Zones; HUD will select the zones later in the fall
- ▶ Selection is to be based on factors including community need and the quality of each proposal

#### 6. Low-Income Housing Tax Credit

This program allows owners of rental properties to receive income tax credits for providing rental housing to low income households. The goal is to provide affordable rental housing to very low income tenants in a mixed use setting by encouraging the private sector to build or rehabilitate apartments. (\* Program is most suitable for larger developments due to high costs of syndication & other fees.)

#### 7. Habitat for Humanity

An affiliate project of the national program, Habitat for Humanity International, this is a ministry dedicated to eliminating inadequate housing. The organization consists of volunteers who build homes that are then sold to low income families at cost. Each prospective homeowner provides some form of labor toward the home. Most of the building materials are donated, helping to keep the cost of the homes down. Following the completion of the home, mortgage payments are recycled to build additional homes.

#### 8. Pinellas Homestead Project, Inc.

Pinellas Homestead Project, Inc. is a nonprofit corporation organized to provide new or rehabilitated homes to low income families that have the ability to repay a mortgage, but not the high down payments and closing costs. Home-buyer provides 1% down payment and 200 hours of Sweat Equity. Up to 25% of the purchase price may be deferred.

#### 9. Tampa Bay Community Development Corporation (TBCDC)

The Home Ownership Opportunity Program was established to provide home ownership opportunities to low and moderate income families who might not otherwise qualify due to the high cost of financing and substantial down payment requirements. Under this program, the TBCDC acquires properties throughout the County that are in need of repair or need to be relocated. The properties are completely renovated and sold to low and moderate income families. Eligible persons are offered special mortgage financing rates and terms from the participating lenders. If needed, the TBCDC also assists the buyer with the down payment in the form of a deferred second mortgage. This loan has no payments and no interest for the first five years. Some of these loans are deferred until the property is sold. For those buyers who have not accumulated sufficient funds to pay the 5% down payment and closing costs, a lease-purchase agreement can be arranged. Families who reside in Pinellas County and who currently do not own a home are eligible provided they meet the income criteria. A \$50 fee is required for applications, which are accepted throughout the year and are reviewed on a first come, first served basis.

## Appendix E. Proposed Zoning Category

### R-60 Neighborhood Conservation District

(A) This district is created to promote the stability and redevelopment of established neighborhoods consisting primarily of platted subdivisions. The existing street and circulation system should be preserved and interaction among residents and with community institutions will be encouraged rather than the movement of through traffic.

#### (B) Permitted Uses

- (1) Churches
- (2) Public Parks and Recreation Facilities
- (3) Schools of General Education
- (4) Single Family Detached Dwellings
- (5) Two Family Dwellings

#### (C) Conditional Uses

- (1) Community Residential Homes
- (2) Congregate Care Facilities
- (3) Community Centers
- (4) Day Care Centers
- (5) Family Care Homes (within 1,000 feet of a pre-existing one)
- (6) Home Occupation (pursuant to Section 53.01)
- (7) Light Utility Service
- (8) Schools of Special Education

#### (D) Dimensional Regulations

##### (1) Minimum Lot Area:

(a) Single Family Detached Dwellings and Family Care Homes = 6,000 square feet. Notwithstanding this minimum and the provisions of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family detached dwelling.

(b) Two Family Dwellings, Congregate Care Facilities, and Community Residential Homes = 9,000 square feet

(c) All other uses = 1 acre

##### (2) Minimum Lot Width

(a) Single Family Detached Dwellings = 40 feet

(b) Two Family Dwellings = 60 feet

(c) All Other Permitted Uses = 150'

##### (3) Maximum Height = Two stories or 35 feet

##### (4) Minimum Yards:

(a) Single Family Detached

1. Front, to garage = 25 feet

Front, to unenclosed porch = 15 feet

Front, to living area = 20 feet

2. Side, interior = 5 feet  
Side, street = 7.5 feet
3. Rear, to house = 20 feet  
Rear, to detached garage = 10 feet

(b) Two Family Dwellings

1. Front, to garage = 25 feet  
Front, to unenclosed porch = 15 feet  
Front, to living area = 20 feet
2. Side, interior = 7.5 feet  
Side, street = 10 feet
3. Rear, to house = 25 feet  
Rear, to detached garage = 10 feet

(c) All Other Permitted Uses

1. Front = 35'
2. Side = 15'
3. Rear = 25'

(5) The maximum portion of each building lot which may be covered by a building, paving or other impervious material is equal to 0.60. The ratio is calculated by dividing the total surface by the gross area of the site.



## Appendix F. Phase I and II Sidewalk Construction (in Linear Feet)

Street Name	Side Of Street	Total Possible	Existing Sidewalks	Phase I Proposed	Phase II Proposed
Lemon Street	North	1800	990	0	810
	South	1970	1650	310	10
Boyer Street	North	1930	260	0	1670
	South	1930	580	0	1350
Lime Street	North	3160	1230	0	1930
	South	3160	1630	1530	0
Oakwood Street	North	2320	750	0	1570
	South	2320	240	0	2080
MLK, Jr. Drive	North	3145	2125	1020	0
	South	2350	105	2245	0
Morgan Street	North	1280	660	0	620
	South	1280	1280	0	0
Harrison Street	North	2315	1170	0	1145
	South	2315	1230	460	625
Mango Street	North	400	0	0	400
	South	400	0	400	0
Mango Circle	East	1800	450	50	1300
	West	1800	0	0	1800
Huey Avenue*	East	1230	320	0	910
	West	1230	620	0	610
Walton Avenue	East	1260	1260	0	0
	West	1260	620	0	640
North Avenue	East	1210	0	0	1210
	West	1210	400	0	810
Disston Avenue	East	2990	740	0	2250
	West	2520	400	790	1330
Levis Avenue	East	1830	245	145	1440
	West	1955	1765	190	0
Grosse Avenue	East	1955	1815	140	0
	West	1830	650	0	1180
Lincoln Avenue	East	1690	310	0	1380
	West	1690	150	0	1540
Safford Avenue **	East	2400	1315	0	0
	West	1440	450	0	0
Totals (linear feet)		63375	25410	7280	28610

\* This proposed sidewalk is located outside of the planning area.

\*\* The Pinellas Trail will be utilized for pedestrian access along the Safford Avenue corridor. Construction of new sidewalks will occur when properties are developed or redeveloped.

## Appendix G. Target Area Business Inventory

Business Name (AAO = African American Owned)	Type of Business	Address of Business	Sq. Feet	Number Employees	Number Employed from area	Property owned by Business Owner
VACANT BUSINESS	WAREHOUSE/ OFFICE	400 S. SAFFORD AVE	2,750	N/A	N/A	N/A
CITIZEN'S CLUB AND RESTAURANT (AAO)	RESTAURANT	711 S. SAFFORD AVE	2,500	2	2	YES
7 DAYS FOOD MART	CONVENIENCE STORE	411 S. SAFFORD AVE.	1700	1	0	NO
FINLEY'S BARBECUE AAO	FOOD STAND	305 S. SAFFORD AVE.	800	0	0	YES
VACANT BUSINESS	STORE FRONT	711 S. SAFFORD AVE	750	N/A	0	N/A
ZANZZEY BAR & KITCHEN (Closed Temp.) (AAO)	BAR & RESTAURANT	315 S. SAFFORD AVE.	2,500	0	0	YES
M&J CONSTRUCTION	CONSTRUCTION	809 S. SAFFORD AVE.	5,000	5	0	NO
VIKING ENGINEERING INC.	ENGINEER	207 S. DISSTON AVE.	12,000	12	0	NO
GEORGE KONTOS ROOFING	ROOFING CONTRACTOR	201 S. LEVIS	2,000	10	1	YES
ANMAR CONSTRUCTION	CONSTRUCTION	160 E. LEMON ST	2,500	8	0	NO
HOFFMAN STORAGE RENTAL	STORAGE FACILITY	522 E. LEMON ST	45,000	1	0	YES
PHILS WOODWORKING & CUSTOM CABINETS	MANUFACTURE	460 E. LEMON ST	2,400	2	0	NO
PAK WRAP	WHOLESALE	460 E. LEMON ST	1,200	1	0	NO
CUSTOM CARPET CONCEPTS	RETAIL	460 E. LEMON ST	4,800	2	0	NO
AUSTRALIAN SUNTAN LOTION	MANUFACTURE	460 E. LEMON ST	1,200	1	0	NO
HOME ENTERTAINMENT SYSTEMS INC.	RETAIL	338 E. LEMON ST	6,000	5	0	NO
MOON BAY CUSTOM GLASS STUDIO	CRAFTSMAN	301 E. LEMON ST	3,600	2	0	NO
GREENSCAPES	LAWN SERVICE	138 E. BOYER ST	3,000	13	10	NO
FIBERGLASS FINESSE INC.	MANUFACTURE	159 OAKWOOD ST	5,000	5	3	NO
EBONY EXPRESS (AAO)	RETAIL	439 LINCOLN AVE	360	1	0	NO
DORSETT BARBER SHOP (AAO)	BARBER SHOP	439 LINCOLN AVE	432	1	1	YES
DORSETT ICE CREAM STAND (AAO)	ICE CREAM STAND	439 LINCOLN AVE	260	1	0	NO
SHADY REPAIR SERVICE (AAO)	SERVICE	311 M.L.K. JR. DR..	1,125	1	0	YES

## Business Inventory Statistics

Business Sites Inventoried .....	23
Occupied Sites .....	21
Vacant sites .....	2
Operating Business Sites .....	19
Closed Business Sites .....	2
Business Sites with 1000 sq. feet or above .....	18
Business Sites with less than 1000 sq. feet .....	5
Businesses With Neighborhood Resident Employees .....	5
Total Employed by Target Area Businesses .....	74
Residents Employed by Target Area Business .....	16
Site Property Owned by Business Owner .....	8
Site Property Leased by Business Owner .....	13
African-American Business Owners .....	7
Site Property Owned by African-Americans .....	5
Site Property Leased by African-Americans .....	2
Retail Sites .....	5
Wholesale .....	1
Restaurant/Bar .....	2
Manufacturer/Fabrication .....	5
Construction/Contractor .....	4
Service .....	5
Warehouse/Office Combination .....	1

## Appendix H. The After School Cyclic Learning Project

### Program Summary:

The short and long term objectives of this tutorial and recreational program are to:

- Provide homework assistance through interdisciplinary arts program and computerized learning activities for K-5 students that will be reflected in academic achievement in the regular public school setting, while reflecting multicultural concerns through additional multi-media program presentations.
- Provide parental training that will enable parents to support academic enrichment in the home and in the neighborhood environment for their children.
- Involve parents in understanding the pathways necessary for their children to meet career goals and enlisting their support when school proves demanding.
- Develop a network of suitable support of senior citizens who will volunteer to tutor students, supervise high school tutors, involve parents and provide leadership for planned recreational activities.
- Provide academic enrichment experiences for K-5th graders. This will include establishing a "Can Do - High Expectations Culture" in the program; developing career goals and advising appropriate pathways; developing social skills and addressing skills deficiencies.
- Prepare students to be computer friendly in developing technological skills.
- Develop a Saturday recreational and technology program that makes appropriate use of leisure time, thus impacting on a safe and secure neighborhood.
- Develop a broader scope of caring by developing social/cultural understandings by using inter-generational extended family concepts.

The overall goal of the After School Cyclic Learning Project is to develop community neighborhoods that embrace academic, social and community partnerships as an objective in providing after school tutorial/recreational programs that will benefit low and moderate income families; aid in the prevention of slums and help the minority student population in a community development project that will lead to higher academic success of its students.

