

Census Tract 274.02 (12103027402) – Tarpon Springs

Area (Acres)	Total Population	Housing Units	Median Year Structure Built	% Single family	% Multifamily	Households	Average Household Size	Median Household Income
1,101	6,266	3463	1979	41.8%	58.2%	2,897	2.2	\$29,755

Description The Tarpon Springs tract encompasses 1,101 acres. It is bordered by South Pinellas Avenue (Alt. 19) on the west, Klosterman Rd. on the South, U.S. Highway 19 on the east and East Tarpon Avenue on the north.

Land Use/Zoning The tract has a wide range of land uses including general commercial, residential office and residential mixed use along South Pinellas Ave. The Community Redevelopment Area has a form based zoning code allowing greater flexibility throughout the northern portion of the zone. The eastern border of U.S Hwy 19 is General Commercial and with typical highway business uses common throughout the County. Most of the interior is Residential or Recreation/Open Space.

Designations Approximately 70 acres along the east and west sides of Alt. 19 are part of Tarpon Springs Community Redevelopment Area (CRA), and offer myriad incentives for development, including façade and restaurant recruitment grants. The City's National Register and Local Historic Districts are located within the northern portion of the tract. The entire tract is also a federal Targeted Employment Area (EB-5 Visa) and a NMTC Higher Distress area.

General The tract encompasses the Southern Gateway, South Pinellas, Spring Bayou, Downtown, and Union Academy neighborhood areas as well as U.S. Hwy 19, the County's major commercial north/south corridor. Along this stretch of U.S. 19 are typical retail strip centers with grocery, retail, restaurants, and a few motels/hotels. The tract contains four large mobile home communities, a large open space park, and the Pinellas Trail runs adjacent to Pinellas Avenue, the western border. Beginning at the intersection of Pinellas Avenue and Safford Avenue and running north is the CRA designated portion of the tract. This area is a focus of redevelopment efforts through the CRA, including infrastructure upgrades and beautification.

Opportunities There are excellent opportunities for commercial development in this tract along the west side of U.S. Hwy 19. Smaller infill and commercial redevelopment are available throughout the tract and the CRA provide incentives for certain redevelopment projects. Redevelopment opportunities include: residential parcels along S. Safford Avenue owned by the City and County Housing Authorities; the 10-acre Manatee Plaza, an underutilized shopping center adjacent to Meres Boulevard; and a 60-acre former City-owned Land located along Meres Boulevard east of the shopping center. There is significant opportunity to increase residential density along the Meres/Mango corridor. The Meres/Mango connection to U.S. 19 will be constructed in 2019 by the developer of the Meres Apartment Complex currently under construction at the south east corner of Meres and Pinellas Avenue. Once the connection is complete the City will petition PSTA to include the facility as a transit corridor which will facilitate future density increases in the area. At least four established Mobile Home Parks in the zone totaling over 134 acres are available for redevelopment within the zone. The City would look favorable upon land assembly along the US-19 corridor and be willing to explore nodal development in this area. This would likely result in more flexible regulations for future business. The City is focused on exploring options to reevaluate the current land use patterns along the US-19 corridor.

Contact

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