

COMMUNITY REDEVELOPMENT AGENCY (CRA)

CRA-OWNED PROPERTY LOCATED AT 144 E. TARPON AVENUE 2025



Property Summary Detail

The Community Redevelopment Agency owns a vacant, undeveloped lot known as 144 E. Tarpon Ave. The CRA is seeking a mixed-use development of the property. Relevant details include:

1. The lot size is approximately 50x162, with a land area of 8,100 SF or .1859 acres. It has full access and frontage on Tarpon Avenue and Court Street.
2. The site was appraised at \$85,000 in 2012. The Pinellas County Property Appraiser lists the 2022 Just/Market Value at \$330,480.
3. The site is currently served with adequate water and sewer with no storm sewer detention and retention requirements.
4. The property is zoned T5b for mixed use within the Downtown Special Area Plan (SAP). The SmartCode allows up to two stories by right and three stories with conditional approval.
5. Building FAR is 2.0; non-residential is 1.0. Density by right is 15 du/acre, equating to up to 3 units for this property. Transferable development rights are possible for additional units. Second and third floor balconies may encroach over the public sidewalk on Tarpon Avenue (see Two Frogs Brewery at 151 E. Tarpon Ave.).
6. Flood zone location is X, which is not a special flood hazard area.
7. Parking Exemption: Additional parking is not required pursuant to Table 4E(ii) of the SmartCode. On-site parking is not required or encouraged. However, the City acknowledges that certain uses require dedicated parking for viability.
8. The property has front-to-back access from Tarpon Avenue to Court Street. The primary frontage is Tarpon Avenue. Court Street can also be considered for front access and/or additional storefront.
9. Potential projects that exceed the current height, density and floor area ratio regulations may be considered through the Development Agreement process. (Link below)
https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZ_OLAECO_ARTVIDEAG
10. Incentives: The CRA can offer the land at below market value and up to no cost and pay all or a portion of impact and building permit fees based on strength of the proposal.
11. The exterior design requires approval by the Heritage Preservation Board. The site plan requires review by the Planning & Zoning Board and approval of the Board of Commissioners.
Relevant documents include: Smart Code: <https://www.ctsfl.us/wp-content/uploads/2023/01/SmartCode-Adopted-September- 2022.pdf>
Historic District Design Guidelines: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>.