### Scope of Services

Students in the After-School Cyclic Learning Program will experience a program for two hours daily (M-F) from 3:30-5:30 p.m. and on Saturdays from 9:00 a.m.-12:00 p.m. that will:

1. Provide direct individualized group assistance with homework by
  - a. High school tutors
  - b. Senior citizen volunteers (former trained professionals)
  - c. Parent volunteers
  - d. Homework hotline with school-teacher coordinator
2. Provide supplemental learning through computer literacy using age-appropriate programs for CD ROM's
3. Utilize interdisciplinary arts designed to develop speaking skills through drama, play making, performance, multi-medial presentations, etc. Creation of 'Story Theater' using folklore, family themes and multicultural approaches, art illustrations and design, which will reinforce writing skills, reading and verbal skills.
4. Recreational sports and quiet games, etc.
  - a. Tennis
  - b. Golf
  - c. Saturday fishing trips
  - d. Bowling

## **Appendix I. The Access to Technology Program (ACT)**

### **Program Description:**

The Access to Computer Technology (ACT) program is designed as an early intervention academic program for 60 targeted students in grades 6, 7, and 8. The program will be held on the campus of USF with access to updated computers, word processing and graphic arts programs, selected Internet sites, e-mail access, etc. on forty-five consecutive Saturdays beginning October 5, 1996 and concluding July, 1997.

Each Saturday program will begin at 8:00 a.m. and conclude at 1:00 p.m. with breakfast from 8:15-8:50 a.m. and lunch from 12:00-1:00 p.m. Transportation for students will be arranged with either the county school system or through the PSTA system.

The ACT program will begin at 9:00 a.m. and end at 12:00 p.m. The curriculum will include the following general scope of topics:

- Self-improvement, Empowerment
- Conflict Resolution
- Community Service Projects
- Games and Fun Stuff
- Navigation and Searching Skills
- Career Possibilities
- Peer Networking
- Resources for \_\_\_\_\_ (their choices)
- Knowledge of Technologies
- Uses for School and Home
- Tools for Expression

## APPENDIX "J" TO UNION ACADEMY NEIGHBORHOOD: A SOLUTIONS PLAN

### Plan Elements - (New, Existing, or Amended) Pursuant to S.163.2517(3)(a)-(n), F.S.

The Florida Department of Community Affairs (DCA) requires that all Urban Infill and Redevelopment Plans, whether new, existing, or amended, must address the elements “a” through “n” as described in S163.2517(3), F.S. Appendix J to the Union Academy Neighborhood Solutions Plan provides reference in the form of a matrix and in narrative form to indicate where these elements are located within the plan. In a few instances, such as the description of affordable housing programs on pages 79 through 85, new information is provided.

Appendix J does amend the Solutions Plan originally completed in April 1997; however, it does not change the findings of the original plan and it does not change the proposed solutions and implementing strategies originally developed in 1997.

Element		Page #
(a)	Map depicting the geographic area or areas included in the designation.	Plan - Maps 1 and 2, pages 2 and 5 and Urban Infill Area and Pervasive Poverty Maps attached
(b)	Confirmation that the infill and redevelopment area is within an area designated for urban uses in the local comprehensive plan.	Plan - pages 17-24 and 77-78
(c)	Map of any existing enterprise zones, community redevelopment areas, community development corporations, brown fields, downtown redevelopment districts, safe neighborhood improvement district, empowerment zones, or enterprise communities.	Map 6 and letter dated November 12, 2000 attached
	A framework for coordinating infill programs within the urban core.	Plan - page 78
(d)	Memorandum of understanding between the district school board and the local government regarding enhancing public school facilities located within the designated area.	Not applicable - there is no school within the designated area
(e)	Identification of each neighborhood within the proposed area and state preservation and revitalization goals and projects identified through the community participation process and how such projects will be implemented.	Plan - Map 2, page 5 and 42-75
(f)	Identification of how the local government intends to implement affordable housing programs, including, but not limited to economic and community development programs and the State Housing Initiatives Partnership Program, within the urban infill and redevelopment area.	Plan - pages 79-85
(g)	Identification of strategies for reducing crime.	Plan - pages 56-57 and 86 and attachments



Element		Page #
(h)	If applicable, identification of neighborhood-specific design standards and guidelines that include Traditional Neighborhood Design concepts.	Plan - page 48 and 86 and attachments
(j)	Identification and adoption of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the designated area. Examples of such incentives are outlined in s.163.2517(3)(j)1-7., F.S.	Plan - page 87
(k)	Identification of how activities and incentives within the area will be coordinated and what mechanism the local government will use for the coordination.	Plan - pages 42-43 and 88-89
(l)	Identification of how partnerships with the financial and business community will be developed.	Plan - pages 52-54
(m)	Identification of the governance structure that the local government used to involve community representatives in the implementation of the plan.	Plan - pages 42-43
(n)	Identification of performance measures to evaluate the success of the local government in implementing the urban infill and redevelopment plan.	Plan - pages 44-58
Other Plan Elements		Page #
	A holistic and collaborative community participation planning process which allows for community input, including, visioning before redevelopment occurs.	Plan - pages 1 and 2
	Identification of activities and programs to accomplish locally identified goals such as code enforcement; improved educational opportunities, reduction in crime, neighborhood revitalization and preservation, provision of infrastructure needs, including mass transit and multi modal linkages.	Plan - pages 44-58
	Demonstration of the local government and the community's commitment to comprehensively address the urban problems within the designated area.	Plan - page 42-43 and 1997 Resolution adopting the original Solutions and 2000 Ordinance adopting the Plan as amended

**s. 163.2517(3)(a), F.S.** Map depicting the geographic area or areas included in the designation.

Please see Maps 1 and 2 on pages 2 and 5 of the Solutions Plan and Maps 1 and 2 following this appendix.

**s. 163.2517(3)(b), F.S.** Confirmation that the infill and redevelopment area is within an area designated for urban uses in the local comprehensive plan.

The Tarpon Springs Comprehensive Plan does not provide for an urban development boundary however, the policies of the Future Land Use Element encourage the infill development of vacant properties, compact growth contiguous to existing developed areas and the maximization of existing public facilities and services.

The proposed Urban Infill and Redevelopment Area meets these criteria and is also designated redevelopment area. It is identified as Redevelopment Area #5 in Figure 18 of the Future Land Use Element. The accompanying text describes the area as "Charlestown", a name that was abandoned in favor of Union Academy Neighborhood during the preparation of this Plan.

This Plan contains, at pages 17-24, graphic and written analyses of residential, commercial, recreational and vacant land within the proposed Area. The information contained herein is based upon the Countywide Plan. The Tarpon Springs Future Land Use Map is identical to the Countywide Plan.

#### Attachments

- 10. Section IV(D), City of Tarpon Springs Future land Use Element
- 11. Figure 18, City of Tarpon Springs Future land Use Element

**s. 163.2517(3)(c), F.S.** Map of any existing enterprise zones, community redevelopment areas, community development corporations, brownfields, downtown redevelopment districts, safe neighborhood improvement district, empowerment zones, or enterprise communities.

See Map 6 and letter dated November 12, 2000 following this appendix.

A framework for coordinating infill programs within the urban core.

The framework for coordinating infill programs will consist of the Governance Structure comprised of the Union Academy Neighborhood Oversight Committee, the City of Tarpon Springs, and the Pinellas County Community Development Department.

**s. 163.2517(3)(d), F.S.** Memorandum of Understanding between the district school board and the local government regarding enhancing public school facilities located within the designated area.

A Memorandum of Understanding is not applicable to this grant because there is no school located within the urban infill area. That does not mean that a quality education is not provided to the residents of the Union Academy neighborhood. The Tarpon Springs Fundamental School is located immediately adjacent to the urban infill area. The Fundamental School is within the Union Academy neighborhood. Resident in the neighborhood also have access to Tarpon Elementary School, Tarpon Middle School, Tarpon High School, and St. Petersburg Junior College Tarpon Springs Campus (see Solutions Plan page 38).

**s. 163.2517(3)(e), F.S.** Identification of each neighborhood within the proposed area and state preservation and revitalization goals and projects identified through the community participation process and how such projects will be implemented.

Please see Map 2 on page 5 of the Solutions Plan and pages 42 through 75 of the Solutions Plan for a description of Neighborhood Plan Alternatives, Solutions, Recommendations, and Implementation Strategies.

**s. 163.2517(3)(f), F.S.** Identification of how the local government intends to implement affordable housing programs, including, but not limited to economic and community development programs and the State Housing Initiatives Partnership Program, within the urban infill and redevelopment area.

### **Project Narrative and Detailed Budget**

The City of Tarpon Springs Urban Infill Area is located within the Union Academy Neighborhood, a traditional neighborhood whose street grid is woven firmly into the urban core of the city. The neighborhood suffers from a poverty rate four times higher than the rest of the city and twice the level of unemployment. The crime rate is the highest in the city and the level of disinvestment is further evidenced by low property values, poor housing conditions, and overcrowding. All major public services, water, sewer, transportation, schools, and recreation are available in the neighborhood. The neighborhood developed Union Academy Neighborhood Solutions Plan in 1997, and amended the plan this year to meet all of the required elements of an urban infill plan. The plan has been adopted by ordinance. The specific goals and strategies for comprehensive neighborhood revitalization found in the plan are the basis for the affordable housing program described below.

The City of Tarpon Springs and Pinellas County are joint applicants for this implementation grant. The City and the Pinellas County Community Development Department (the Department), with the guidance and support of the Union Academy Oversight Committee, a coalition of neighborhood organizations and residents, will implement a comprehensive affordable housing preservation and production program for the Urban Infill Area. The Department has agreed to serve as the lead agency in administering the program. This program will be complemented by an array of housing counseling and support services to help neighborhood residents prepare for and achieve home ownership. Additionally, the Tarpon Springs Housing Authority has committed funds for the rehabilitation of public housing units within the area. The Department has also committed to fund a master plan for streetscape improvements along two major corridors in the neighborhood that will augment revitalization efforts and serve as a catalyst for much needed economic development. Concurrently, along with the help of a corps of resident volunteers, the Department will facilitate an overall neighborhood beautification effort. The Department has over 25 years experience successfully carrying out housing and neighborhood revitalization strategies and, along with the City, has assembled a highly qualified team of local not-for-profit organizations that will assist in implementing these activities.

A rehabilitation program to bring substandard homes into compliance with local building codes, add liveability improvements, and increase energy efficiency will be offered. The program's goal is to

rehabilitate a minimum of 20 houses per year over the next two years. Three local nonprofit organizations have entered into agreements with the Department to implement homeowner rehabilitation programs. These organizations are Gulf Coast Community Development Corporation (GCCDC), Tampa Bay Community Development Corporation (TBCDC), and Pinellas Homestead Project Inc. (PHP). They have all had long term relationships with the Department and a proven history of success with rehabilitation programs. They will process rehab applications, help owners evaluate rehab needs and secure and evaluate bids from reputable contractors, and will monitor contractor performance during the rehab process. Participating residents will be eligible for up to \$30,000 in rehabilitation assistance; however, average rehabilitation costs are expected to be \$17,500 per unit.

The Urban Infill Area has a significant amount of substandard rental housing, the program will attempt to reduce the blighting influence of such properties. Rental property owners will be offered a program to assist with rehabilitation costs. The Rental Property Improvement program will provide up to 50 percent of the rehabilitation cost up to \$9,000 per unit. In exchange the owner must agree to continue to rent the unit to low and very low income renters at affordable rents for a period of 10 years. In each year that the owner documents that the unit has been rented in accordance with the agreement, 10% of the amount of the assistance is forgiven. The Department is projecting that 10 rental units per year will be rehabilitated.

Due to the aging population in the Urban Infill Area, many residents live with architectural barriers and other housing deficiencies that impact mobility and other life functions. In addition to rehabilitating homes, the Department will aggressively pursue a program to remove such barriers and make other improvement which will allow elderly residents to remain in their own homes. In partnership with the Caring and Sharing Center for Independent Living Inc (CASCIL), the Department will offer a small grant program to remove barriers and make lifestyle improvements that will assist elderly and disabled residents. CASCIL specializes in personal assistance to the disabled community and has a proven history of evaluating the needs of disabled and aging people. The Independent Living Program will offer grants of up to \$2500 each for up to 25 residents per year.

The Department will also enter into agreements with TBCDC and PHP to implement a program to purchase and rehabilitate existing housing for resale to prospective homebuyers. Both agencies have a successful history of carrying out such activities in partnership with the Department. The purchase/rehab program will offer the non-profit, interest-free monies to purchase and rehabilitate the property. These monies will be repaid at sale of the property and recycled to create more housing opportunities. Low and moderate income purchasers will be provided up to \$20,000 in down payment assistance to make the homes affordable. This down payment assistance will be leveraged by monies borrowed from private lenders. Many local lenders offer lower income homebuyer loans at very favorable rates and terms. In some cases, the Department will partner with a local lender to further leverage funds. The Department also administers a very successful first-time homebuyer bond program offering below market loans to qualified homebuyers. Additionally, borrowers may be eligible for below market loans utilizing the State of Florida first-time homebuyer loans program

for target areas. The Department anticipates completing 6 purchase/rehabs per year for the next two years.

The Urban Infill Area has a significant amount of vacant land and land with substandard housing suitable for demolition. These situations present opportunities for production of new affordable housing. The City, the Department and the Oversight Committee have chosen to partner with Clearwater Neighborhood Housing Services (CNHS) to be the primary provider of new construction and land acquisition and development services. CNHS is an established nonprofit agency who has sold and constructed over 600 units of newly constructed housing in Pinellas County. CNHS has also had a longtime partnership with the Department. The housing production portion of the project will encompass several different but related activities. First will be the acquisition and development of lots. Publicly owned properties that are suitable for redevelopment as affordable housing will be donated. CHNS will also be provided with funds to acquire vacant lots that are on the private market. Each lot will be evaluated for development potential prior to purchase. Land clearing, environmental assessments, impact fee write downs, and, where necessary, flood prevention measures will be included as part of the cost of acquisition. CNHS will partner with local builders to offer a portfolio of home choices to prospective homebuyers. The portfolio of homes offered will undergo a design, features, and suitability review by the Oversight Committee to assure consistency with neighborhood standards. The Department will provide interest-free construction monies to the non-profit agency. These monies will be repaid at sale of the property and recycled to create more housing opportunities. Down payment and financial assistance as described in the purchase/rehab program above will be offeed. The Department anticipates constructing 10 new homes for purchase per year for the next two years.

In addition to production and preservation activities, other services and incentives will be offered to homebuyers. Lower income homebuyers can secure up to \$7,000 in down payment assistance towards the purchase of existing homes other than those offered through the new construction or purchase rehab programs. TBCDC, under contract to the Department will process these down payment loans. Five homebuyers will be provided with general down payment loans each year.

There is a need for a variety of housing services to be offered to current and potential residents of the Urban Infill Area. Some residents of the Urban Infill Area may be good candidates for homeownership, but for a variety of reasons are not currently purchase ready. Through the TBCDC's HomeBuyers Club, up to 50 persons per year will be offered ongoing long term and personalized counseling to help them overcome the barriers to homeownership. This counseling is offered to all residents regardless of income. The Homebuyer's Club has a proven history of success having helped 645 members reach their goal of becoming homeowners over the past 6 years. For those persons who are almost purchase ready, the Department partners with Community Service Foundation, Inc. (CSF) to offer homebuyer training classes. These classes cover all the things potential homebuyers must know from budgeting, to making purchase offers, to evaluating mortgage products. CSF was organized over 50 years ago and specializes in offering these type services. The classes will be offered at the Union Academy and open to all residents regardless of income. Additionally, The Department will sponsor an annual H.O.P.E (Home Ownership for People

Everywhere) Expo to bring lenders, REALTORS, and potential purchasers together in the neighborhood.. All of these services will be marketed by the Department and the Citizens Alliance for Progress (CAP), a long-standing neighborhood based not-for-profit agency. CAP currently operates a Neighborhood Family Center at the Union Academy. The Neighborhood Family Center offers a variety of health, employment, and social service programs to residents of the community.

All services referenced in this application are existing services operated by experienced agencies under contract with the Department. These services are sustained through a combinations of fees earned from the Department and others, private fund-raising efforts, and public sector grants. All of these organizations have been operating for more than five years and are expected to continue in operation. The Department recognizes that the activities listed in this Application are just the start of a long term revitalization effort. The Department has a long term commitment to the area and will continue funding such services at the level needed to accomplish that revitalization. The Department is a recipient of State Housing Initiatives Partnership funds and is an entitlement county under the Federal Community Development Block Grant program and the HOME Investments Partnership Program.

While housing production and services are the core of the implementation strategy, residents also plan to undertake some general beautification efforts. The Department will sponsor a "Fix-up, Paint-up, Clean-up , Green-up" campaign. Any resident of the neighborhood who agrees to paint their home will receive free paint and an allowance of up to \$100 towards the cost of pressure washing the house. The resident will provide the labor by doing the painting themselves or hiring a painting contractor. Neighborhood residents will organize volunteers to help low income elderly and disabled residents who may not be able to paint. The Department is budgeting funds sufficient to paint 25 homes per year for the next two years. The Department is also budgeting funds sufficient to sponsor two neighborhood clean-up campaigns. Funds will be used to provide trash receptacles and pay dumping fees. Neighborhood residents will organize and operate the cleanup. Following the cleanup, the neighborhood will sponsor a Green-up campaign. Residents will be provided free drought tolerant plants and ground covers

No resident will be involuntarily displaced or adversely impacted as a result of these activities. Any person selling land will be entitled to have a private appraisal of the property and informed of it's true value. All persons receiving down payment assistance will be required to take free homeownership classes so that they can make informed decisions throughout the purchasing process. All purchasers are also entitled to a private appraisal of the property being purchased to determine it's true value. No person participating in these programs can pay more than appraised value for a property. All contractors and builders participating in these programs will be required to provide a one year warranty on the total job. The homebuyer will also be encouraged to purchase a home warranty providing an additional year of worry-free ownership. In addition, the homebuyer will be encouraged to have a private professional inspection of the property prior to purchase. Costs for warranties and inspections are eligible expenses under the down payment assistance programs. No property currently occupied by a renter is eligible for the purchase/rehab program unless that renter will be the ultimate purchaser of the property. In the case of rental rehabilitation, if the property is



currently occupied, owners will be prohibited from raising rent above the current rent being charged or 30% of the tenant's income, whichever is greater.

The success of this project depends on strong and active community support. Fortunately, the Union Academy Neighborhood has a long history of widespread community organizing and support for efforts to improve the lives of the residents. The Department will link into that organizing effort in order to keep residents informed and involved in the project. Staff members will continue to be involved with the Oversight Committee and will attend all regular meetings of the committee and keep the community abreast of all progress towards meeting the goals of the project. The Department will play an active role, including funding of up to \$15,000, to increase the Oversight Committee's capabilities to serve as the leadership coalition in the neighborhood. Capacity building may include, but is not limited to, establishment of non-profit corporation status, training, and other administrative support. The Citizens Alliance for Progress (CAP) continues to be a strong voice in the community and is an important partner in the Department's efforts. They too will receive regular reports and be solicited for input and direction. The Department will develop brochures, flyers, and other informational items to keep neighborhood residents informed about the availability of programs and informed about meetings and kickoff activities. These informational materials will be delivered through direct mail campaigns, distributed at neighborhood events, and made available at locations throughout the community including, but not limited to, the Union Academy, Churches, businesses, libraries, and schools. Assistance will be provided to non-profit agencies and the Oversight Committee to organize Neighborhood Fairs to keep residents involved and informed. We recognize that word of mouth is the most powerful marketing tool. Therefore committee members and other residents will be trained in how the programs work and will be drafted to market the programs one-on-one to their neighbors and friends, take applications, and provide advocacy services for those residents who need such services. Surveys will be distributed to gauge the effectiveness of programs, determine whether residents are pleased with the services offered, and find ways to improve those programs and services as necessary. Members of the committee and CAP will serve as sounding boards for the Department and advocates for the residents.

Below is the detailed budget for the project. This budget covers the first year of the project. For the second year of the project, Urban Infill Grant dollars will be replaced by dollars recycled from the land acquisition and construction pools.

<b>Budget</b>	<b>Local Match</b>	<b>Urban Infill Grant</b>
Acquire Land for Affordable Housing Development	70,000	42,500
Construct Affordable Housing	188,000	85,000
Rehabilitate Existing Owner Housing	250,000	85,000
Rehabilitate Existing Rental Housing	475,000	
Purchase/rehab Existing Housing for Resale to Home Buyers	180,000	
Removal of Architectural Barriers to Assist the Elderly/ Disabled	25,000	
Provide Down Payment Assistance to Eligible Home Buyers	100,000	42,500
Demolish Substandard Housing	10,000	
Organize Neighborhood Paint-up Campaign	12,500	
Organize Two Neighborhood Green-up Campaigns	10,000	
Organize Two Neighborhood Clean-up Campaigns	5,000	
Provide Home Ownership Counseling Services	10,000	
Public Infrastructure Improvements	100,000	
Administrative Costs		45,000
<b>Total</b>	<b>1,435,500</b>	<b>300,000</b>

Each of the strategies discussed has separate goals and timetables for completion. The table below gives a detailed listing of the strategies with numerical goals and a production timetable for each. As part of the planning process a housing conditions survey was conducted. Each of the listed strategies addresses a concern generated by that survey and the planning process. The survey will form our baseline; ongoing tracking of these goals will serve as one tool for measuring the success of the project as well as improvements in the area. The survey will also be repeated annually and results analyzed to determine if there is a need for additional strategies. Perhaps the best measure of success in any neighborhood is the attitudes and feelings of the residents. Working with the University of South Florida, a key partner in the initial planning process, the Committee will conduct a Neighborhood Attitudes Survey to gauge how residents think and feel about housing conditions in their community. This survey will be conducted again after 12 months and 24 months to determine if residents are satisfied with the pace and direction of the redevelopment efforts. Again,

data gleaned from this survey will allow the Department and the Committee to fine tune programs and services as needed.

As requested in the application, these goals have been broken down into one to six month goals, six to 12 month goals and goals to be accomplished beyond 12 months.

<b>Produce New Housing</b>	Months 1-6	Months 7-12	Months 12+
Acquire land for housing development (15 lots from private sources)	5 lots	5 lots	5 lots
Construct Affordable Housing (15 units)	5 homes	5 homes	5 homes
<b>Preserve Existing Housing Stock</b>			
Rehabilitate Existing Owner Housing (40 units)	10 homes	10 homes	20 homes
Rehabilitate Existing Rental Housing (56 units)	23 units	23 units	10 units
Purchase/rehab Existing Housing for Resale (12 units)	3 homes	4 homes	5 homes
<b>Provide Housing Services</b>			
Removal of Architectural Barriers to Assist Elderly and Disabled (retrofit 30 homes)	10 homes	10 homes	10 homes
Provide Home Ownership Counseling Services (home ownership classes and the HomeBuyer's Club membership for home buyers) Home Ownership Expo and Neighborhood Fair	classes for 50 residents; 20 home buyers	Expo and Fair	Repeat Fair and Expo annually
Provide Down Payment Assistance Loans to 30 First-time Home Buyers	5 loans	10 loans	15 loans
Demolish Substandard Housing	5 units	5 units	5 units
Organize Neighborhood Paint-up Campaign (pressure wash, minor repair and paint 30 homes)	10 homes	10 homes	10 homes
Organize Two Neighborhood Green-up Campaigns (landscape, streetscape, beautify 30 home on 2 streets)	10 homes	10 homes	10 homes
Organize Two Neighborhood Clean-up Campaigns	Area Wide and Concurrent with Clean-up and Green-up Campaigns		

**s. 163.2517(3)(g), F.S.** Identification of strategies for reducing crime.

The Solutions Plan discusses strategies for reducing crime at pages 56-57. Crime reducing strategies are also described below.

Since 1990, the Tarpon Springs' Police Department began a comprehensive community policing program. This is a City-wide effort however, the Police Dept. has concentrated community policing efforts within the Union Academy Neighborhood. A well-planned, holistic and coordinated program, "Fear Free & United", has been prepared and implementation is on-going. This document, won a community service award from the Tampa Bay Regional Planning Council in 1996. Specific actions include:

1. Assignment of a liaison officer to foster communication between the department and the neighborhood.
2. Establishment of the Cops & Kids Center on Harrison Avenue. This facility offers recreational and educational activities for neighborhood youth and promotes trust between police and residents. Youth participants are taught through reward-based programs encouraging learning and citizenship.
3. Creation of a neighborhood base of support through neighborhood organizations intended to promote civic involvement, local pride, new housing and rehabilitations and other physical improvements. Examples of such organizations include Citizens Alliance for Progress (CAP), the UAN Oversight Committee, Americans Committed To Improving Our Neighborhood (A.C.T.I.O.N.), the North Pinellas Ministerial Alliance and the Tarpon Springs Housing Authority.
4. A demolition program targeting derelict houses and nuisance businesses. This has been coupled with increased code enforcement activity. During the period 1995-present, 31 vacant residential structures and one commercial structure have been demolished.
5. Increased police presence manifested in foot and bicycle patrols, anti-crime operations with the Pinellas County Sheriff's Dept. and traffic enforcement.
6. Organizing and participating in volunteer clean up and fix up efforts. These have focused primarily on elderly neighborhood residents.
7. Relocation of the Police station from its current location to the Union Academy Neighborhood. This is a multi-million dollar construction program that began in May, 2000 and is scheduled for completion in February, 2001.
8. Employing CPTED principles and practices in existing developments and future redevelopment activities.

**Attachments**

1. Introduction from "Fear Free and United"

**s. 163.2517(3)(h), F.S.** If applicable, provide guidelines for the adoption of land development regulations specific to the urban infill and redevelopment area which include, for example, setbacks and parking requirements appropriate to urban development.

On page 48 of the Solutions Plan, the creation of a new zoning district which recognizes the assets and land development problems of the Union Academy Neighborhood is identified as a high-priority item. On November 18, 1997 the City adopted the R-60 zoning district. In two subsequent rezoning actions initiated by the City, 46.6 acres within the Union Academy Neighborhood have been rezoned into the R-60 district. In a separate action, a private property owner petitioned to have his lots rezoned into the R-60 district and this action was approved in March, 2000.

In addition to the Neighborhood Conservation district, the City of Tarpon Springs has also adopted the Pinellas Trail Corridor, PTC district. This district has only been applied to a 2.1 acre commercial area located within the proposed Urban Infill and Redevelopment Area. This district provides incentives for bicycle and pedestrian use, cross-access and driveway limitation, and reduces off-street parking requirements.

#### Attachments

2. Ordinance 97-20, R-60 Neighborhood Conservation zoning district regulations.
3. Section 25.09, Pinellas Trail Corridor District regulations

**s. 163.2517(3)(j), F.S.** Identify and adopt a package of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the urban infill and redevelopment area.

#### **1. Waiver of license and permit fees.**

The City of Tarpon Springs will waive all license and permit fees for new construction, redevelopment and land development within the defined Urban Infill Grant (Grant) area during the Grant period for projects that are directly funded in whole or in part with Grant monies.

#### **2. Waiver of local option sales taxes.**

The City does not exercise any local option sales taxes.

#### **3. Waiver of delinquent taxes or fees to promote the return of property to productive use.**

The City of Tarpon Springs will work with property owners on a case-by-case basis within the defined Grant area during the Grant period to determine which delinquent taxes or fees should and could be waived. A committee of representatives will make the determination from the City Manager's office, Planning and Zoning, the City Clerk's office, County Community Development and the City Attorney. Pursuant to the City Charter and the Land Development Code, the committee will recommend to the Commission waivers of fines and fees and such recommendations will be based, in part, on the prospect of returning the property to productive use. Under County Charter the City does not have authority over taxes but, upon recommendation of the committee, will lobby the county to adjust such taxes as are determined to be justified on the prospect of returning the property to productive use.

#### **4. Expedited permitting.**

The City Manager's office, through the business services specialist, will be responsible to oversee and expedite permitting for new construction, redevelopment and land development within the defined Grant area during the Grant period for projects that are directly funded in whole or in part with Grant monies.

#### **5. Lower transportation impact fees for development which encourages more use of public transit, pedestrian and bicycle modes of transportation.**

Pursuant to Chapter 150 of the Pinellas County Land Development Code, the City will prepare and submit an application to have the urban infill area declared a redevelopment area and, therefore, subject to a reduced transportation impact fee. The City of Tarpon Springs will work with property owners on a case-by-case basis to determine what new construction, redevelopment and land development, within the defined Grant area during the Grant period for projects that are directly funded in whole or in part with Grant monies, might be eligible for a credit toward impact fees. It will do everything in its power to trace history of property and apply previous impact fee credits. The eligibility and determination of the amount of credit will be made by a committee of representatives from the City Manager's office, Planning and Zoning and the Building Department and will be based, in part, on the contribution made toward the public interest in encouraging use of the Pinellas Trail (Trail) or the public transit system for projects along the Trail or bus routes.

#### **6. Prioritization of infrastructure spending within the urban infill and redevelopment area.**

The City is working with the County to procure a multi-year Community Development Block Grant (CDBG) that will be used in essentially the same area as the urban infill and redevelopment area. Money has been allocated for design and engineering costs for fiscal year 2001 and, beginning in October 2001, work will commence on infrastructure improvements in this area. The construction budget for these multi-year improvements will be \$400,000 per year. The overall long range goal of the CDBG project is to improve the quality of life in this neighborhood through commercial development potential, improved housing, increased land values and by encouraging public and private investment. Elements in this master plan will encompass, but not be limited to parking, sidewalks, landscaping, lighting, power line relocation, and land acquisition.

#### **7. Local Government absorption of developers' concurrency costs.**

Concurrency costs, such as sanitary sewer, solid waste, potable water, parks and recreation and transportation facilities, including mass transit, where applicable, are minimal or non-existent in the urban infill and redevelopment area as this kind of infrastructure is already in place. In the area of design and construction plan costs, the City has been successful in the past and will work with developers to attempt to procure reduced-cost or pro-bono plans for new construction or redevelopment within the defined Grant area during the Grant period for projects that are directly funded in whole or in part with Grant monies.

s. 163.2517(3)(k), F.S. Identification of how activities and incentives within the area will be coordinated and what mechanism the local government will use for the coordination.



The Governance Structure described in section "c" above will coordinate the activities and incentives within the area. It is anticipated that the Pinellas County Community Development Department will have the principal administrative role, but will consult with the Oversight Committee and the City of Tarpon Springs throughout project implementation.

**s. 163.2517(3)(l), F.S.** Identification of how partnerships with the financial and business community will be developed.

Partnership development with the local financial and business community are described on pages 52-54 of the Solutions Plan.

**s. 163.2517(3)(m), F.S.** Identification of the governance structure that the local government used to involve community representatives in the implementation of the plan.

The Union Academy Oversight Committee as described on pages 42-43 of the Solutions Plan was the governance structure used to involve community representatives in the implementation of the plan

**s. 163.2517(3)(n), F.S.** Identification of performance measures to evaluate the success of the local government in implementing the urban infill and redevelopment plan.

Performance measures listed as "Implementation Strategies" on pages 44-58 of the Solutions Plan will be used to evaluate the success in implementing the urban infill and redevelopment plan.

## **D. Need for Redevelopment**

**9J-5.006 (2)(d) - An analysis of the need for redevelopment including:**

1. Renewal of blighted areas, and
2. Elimination or reduction of uses inconsistent with the community's character and proposed future land uses

The areas addressed by the following discussion are located by Figure 18.

### **1. North Pinellas Avenue**

North Pinellas Avenue from Center Street to Live Oak Street is currently designated for neighborhood commerce. The area is characterized by nonconforming service stations and heavy repair shops. Virtually none of the uses along this roadway are neighborhood oriented.

North Pinellas Avenue functions as an access corridor for through traffic and tourist oriented trips destined for Main Street and the Sponge Dock area. The existing nonconforming uses are unsightly and nonconductive to the tourist oriented economy. This corridor can serve as a tourist oriented link between Main Street and the Sponge Docks, and should be designated for redevelopment in this regard. Nonconforming uses should be restricted from expansion and eventually phased out as redevelopment occurs.

### **2. Main Street**

The traditional Tarpon Springs downtown located along Tarpon Avenue and known as Main Street, has been renovated considerably since 1980. In addition to the improvements by private property owners the City has made an investment in street lighting and brick pavers. This renewed interest in the downtown has brought attention to the following issues:

- how to continue diversification of the existing uses
- flexible parking requirements for existing structures
- the need for a comprehensive parking plan

### **3. Sponge Dock Area**

The Sponge Dock Area has long had cultural ties to the sponging industry. Although the sponging industry has seen a resurgence, the economy is primarily tourist oriented. Mixed among the retail and docking facilities are heavy boat works and boatyards. These heavier marine industrial uses are inconsistent with the lighter tourist oriented water related uses.

A design study of the area can focus upon the following:

- expansion of the tourist related uses
- integration of the sponging industry and cultural ties with the economy
- a comprehensive parking plan

### **4. Safford Avenue**

Safford Avenue, from Meres Boulevard extended to Pine Street, is an underutilized and deteriorated north/south corridor. Traditionally, Safford Avenue served as the rail corridor for passenger train service. The rails are currently being dismantled, but the physical remnants still create an obstacle to traffic circulation.

Scattered along the corridor are several intensive businesses, such as small warehouses and storage yards. Portions of the southernmost and northernmost segments of the corridor are designated for residential development, although many of the parcels are currently vacant. Much of the corridor is currently deteriorated, and is the focus

PASCO COUNTY  
PINELLAS COUNTY



SCALE 1" = 3,770'  
OCTOBER, 1989



LAKE TARPON

REDEVELOPMENT NEEDS

1. North Pinellas Avenue
2. Main Street
3. Springe Truck Area
4. Safford Avenue
5. Charleston
6. Pine Street/City Hall
7. Stauffer Chemical Plant

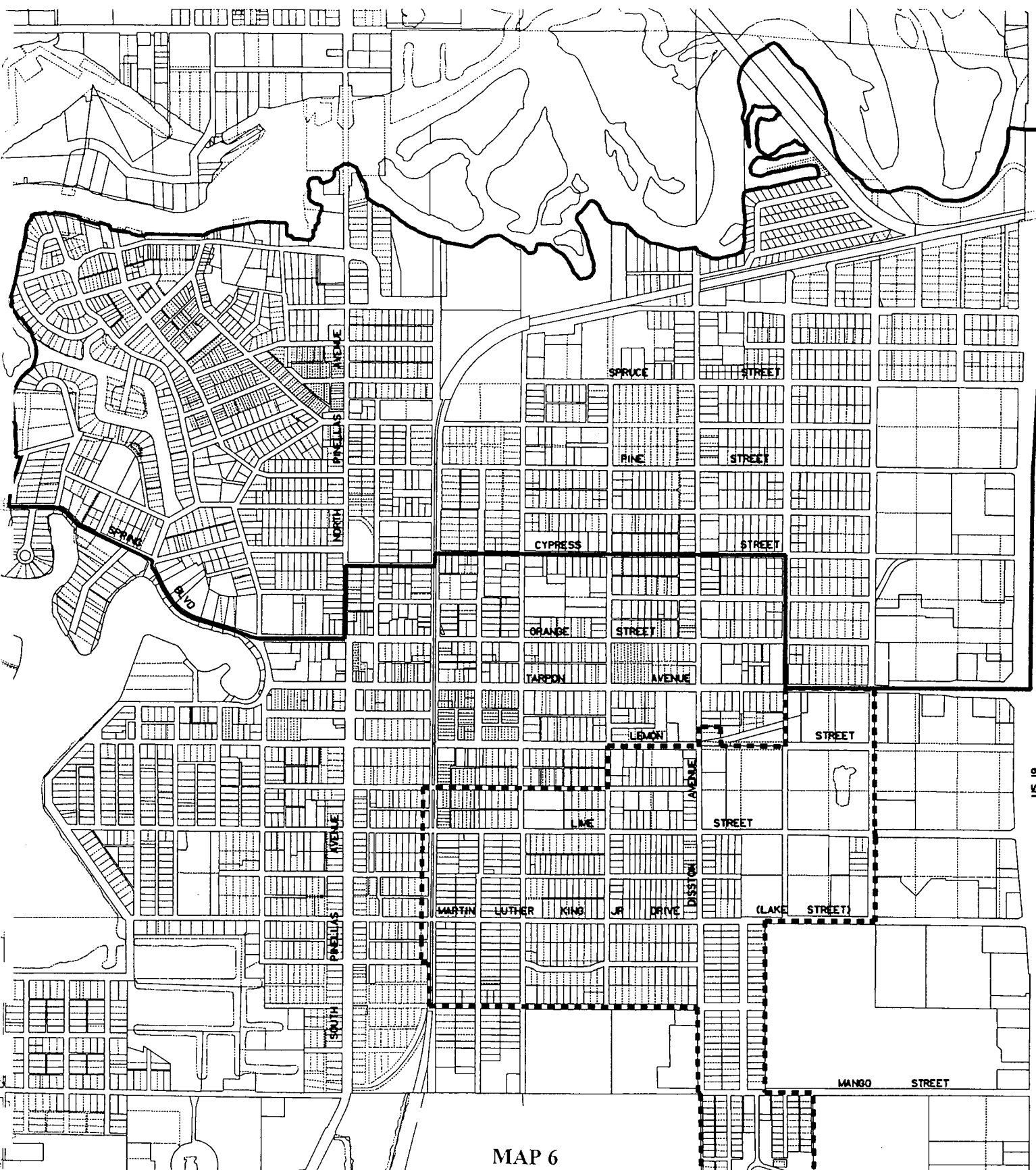
GULF OF MEXICO

Figure 18 REDEVELOPMENT NEEDS

CITY OF TARPON SPRINGS

City of  
**TARPON SPRINGS**

SOURCE:



US 18

MAP 6

URBAN INFILL AND REDEVELOPMENT GRANT  
TARPON SPRINGS  
NORTHERN COMMUNITY REDEVELOPMENT  
AREA ADJACENCY  
PINELLAS COUNTY, FLORIDA

SCALE: 1" = 1000'  
DATE: 1-SEP-2000



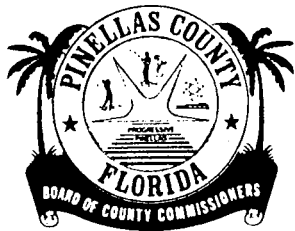
GRAPHICS PREPARED BY THE OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER,  
JIM SMITH

LEGEND

- - - - - PLANNING AREA BOUNDARIES

———— CRA BOUNDARY

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**BOARD OF COUNTY COMMISSIONERS**  
**PINELLAS COUNTY, FLORIDA**

**COMMUNITY DEVELOPMENT**

600 CLEVELAND STREET, SUITE 800  
CLEARWATER, FLORIDA 33755-4159  
PHONE: (727) 464-8210  
FAX: (727) 464-8254  
TDD: (727) 464-8215

**COMMISSIONERS**

ROBERT B. STEWART - CHAIRMAN  
CALVIN D. HARRIS - VICE CHAIRMAN  
SALLIE PARKS  
KAREN WILLIAMS SEEL  
BARBARA SHEEN TODD

November 12, 2000

Ms. Susan Fleming, Acting Program Administrator  
Department of Community Affairs  
Division of Housing and Community Development  
Urban Infill and Redevelopment Assistance Grant Program  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

Re: Urban Infill and Redevelopment Assistance Implementation Grant for the Union Academy  
Neighborhood, Tarpon Springs, Florida

Dear Susan:

Pinellas County is an Urban County under the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. As such, the Pinellas County Community Development Department administers all of its HUD programs in the unincorporated areas of the county and in nineteen participating small cities, including the City of Tarpon Springs. The department concentrates its programs in Target Areas throughout the county. Target Areas are neighborhoods or districts that are targeted for particular emphasis and support by the department, as such, they are considered Neighborhood Improvement Districts. All Target Areas are covered by a plan developed by the applicable local government. The Union Academy Neighborhood is included among the current Pinellas County Community Development Target Areas. The Union Academy Neighborhood is also participating in the Neighborhood Initiatives process sponsored by Pinellas County, Juvenile Welfare Board and other agencies.

Sincerely,

A handwritten signature in black ink that reads "William D. Compton".

William D. Compton, AICP  
Senior Community Development Specialist



Tarpon Springs Police



**"FEAR FREE & UNITED"**

*A Community  
Revitalization Project*



## INTRODUCTION

In 1990 the Tarpon Springs Police Department began an ambitious project to enter into a comprehensive community policing program in an effort to deal more effectively with the problems of crime and further improve the quality of life for the residents of the City of Tarpon Springs. Once all of the programs were implemented over the first two years many successes were realized and the Tarpon Springs Police Department quickly became a model for other law enforcement agencies. While community policing has had a very positive effect on crime and the quality of life within Tarpon Springs it is felt that we can further improve areas of the City by specifically concentrating our efforts on neighborhoods which have a need for specialized attention based on higher crime rates.

The area of the City which currently has the highest crime rate is predominantly African-American and is dominated by both single and multi-family residential parcels. The area has been characterized as "run down" in recent studies and it was further found that property values were decreasing rather than increasing. This area of the City currently has many attributes such as the Pinellas Trail, the Tarpon Springs Fundamental School, Dorsett Park and the Tarpon Springs Police Departments' Cops & Kids Center.

The Citizens Alliance for Progress, a community based organization, is also located centrally within the community and has successfully been providing many of the social services that the citizens have needed. Primarily an educational facility the Citizens Alliance for Progress has worked well with the Cops & Kids program, a police athletic organization, providing the basis for strong leadership and the ability to unite the community in a common effort.

For these reasons it was felt that a revitalization project be initiated in this neighborhood as soon as possible. Many of the programs already instituted with the Community Policing Project have greatly improved the quality of life within this neighborhood as well as noticeably lowering the crime rate and it is now felt that through improvements within the neighborhoods environment the police department can further decrease crime and perhaps deal a final blow to what was once a thriving narcotics trade in this area.

---

# THE OVERSIGHT COMMITTEE

of

**The Union Academy Neighborhood Solution Plan**  
453 E. Oakwood Street • Tarpon Springs, Fl 34689 • Telephone (727) 938-1833

Friday, October 27, 2000

The City of Tarpon Springs  
Planning and Zoning  
324 E. Pine Street  
Tarpon Springs, Florida 34688

Dear Mr. Walter Fufidio

The Oversight Committee members of The Union Academy Neighborhood Solution Plan, formally endorses the Urban Infill and Redevelopment Grant Application, initiated by The City of Tarpon Springs, The Pinellas County Community Development Department and The Pinellas Planning Council

This endorsement is subject to the following terms as out lined in:

1. Appendix "J" ( Insert detailed narrative) to the Union Academy Neighborhood Solution Plan.
2. City Staff recommendation of approval of ordinance 2000-33 amending the future land use element of the Tarpon Springs Comprehensive Plan by adopting a map of an Urban Infill and Redevelopment Area, ( a portion of the Union Academy Neighborhood).

The above clauses is a prerequisite for a new State grant program for which the City is making application, and does not change the original plan developed in 1997.

We request that a Capacity Building Budget for the Oversight Committee be included in the detailed budget application for administrative use for the implementation and production program for the Urban Infill Area.

Sincerely,

  
Donald W. Taylor, Chairman

DT/ad

C/S The Pinellas County Community Development Department

---

ORDINANCE No. 97-38

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA  
AMENDING ARTICLE II, AMENDING SECTION 20.00  
ESTABLISHMENT OF DISTRICTS; AMENDING SECTION 25.03 OF  
THE COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE  
BY ADDING A NEW R-60 (NEIGHBORHOOD CONSERVATION)  
ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR  
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PLANNING DEPT.  
CITY OF TARPON SPRINGS

DEC 04 1997

RECEIVED

**WHEREAS**, in June, 1995 the Pinellas Planning Council, the City of Tarpon Springs and the University of South Florida agreed to participate with local residents and community leaders in the development of a neighborhood improvement plan for the Union Academy Neighborhood; and

**WHEREAS**, the final product of this effort, the "Union Academy Neighborhood: A Solutions Plan" was adopted by the Citizens and Steering Committees on February 27, 1997; and

**WHEREAS**, on April 03, 1997 the Board of Commissioners adopted Resolution 97-29 which endorsed the Union Academy Neighborhood Plan; and

**WHEREAS**, Part III(E) of the UAN Plan requests the City of Tarpon Springs to create a new zoning district which recognizes the assets and problems of the area; and

**WHEREAS**, the rezoning of properties to the R-60 district will be a separate action subject to public notification requirements; and

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this Ordinance on October 20, 1997 and voted unanimously voted for approval; and

**WHEREAS**, written and published legal notice of this action has been provided pursuant to the requirements of Chapter 166, F.S. and Article XII 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:** The Board of Commissioners finds that this amendment to the text of the Land Development Code is consistent with the Goals, Objectives, and Policies of the Tarpon Springs Comprehensive Plan.

**Section 2:** That Section 20.00(B) of the Tarpon Springs Comprehensive Zoning and Land Development Code is hereby amended to read as follows:

20.00 ESTABLISHMENT OF DISTRICTS

The following zoning districts are hereby established to carry out the provisions of this Code:

(A) Agricultural District

- (1) A                      Agricultural District

(B) Residential Districts

- (1) R-100                  Single Family Residential District  
(2) R-100A                Single Family Residential District  
(3) R-70A                  Single Family Residential District  
(4) R-60                   Neighborhood Conservation District  
(45)R-70                   One and Two Family Residential District  
(56)CRM                   Conditional Residential Mix District  
(67)RM                    Residential Multifamily District  
(78)MHP                   Mobile Home Park District  
(89)TP                     Trailer Park District

(C) Office District

- (1) RO                     Residential Office District

(D) Commercial Districts

- (1) CS                     Commercial Service District  
(2) PTC                    Pinellas Trail Corridor District  
(3) NB                     Neighborhood Business District  
(4) GB                     General Business District  
(5) HB                     Highway Business District  
(6) IB                     Intensive Business District  
(7) WDI                    Waterfront Development District  
(8) WDI-A                  Waterfront Commercial Fishing Development District

(E) Industrial Districts

- (1) WDII                   Waterfront and Marine Industry Development District  
(2) IR                     Industrial Restricted District  
(3) IH                     Industrial Heavy District

(F) Planned Development Districts

- (1) RPD                    Residential Planned Development District  
(2) CPD                    Commercial Planned Development District  
(3) IPD                     Industrial Planned Development District

(G) Special Purpose District

- (1) LC                     Land Conservation District

(H) Special Purpose Overlay Districts (Pursuant to Article VII of this Code)

- (1) Designated Historic Districts
- (2) Designated Historic Structures and Landmarks
- (3) Archaeological Base Zone

**Section 3.** That Section 25.03 of the Tarpon Springs Comprehensive Zoning and Land Development Code is hereby amended to read as follows:

25.03 R-60 and R-70 One and Two Family Residential Districts

(A) The R-60 neighborhood conservation district is created to promote the stability and redevelopment of established neighborhoods consisting primarily of platted subdivisions. The existing street and circulation system should be preserved to promote interaction among residents and with community institutions.

(AB)The R-70 one and two family residential district is established to provide for a mixture of one and two family dwellings at a medium density where the mixture is determined to be compatible with development trends in the area.

(BC)Permitted Uses

- (1) Churches
- (2) Emergency Service Facilities
- (3) Family Care Homes (Not within 1,000 feet of a pre-existing Family Care Home)
- (4) Public Parks and Recreation Facilities
- (5) Schools of General Education
- (6) Single Family Detached Dwellings
- (7) Two-Family Dwellings (R-60 only)

(CD)Conditional Uses

- (1) Community Residential Homes
- (2) Congregate Care Facilities up to 20 residents
- (3) Day Care Centers
- (4) Day Care Home
- (5) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)
- (6) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)
- (7) Light Utility Service
- (8) Schools of Special Education
- (9) Two Family Dwellings (R-70 only)



(E) R-60 Dimensional Regulations

(1) Minimum Lot Area:

- (a) Single Family Detached Dwellings and Family Care Homes = 6,000 square feet. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family detached dwelling.
- (b) Two Family Dwellings, Congregate Care Facilities, and Community Residential Homes = 9,000 square feet
- (c) All Other Uses = 12,000 square feet.

(2) Minimum Lot Width:

- (a) Single Family Detached = 40 feet
- (b) Two Family Dwellings = 60 feet
- (c) All Other Uses = 88 feet

(4) Maximum Height = Two stories or 35 feet

(5) Minimum Yards:

(a) Single Family Detached:

- 1. Front, to garage = 25 feet  
    Front, to unenclosed porch = 15 feet  
    Front, to living area = 20 feet.
- 2. Side, interior = 5 feet  
    Side, street = 7.5 feet
- 3. Rear, to house = 20 feet  
    Rear, to detached garage = 10 feet

(b) Two Family Dwellings:

- 1. Front, to garage = 25 feet  
    Front, to unenclosed porch = 15 feet  
    Front, to living area = 20 feet.
- 2. Side, interior = 7.5 feet  
    Side, street = 10 feet
- 3. Rear, to house = 25 feet  
    Rear, to detached garage = 10 feet

(c) All Other Uses:

- 1. Front = 35 feet
- 2. Side = 15 feet
- 3. Rear = 25 feet

(DF)R-70 Dimensional Regulations

(1) Maximum Density = 6 dwelling units per acre

(2) Minimum Lot Area:

- (a) Single Family Detached Dwellings = 7,000
- (b) Two Family Dwellings = 10,000 square feet

(3) Minimum Lot Width = 60 feet

(4) Minimum Lot Depth = 80 feet

(5) Maximum Height = 35 feet

(6) Minimum Yards:

- (a) Front = 25 feet
- (b) Side = 7.5 feet
- (c) Side Street = 15 feet
- (d) Rear = 20 feet

(7) Minimum Net Floor Area:

- (a) Single Family Detached Dwellings = 1,000 square feet
- (b) Two Family Dwellings = 600 square feet

(G) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three (3) 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.

(H) Non-Residential Uses: Shall not exceed a Floor Area Ratio (FAR) of .40, nor an Impervious Surface Ratio (ISR) of .65.

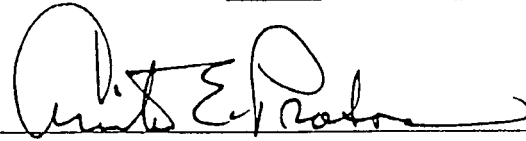
(I) Residential Equivalent Uses: Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 6 dwelling units per acre.

(J) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.

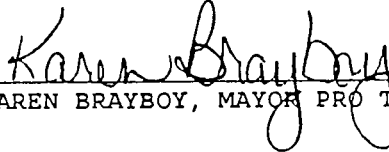
**Section 4.** Should any portion, section, or subsection of this Ordinance be held to be invalid by a court of competent jurisdiction, that fact shall not affect or invalidate any other portion, section or subsection; and the remaining portions of this Ordinance shall remain in full force and effect without regard to the section, portion, or subsection or power invalidated.

**Section 5.** This ordinance shall be effective upon second reading.

PASSED and ADOPTED this 18th day of November, 1997.



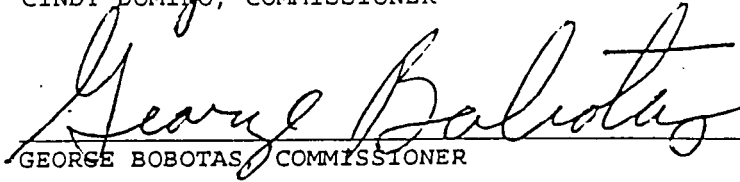
ANITA E. PROTOS, MAYOR-COMMISSIONER



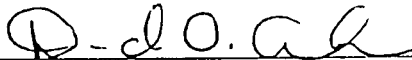
KAREN BRAYBOY, MAYOR PRO TEMPORE



CINDY DOMINO, COMMISSIONER



GEORGE BOBOTAS, COMMISSIONER



DAVID O. ARCHIE, COMMISSIONER

MOTION BY: COMMISSIONER BOBOTAS

SECOND BY: COMMISSIONER DOMINO

VOTE ON MOTION

COMMISSIONER ARCHIE Yes

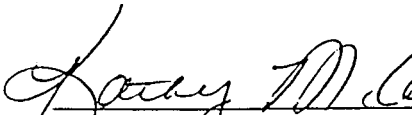
COMMISSIONER BOBOTAS Yes

MAYOR PRO TEMPORE BRAYBOY Yes

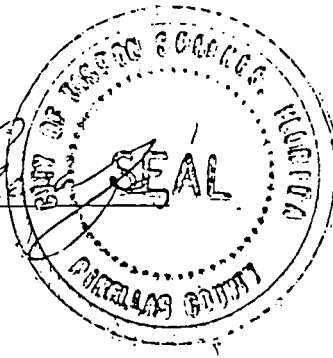
COMMISSIONER DOMINO Yes

MAYOR PROTOS Yes

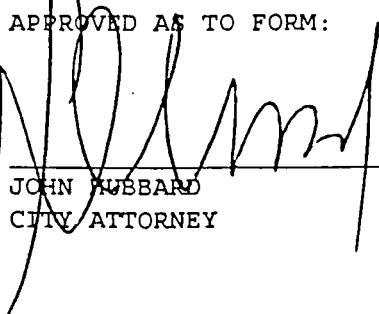
ATTEST:



KATHY M. GLESAFIS, CMC  
CITY CLERK & COLLECTOR



APPROVED AS TO FORM:



JOHN HUBBARD  
CITY ATTORNEY

(G) Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.

(H) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.

25.09 PTC Pinellas Trail Corridor District

(A) The PTC District is established to provide for areas located adjacent or in close proximity to the Pinellas Trail where a mixture of convenient shopping, personal services, and residential uses are grouped to encourage a high level of pedestrian and bicycle movement.

(B) Permitted Uses

- (1) Business and Professional Offices
- (2) Community Service Uses
- (3) Multifamily Dwellings
- (4) Personal Service Establishments
- (5) Public Parks and Recreation Facilities
- (6) Retail Food Establishments
- (7) Retail Sales Establishments
- (8) Single Family Attached Dwellings
- (9) Single Family Detached Dwellings
- (10) Two Family Dwellings

(C) Conditional Uses

- (1) Boarding Homes
- (2) Churches
- (3) Commercial Recreation Facilities
- (4) Community Residential Homes
- (5) Congregate Care Facilities
- (6) Day Care Centers
- (7) Eating Establishments, Site Down and Taverns
- (8) Family Care Homes
- (9) Financial Institutions
- (10) Home Occupations (Pursuant To Sections 51.00 Through 51.03 Of This Code)
- (11) Libraries, Museums, Galleries, Cultural Centers, and Similar Uses
- (12) Off-Street Parking
- (13) Schools of General Education
- (14) Schools of Special Education
- (15) Second Floor Residences Over Ground Floor Commercial Uses
- (16) Sidewalk Cafes
- (17) Veterinary Clinics Provided That No Boarding Facilities May Be Allowed Except As May Be Required For The Short Term Treatment Of Sick Or Injured Animals And When Completely Enclosed Within A Building.

(D) Residential Dimensional Regulations

- (1) Maximum Density = 10 units/acre
- (2) Minimum Lot Area
  - (a) Single Family Detached Dwelling = 5,000 square feet
  - (b) Single Family Attached Dwelling = 2,000 square feet
  - (c) Two Family Dwelling = 9,000 square feet
  - (d) Multifamily Dwelling = 10,000 square feet
- (3) Minimum Lot Width
  - (a) Single Family Detached Dwelling = 50 feet
  - (b) Single Family Attached Dwelling = 20 feet
  - (c) Two Family Dwelling = 50 feet
  - (d) Multifamily Dwelling = 80 feet
- (4) Minimum Lot Depth
  - (a) Single Family Detached Dwelling = 80 feet
  - (b) Single Family Attached Dwelling = 100 feet
  - (c) Two Family Dwelling = 90 feet
  - (d) Multifamily Dwelling = 90 feet
- (5) Maximum Height = 30 feet
- (6) Minimum Yards:
  - (a) Single Family Detached Dwellings and Two Family Dwellings:
    - (1) Front = 25 feet
    - (2) Side = 7.5 feet
    - (3) Side Street = 15 feet
    - (4) Rear = 20 feet
  - (b) Single Family Attached Dwellings
    - (1) Front = 20 feet facing a public right-of-way; 15 feet facing a common drive, courtyard, or private parking area.
    - (2) Side = 7.5 feet
    - (3) Side Street = 7.5 feet
    - (4) Rear = 20 feet

(c) Multifamily Dwellings

- (1) Front = 25 feet
- (2) Side = 15 feet
- (3) Side Street = 20 feet
- (4) Rear = 20 feet
- (5) Minimum Distance Between Buildings:
  - (a) Side facing side = 15 feet
  - (b) Front/rear facing side = 20 feet
  - (c) Front/rear facing front/rear = 25 feet

(7) Minimum Net Floor Area

- (a) Single Family Detached Dwelling = 850 square feet
- (b) Single Family Attached Dwelling = 850 square feet
- (c) Two Family and Multifamily Dwellings = 600 square feet

(E) Non-Residential Dimensional Regulations

- (1) Minimum Lot Area = 7,500 square feet
- (2) Minimum Lot Width = 50 feet
- (3) Minimum Lot depth = 80 feet
- (4) Maximum Height = 30 feet
- (5) Minimum Yards:
  - (a) Front = 20 feet
  - (b) Side = 7.5 feet
  - (c) Side Street = 10 feet
  - (d) Rear = 20 feet
- (6) Maximum Nonresidential Floor Area Ratio = .30
- (7) Minimum Open Space = 20%
- (8) Impervious Surface Ratio = .70

(F) Joint and Cross Access

- (1) Adjacent commercial properties along the PTC zoning district shall provide joint access driveways. The joint access driveway shall provide a single access to the thoroughfare for adjacent properties. The joint access driveway shall be constructed in accordance with the requirements of Section 129.00, Driveways and Access Management.
- (2) In conjunction with a joint access driveway, a cross access easement to allow for the free flow of traffic between properties shall be required.
- (3) If no other access to the thoroughfare is available, the primary developing property shall be permitted a temporary driveway accessing the thoroughfare. The temporary driveway shall be constructed in accordance with the requirements of Section 129.00, Driveways and



Access Management. All access rights to the thoroughfare shall be dedicated to the City of Tarpon Springs and the temporary driveway will be removed after construction of the joint access driveway.

(4) During development, the primary developing parcel shall construct a driveway access to the property line to make it visually obvious that the abutting properties will be tied-in to provide cross-access via a joint access driveway.

(5) Where access to the right-of-way is available through cross-access easements with adjacent properties, developing properties shall dedicate all ingress/egress rights to the City of Tarpon Springs.

(G) The length of the driveways shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the thoroughfare or causing unsafe conflicts with on-site circulation. Driveway length measured from the front property line to the nearest conflict point shall not be less than 15 feet.

(H) The provisions of this Section shall apply to all new vehicle use areas or commercial parking lots within the PTC zoning district.

(1) Where a new parking lot abuts a public right-of-way or private street a minimum buffer strip of 8 feet wide is required. This buffer strip shall be planted with one tree every 15 feet and continuous hedge maintained at a height of three feet above grade. The required shrubbery shall be spaced at 30 inches on center. The remaining areas shall be surfaced with grass, ground covers, or with at least 2 inches of wood chip or bark.

(2) Additional landscaping requirements shall be provided in accordance with Section 134.03, Parking Lot Landscaping.

(3) The Planning Director shall have the authority to waive such requirements where the required landscaping encroaches into the required visibility triangle as stated in Section 37.00, Required Visibility Triangles.

(I) Required parking, as stated in Section 127.04, Parking Schedule, for commercial uses locating within the PTC zoning district shall be reduced by 25%.

(J) All uses, excluding Single Family and Two Family Dwellings, shall provide an area designated for bicycle and/or motorcycle parking.

(K) All signs shall comply with the Historic Preservation District sign regulations as stated in Article XI. However, signs within the PTC zoning district are exempt from Historic Preservation Board review. The Board of Adjustment has the authority within the Pinellas Trail Corridor District to permit up to a maximum of twice the amount of:

(1) Sign area as allowed in Section 189.01, General Regulation for Free Standing Signs.

(2) Sign area as allowed in Section 189.01, Wall Mounted Signs in Addition to Free Standing Signs.

25.10 NB Neighborhood Business District

(A) The NB District is established to provide for areas where convenience shopping and personal services are oriented toward a surrounding neighborhood market.

(B) Permitted Uses

- (1) Business and Professional Offices
- (2) Community Service Uses
- (3) Eating Establishments, Sit Down and Taverns
- (4) Emergency Service Facilities
- (5) Financial Institutions
- (6) Personal Service Establishments
- (7) Retail Food Establishments
- (8) Retail Sales Establishments
- (9) Shopping Centers
- (10) Veterinary Clinics provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building

(C) Conditional Uses

- (1) Commercial Recreation Facilities
- (2) Community Residential Homes
- (3) Day Care Centers
- (4) Eating Establishments, Fast Food
- (5) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
- (6) Family Care Homes
- (7) Funeral Homes or Mortuaries
- (8) Light Printing Establishment
- (9) Light Utility Service
- (10) Private Clubs
- (11) Repair Service Establishment
- (12) Retail Nursery and Garden Supplies
- (13) Schools of Special Education
- (14) Self-Serve Gasoline Establishment
- (15) Single Family Detached Dwellings
- (16) Wholesale Trade Provided the Future Land Use Map Designation of the Subject Property Allows Wholesale Trade as a Primary Use.

(D) Dimensional Regulations

## **Appendix E: Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines**



## RESOLUTION NO. 21-48

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS FOR PINELLAS, COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT; ADOPTING THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AREA 2021 POLICY, AND REPLACING THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AREA 2018 POLICY AND IMPLEMENTATION PROCEDURES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part III, F.S., local governments can create Community Redevelopment Agencies and Community Redevelopment Areas (“CRA”) where blighted and/or slum conditions exist;

WHEREAS, the Board of County Commissioners has long supported the creation of CRAs to support redevelopment and community revitalization throughout Pinellas County;

WHEREAS, The creation of a CRA allows for the utilization of Tax Increment Financing (TIF), a focused financing tool for redevelopment which allows for future property value increases associated with private investment in a CRA to be leveraged to finance public improvements, enhance existing public infrastructure, and maximize the benefits of other incentive tools;

WHEREAS, as a Charter County, Pinellas County can establish a County TIF participation rate and term length based on the parameters set forth in Florida Statutes and local policy;

WHEREAS, the Board of County Commissioners commissioned the Economic Impacts of Poverty Report (completed in 2012, updated in 2013), which identified specific At-Risk Zones throughout Pinellas County where community revitalization is most needed;

WHEREAS, in 2016, the Board directed County Staff to update the Community Redevelopment Area Policy, to establish an evaluation and scoring criteria to ascertain a CRA’s “Local Designation” to determine the County’s TIF funding participation rate and eligible uses of TIF with the intent of aligning resources with those areas most in need;

WHEREAS, in November of 2018, the evaluation and scoring criteria in the 2018 CRA Policy and Implementation Procedures were finalized;

WHEREAS, the Board subsequently hired a consultant to work with its staff to update the 2018 CRA Policy and Implementation Procedures;

WHEREAS, the 2021 CRA Policy seeks to accomplish three primary objectives: (1) change the rules governing the creation, reporting and allowable expenditures by Community Redevelopment Agencies, to be consistent with Florida House Bill 9 (2019); (2) establish

reporting requirements that allow Pinellas County and CRAs to track measurable progress on key issues, and evaluate the return on investment; and (3) align the County TIF contributions with priorities as identified by the Board in the County's Comprehensive Plan, Strategic Plan and other policy documents and statements; and

WHEREAS, the Board desires to adopt the 2021 CRA Policy to replace the 2018 CRA Policy and Implementation Procedures.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Pinellas County, Florida, in a regular meeting duly assembled on this 10th day of August, 2021, that:

1. The Pinellas County Community Redevelopment Area 2021 Policy, attached as Exhibit "A", is hereby adopted.
2. The Pinellas County Community Redevelopment Area 2018 Policy and Implementation Procedures is hereby deleted in its entirety.
3. This Resolution shall take effect September 1, 2021.

Commissioner Justice offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Peters upon the roll call the vote was:

Ayes: Eggers, Justice, Flowers, Gerard, Long, Peters, and Seel.

Nays: None.

Absent and not voting: None.

**APPROVED AS TO FORM**

By: David S. Sadowsky  
Office of the County Attorney

## **Exhibit A**

### **Pinellas County CRA Policy BCC Approval Date: August 10, 2021**

#### **I. Background/Introduction**

The 2021 CRA Policy update accomplishes three primary objectives. First, in 2019 Governor DeSantis signed HB 9 into law which amended Ch. 163 to change the rules governing creation, reporting, and allowable expenditures by Community Redevelopment Agencies (Redevelopment Agencies). Second, the CRA Policy establishes reporting requirements that allow the County and CRAs to track measurable progress on key issues (e.g., jobs or affordable housing units), and evaluate the return on investment. The third objective aligns County Tax Increment Finance (TIF) contributions with priorities as identified by the Board in the County's Comprehensive Plan, Strategic Plan, and other policy documents/statements. This update replaces the previous version from November 2018.

#### **A. Implementation**

Implementation of the CRA Policy enables the County to promote reinvestment in priority areas and direct those investments towards priority policy issues. The following sections set forth policy regarding the creation, funding, and management of CRAs seeking TIF from Pinellas County, whether initiated by the City, Community Redevelopment Agency (Agency), or County. The requirements of the CRA Policy apply to all new CRAs, expansions and extensions subject to consideration by the Board. Additionally, the CRA Policy applies to those CRAs currently undergoing local jurisdiction review and formalization but that do not have final approval by the Board. To provide continuity and develop a firm foundation for the CRA Policy regarding TIF, this Policy shall be considered effective as of September 1, 2021. In addition to this policy, staff has also developed a CRA Scoring Methodology and Implementation Procedures document which provides detailed guidance to provide transparency to the process.

The implementation of the CRA Policy or the application for public financing under this CRA Policy does not create or vest any rights nor guarantee that any CRA under consideration will be created by the City or County.

#### **B. Local Designations**

The local designation categorizes the primary function of, and priorities within a CRA, to ensure attention to County priority areas through TIF funding participation. Three local designations, each with a primary focus and distinguishing goals and objectives, are described below:



- **Urban Revitalization:** By definition, these areas are the most economically distressed areas, where poverty is endemic, and where other programs, such as Community Development Block Grants (CDBG), have targeted funding.
- **Community Renewal:** By definition, these areas are experiencing ongoing economic hurdles and investment/redevelopment has not kept pace, but conditions are not as severe as the Urban Revitalization areas.
- **Economic Development:** By definition, these areas may experience economic stagnation, but have opportunities due to a diversity of uses, inherent local economy, and location.

### **C. Scoring Criteria**

The County will determine the level of County TIF funding and participation based on the CRA's matrix final score and corresponding local designation using the measurable factors listed below. The County will complete the scoring exercise during the review process for the creation of a CRA, an extension, or an expansion. The specific scoring criteria are identified in Table 1, below:

**Table 1. CRA Scoring criteria matrix**

Category	Max Points	Scoring
<b>Demonstrated Need.</b> This set of factors assesses whether the potential CRA is home to a high need population or if the physical environment requires new investment. These needs align with need as defined in CRA statute, as well as with County priorities to promote affordable housing and economic development in disadvantaged areas.		
Percent of Households Below Poverty Level	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 1.5 times County = 10
Median Household Income	15	<60% of County = 15 60-80% of County = 11 80-100% of County = 7 >100% of County = 0
% of area qualified for CDBG	5	<25% of area = 0 >25% of area = 5
Demonstrated Blight Factors (163.340(8), F.S.)	10	2 or less = 4 3 to 5 = 7 6 or more = 10 FON over 5 years old = 0
Coastal High Hazard Area	5	No overlap = 0 0% to 10% = 3 >10% = 5
<b>Economic Development &amp; Employment.</b> The County has identified job retention and attraction as a near term priority. These factors indicate the level of economic activity in a CRA and the economic status of its residents.		
Employment Density	5	< 5/acre = 5 5-10/acre = 3 >10/acre = 0
Unemployment (Civilian Population)	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 150% of County = 10
Tax Value Trend	5	1 point per each year of the last five below the County annual percent change
Activity Centers and Target Employment Areas	5	>5% in Target Employment Area OR >20% in Activity Center = 5
<b>Housing Affordability.</b> The County has identified creation and preservation of quality, affordable housing as a near term priority. This factor assesses the extent to which households experience a housing cost burden.		
Percent of households that are housing cost burdened	10	<= County = 0 1 - 1.1 times County level = 4 1.1-1.25 times County = 7 > 1.25 times County = 10
Median Residential Values	15	<60% of County = 15 60%-80% of County = 11 80%-120% of County = 7 > 120% of County = 0
<b>Mobility.</b> The County places a priority on improving biking, walking, and transit options, particularly in designated corridors.		
Mobility	5	> 20% within quarter mile of Premium, Primary, or Secondary Transit Corridor = 5
<b>Total Points</b>	<b>100</b>	

## D. Scoring Range

**Table 2. Local designation scoring ranges**

Local Designation	Scoring Range
Urban Revitalization	Above 75
Community Renewal	Between 45 – 74
Economic Development	Below 44

## II. County Contribution Level and Term

The determination of the County's contributions to CRAs is made based upon the guidance in Florida Statutes, the CRA's local designation, and the proportion of funds that the CRA expends on County goals and priorities.

### A. County Priorities

The County priorities for TIF expenditures is based upon the County's comprehensive plan, strategic plan, and other policy documents/initiatives that have been approved by the Board of County Commissioners. Three priority areas have been identified and are described below.

- **Affordable Housing:** Create, preserve, or improve income-restricted affordable housing units and prevent displacement
- **Economic Development & Employment:** Increase quality employment opportunities, particularly in the County target industries
- **Mobility:** Improve transit, walking, and biking options and access to transit

### B. Maximum County Contribution and Priority Match

Florida Statutes Chapter 163, Part III authorizes Pinellas County as a Charter County to determine the amount of tax increment it will contribute to a CRA. The level of County TIF contribution (percentage) is determined in part by the CRA's local designation, which indicates CRA's primary functionality, priorities, and ability to stimulate private investment. Pursuant to the statute, the maximum contribution is 95%.

All CRAs that have been approved by the Board of County Commissioners to receive County TIF will receive base contribution of at least 50% which can be used for eligible expenditures as defined by the County (see Table 3).

CRAs that demonstrate a commitment to funding projects that help achieve County priorities are eligible for additional County TIF contribution in the form of a "**priority match**". The priority match will also be determined by the percentage of CRA budget (both City and County CRA TIF dollars) allocated to County priorities. In order to receive the full priority match, 50% of the total TIF budget (City and County) must be contributed to County priorities. The maximum County priority match is summarized in Table 3 below.

**Table 3. Term and County contribution by local designation type**

CRA Type	Maximum Term	Base County Contribution	Minimum Local Contribution	Max Priority Match	Maximum Total Contribution
Urban Revitalization	20 years with Midpoint Review at year 10	70%	25%	25%	95%
Community Renewal	20 years with Midpoint Review at year 10	50%	25%	25%	75%
Economic Development	10 years / Midpoint Review at year 5	50%	0%	0%	50%

### C. Midpoint Review Process

**The Midpoint Review will assess overall progress and alignment between the percentage of CRA TIF dollars budgeted for County priorities – which determined the priority match - and the percentage of dollars expended on County priorities.** CRAs that have not made progress on their project list or spend less than 75% of their percentage commitment to expend funds on County priorities will receive an equivalently reduced County match after the potential match is calculated based on the proposed budget for the remaining term. CRAs that allocate less than 50% of their percentage commitment to expend funds on County priorities will only receive a County contribution for a defined project list, confirmed via an interlocal agreement with the County for the remaining term.

For example:

- 1) A CRA commits to expend 50% of its TIF dollars on priority issues, receiving the maximum County contribution possible
- 2) At Midpoint Review, the CRA has used 35% of its expended dollars on projects eligible for County priority match
  - a. 35% divided by 50% equals 70%, *less than 75%*
  - b. If the CRA can show that sufficient dollars are being reserved for in-process projects meeting County priority definitions, the CRA can still receive its full match
  - c. If none of the missing funds are being reserved for near-term projects meeting County priorities, the County contribution will be reduced commensurately

To offer flexibility in meeting the percentage target, CRAs may reallocate funds within any of the defined priority issues, as long as the total priority area percentage remains in alignment. In addition, where project delays caused the mismatch between commitments and expenditures, CRAs may provide documentation on reserved funds, work in progress, contracts for study or construction, and similar evidence that the project has a path to near-term completion.

If the County revises the priority issues, each CRA's priority match will remain unaffected until the Midpoint Review or a request for extension or expansion, when the priority match would typically be recalibrated. The County may continue matching dollars allocated to in-process projects aligning with former priorities to facilitate projects with longer timelines.

### D. TIF Funding Term Limits

The maximum term for County TIF funded CRAs approved under this policy will be based on the local designation. The terms outlined are "up to", and the assignment of a certain score and respective designation does not guarantee a maximum term limit. At the term's midpoint, expiration, or other formal, pre-determined date established during the review and approval process, staff will present a summary

report to the Board of County Commissioners, which can elect to maintain or extend the TIF term limit under current or modified parameters or choose to terminate all such funding. CRAs created before July 1, 2002 receive a maximum of 60 years of TIF, including extension time Per F.S.163.387 (2)(a) For those CRAs created after July 1, 2002, the maximum term is 40 years.

The CRA Policy establishes a maximum term for each local designation, which are listed below. These terms cannot exceed what is allowed under Florida Statutes.

- **Urban Revitalization** = up to 20 years, with 10-year review
- **Community Renewal** = up to 20 years, with 10-year review
- **Economic Development** = up to 10 years, with 5-year review

#### **E. TIF Funding Maximum Contribution**

Unless specifically approved by the Board of County Commissioners, County TIF contributions shall not exceed the City's contribution in any given year. This requirement will be added to Section 38 Article III for all new CRAs, extensions, expansions, and 15-year/midpoint reviews. This provision will not be applied retroactively.

#### **F. Termination of TIF Funding**

The Board of County Commissioners may elect to terminate the County contribution or reduce the County priority match at an established review point if the demonstrated need changes or previously identified objectives have not been achieved according to project and budget timelines as identified in the CRA Plan. (See the priority match section for further detail on adjustments to the priority match.)

### **III. Eligible Expenditures**

#### **A. TIF Funding Eligible Uses**

This CRA Policy does not define specific eligible expenditures for County TIF. A detailed list of eligible expenditures for County TIF is included within the separate CRA Scoring Methodology and Implementation Procedures document.

#### ***Geographic Distribution of CRA Investments***

CRAs will be encouraged to identify subareas and to implement projects/programs in a geographically distributed manner to ensure a fair distribution of funds, using the subareas and expenditure proportions defined with the County at CRA establishment, expansion, or extension (see the CRA Scoring Methodology and Implementation Procedures). Affordable housing expenditures, and any projects that the County and CRA agree provide CRA-wide benefit can be counted towards each of the sub-areas. At the Midpoint Review, the County will assess the expenditure of CRA funds across subareas to understand whether those expenditures show geographic distribution throughout the CRA.

#### **B. Bonding**

The Board of County Commissioners must approve all related and applicable city-initiated bonds if all or part of County TIF contributions are to be used for repayment.

Since bonding terms typically exceed the 10-year evaluation points (5-year for Economic Development CRAs) described above, any CRA priority match granted will not be changed when bonded against CRA funds. As part of the bonding process, the CRA and County will review the list of projects which will receive bond funds from the County and ensure that any prior commitments to County priority

projects are maintained.

#### **IV. CRA Reporting and Evaluation**

##### **A. Annual Reporting**

Florida Statutes 163.371 specifies the state requirements for annual reporting of CRA expenditures. Additionally, per Florida Statutes 163.387(6), CRAs are required to provide annual budgets and any budget amendments to the County within 10 days of adoption. In addition to the state requirements, CRAs are required by the County to file expenditure information annually via a tracking spreadsheet for TIF expenditure reporting. The spreadsheet tracks expenditures by project updated over time to collect information required by the state and the County's midpoint, extension, and closeout performance evaluations.

In addition to reporting on annual expenditures, the County will utilize performance measures to track progress for each CRA. These measures utilize easily accessible data sources (e.g. taxable value, land use amendments, etc.), but there are instances where the data needs to be provided by the CRA/City (e.g. local building permits). The County will coordinate with Cities/CRAs to acquire this data.

##### **B. TIF Evaluations (midpoint, closeout, and extension or expansion)**

To better assess the return on investment and calibrate contributions over time for CRAs, the County will evaluate CRAs adopted/amended under this policy at the midpoint, closeout, extension, and expansion. CRAs may use the results of the evaluations to guide their own plans and investments. Existing CRAs will not undergo evaluation until they request an extension or if a specific requirement is already included in their respective ordinance under Ch. 38 of the Pinellas County Code.

The County will perform three broad types of evaluation:



**Table 4. CRA evaluation types, timing, and goals**

	Local Designation Typology (existing)	Expenditure & Budget	Performance
<b>Goal</b>	Establish a baseline for needs and range of County investment	Adjust County contribution to support County priorities	Invest in projects that implement CRA and County goals
<b>Approach</b>	Determine CRA type based on demographic, economic, and physical factors	Assess CRA expenditures and 10-year budget for fit with County priorities	Analyze project and district-wide metrics to assess ROI, progress, and needs
<b>Frequency</b>	At establishment and extension / expansion (and midpoint for existing CRAs)	At establishment, midpoint, and extension / expansion	At midpoint and extension / expansion
<b>Policy Action</b>	<i>Higher need CRAs receive higher potential for County contribution</i>	<i>County contribution is set based on budget and expenditures for priority issues</i>	<i>CRA adjusts the plan, projects, and budget to improve outcomes</i>

Annual CRA reports will be used to collect most data needed for the evaluations. Collected Census, employment, and similar data will be collected at the evaluation points to understand progress overall, helping the CRA to target the activities and projects contained in its CRA plan update.

## Appendix F: Preliminary Redevelopment Fund Projection Analysis



## Appendix F: Projected Tax Increment Finance Funds

The taxable value of properties within the study area was analyzed over the period of 2019 to 2024 (five tax years). The taxable value data was obtained from the Pinellas County Property Appraiser. Taxable value assessed for non-school district taxes in the study area was analyzed to project potential redevelopment trust fund revenue utilizing 2024 millage rates obtained from the Pinellas County Tax Collectors Office.

<b>Table F-1 TIF Projections Assuming 3% Annual Increase in Property Values</b>					
TIF Year	Study Area Aggregate Value	Change from Previous Year	County	City	Total
1	309,934,202	9,027,210	40,648	48,476	89,124
2	319,232,228	18,325,236	82,515	98,407	180,922
3	328,809,195	27,902,203	125,638	149,835	275,473
4	338,673,470	37,766,478	170,055	202,806	372,861
5	348,833,675	47,926,683	215,805	257,366	473,171
6	359,298,685	58,391,693	262,927	313,563	576,490
7	370,077,645	69,170,653	311,462	371,446	682,909
8	381,179,975	80,272,983	361,454	431,066	792,520
9	392,615,374	91,708,382	412,945	492,474	905,419
10	404,393,835	103,486,843	465,982	555,724	1,021,706
11	416,525,650	115,618,658	520,609	620,872	1,141,481
12	429,021,420	128,114,428	576,875	687,974	1,264,849
13	441,892,062	140,985,070	634,829	757,090	1,391,919
14	455,148,824	154,241,832	694,522	828,279	1,522,800
15	468,803,289	167,896,297	756,005	901,603	1,657,608
16	482,867,388	181,960,396	819,333	977,127	1,796,460
17	497,353,409	196,446,417	884,561	1,054,917	1,939,478
18	512,274,012	211,367,020	951,746	1,135,041	2,086,786
19	527,642,232	226,735,240	1,020,946	1,217,568	2,238,514
20	543,471,499	242,564,507	1,092,222	1,302,571	2,394,793

Table F-1 uses a 3% annual increase for aggregate non-school taxable value of the Central Tarpon Springs CRA to project potential redevelopment fund revenue. The County values were multiplied by 95% to reflect the maximum level of County investment, as the Urban Revitalization designated is anticipated. Table F-2 utilizes a 5% annual increase to project potential redevelopment fund revenues.

<b>Table F-2 TIF Projections Assuming 5% Annual Increase in Property Values</b>					
TIF Year	Study Area Aggregate Value	Change from Previous Year	County	City	Total
1	315,952,342	15,045,350	67,746	80,794	148,540
2	331,749,959	30,842,967	146,189	165,627	311,816
3	348,337,457	47,430,465	224,811	254,702	479,513
4	365,754,329	64,847,337	307,363	348,230	655,594
5	384,042,046	83,135,054	394,044	446,435	840,479
6	403,244,148	102,337,156	485,058	549,551	1,034,608
7	423,406,356	122,499,364	580,622	657,822	1,238,444
8	444,576,673	143,669,681	680,966	771,506	1,452,472
9	466,805,507	165,898,515	786,326	890,875	1,677,201
10	490,145,782	189,238,790	896,954	1,016,212	1,913,166
11	514,653,072	213,746,080	1,013,114	1,147,816	2,160,930
12	540,385,725	239,478,733	1,135,081	1,286,001	2,421,082
13	567,405,011	266,498,019	1,263,147	1,431,094	2,694,242
14	595,775,262	294,868,270	1,397,617	1,583,443	2,981,059
15	625,564,025	324,657,033	1,538,809	1,743,408	3,282,218
16	656,842,226	355,935,234	1,687,062	1,911,372	3,598,434
17	689,684,338	388,777,346	1,842,727	2,087,734	3,930,461
18	724,168,554	423,261,562	2,006,175	2,272,915	4,279,090
19	760,376,982	459,469,990	2,177,796	2,467,354	4,645,150
20	798,395,831	497,488,839	2,357,998	2,671,515	5,029,513