

**ORDINANCE NO. 2025-01**

**AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IV SPECIAL REGULATIONS, SECTION 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, Section 56.05 of the Comprehensive Zoning and Land Development Code (“LDC”) regulates the placement and use of mobile food dispensing vehicles within the Municipal Limits of Tarpon Springs; and

**WHEREAS**, the Board of Commissioners recognizes the need to provide for the orderly and safe operation of “food trucks” within the City’s jurisdiction; and

**WHEREAS**, the Board of Commissioners also recognizes the need to provide for appropriate locations for operation of “food trucks,” and wishes to expand the allowable locations provided in conjunction with accompanying updated standards providing for the health and safety of the citizens; and

**WHEREAS**, the Board of Commissioners of the City of Tarpon Springs has determined that amendments to Section 56.05, Article IV, Appendix A, the Comprehensive Zoning and Land Development Code, are necessary to make such changes.

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

**SECTION 1.** That Section 56.05 of the Comprehensive Zoning and Land Development Code, is hereby amended to read as shown in Exhibit A with strikethrough text representing deletions of existing text and underline text representing text additions.

**SECTION 2.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

**SECTION 3.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4.** This Ordinance shall take effect immediately upon its passage and adoption in the manner provided by law.

PASSED and ADOPTED this 22nd day of April, 2025.

  
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JOHN KOULIANOS, MAYOR

  
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MIKE EISNER, VICE MAYOR

  
\_\_\_\_\_  
PANAGIOTIS KOULIAS, COMMISSIONER

  
\_\_\_\_\_  
FRANK DIDONATO, COMMISSIONER


  
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DAVID BANTHER, COMMISSIONER


MOTION BY: VICE MAYOR EISNER  
SECOND BY: COMMISSIONER BANTHER

**VOTE ON MOTION**

COMMISSIONER BANTHER Yes  
COMMISSIONER DiDONATO Yes  
COMMISSIONER KOULIAS Yes  
VICE MAYOR EISNER Yes  
MAYOR KOULIANOS Yes

**ATTEST:**


  
\_\_\_\_\_  
IRENE S. JACOBS, CMC  
CITY CLERK & COLLECTOR



FIRST READING: March 25, 2025

SECOND READING: April 22, 2025

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
ANDREW SALZMAN  
CITY ATTORNEY

# Ordinance 2025-01, Exhibit A, 3 pages

## § 56.05 MOBILE FOOD DISPENSING VEHICLES, TEMPORARY.

As defined in F.S. 509.102, ~~m~~ Mobile food dispensing vehicles, as defined in F.S. 509.102, may operate ~~in as~~ accessory uses to legally established "brick and mortar" primary uses (a business that has a physical presence in a building or structure) in the following zoning districts: areas of the City of Tarpon Springs where property is zoned ~~RO Residential Office, NB Neighborhood Business, GB General Business, HB Highway Business, IB Intensive Business, CPD Commercial Planned Development (non-residential property only), IPD Industrial Planned Development, IR Industrial Restricted, and IH Industrial Heavy, WD I Waterfront Development, WD I-A Waterfront Commercial Fishing, WDI-B Waterfront Commercial Fishing and Tourism Redevelopment, and WD II Waterfront and Marine Industry,~~ and in the following ~~a legal primary use operated in a building~~ dispensing vehicles as an accessory use Character Districts/Transect Zones:

S.A.P. Character District	SmartCode Transect Zone
Sponge Docks	T5c, T5d, SDb, SDc
North Pinellas	T5d
Uptown	T4c, T5d
Downtown	T4a, T5d
Downtown Gateway	T4a, T4b
Spring Bayou	N/A
South Pinellas	T4b, T5a
South Safford	T4d
South Gateway	T5a, SDa

The following additional operating criteria shall apply to all mobile food dispensing vehicles operating under Section 56.05:

- (A) Mobile food dispensing vehicles shall only operate within the City limits between the hours of 7:00 a.m. and 10:00 p.m. unless operating in conjunction with an authorized special event. The primary business must be open while mobile food dispensing vehicles are in operation. Mobile food dispensing vehicles must be operated with battery or dedicated electric service from the host business/property.
- (B) The mobile food dispensing vehicle shall not operate in or from any public right-of-way or City-owned property, unless operating in conjunction with an authorized special event.
- (C) Mobile food dispensing vehicles may not operate in a manner which obstructs the flow of traffic, impedes pedestrians, or otherwise adversely affects public safety.
- (D) Mobile food dispensing vehicles may not dispense alcoholic beverages.
- (E) The mobile food dispensing vehicle must obtain and maintain all necessary licenses as required by F.S. 509.102, as amended.
- (F) Mobile food dispensing shall only be authorized on a parcel of land consistent with this section and the following additional regulations:
  - (1) No more than ~~one two~~ mobile food dispensing vehicles ~~is are~~ allowed to occupy and operate on a parcel of land at any given time.
  - (2) The ~~parcel primary business~~ owner shall obtain a business tax receipt license prior to allowing the operation of a mobile food dispensing vehicle.
  - (3) Mobile food dispensing vehicles shall not operate ~~from vacant land~~ without permanent, onsite bathroom facilities available to patrons.

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- (G) Mobile food dispensing vehicles, when not in active operation, may only be parked/stored on a parcel of land in accordance with an approved site plan and in a location where onsite storage of vehicles is a permitted use.
  - (H) Mobile Food dispensing vehicles shall dispose of all waste products generated by the mobile food vehicle in accordance with all local, state, and federal requirements.
  - (I) The mobile food dispensing vehicle must display on the vehicle the results of any DPBR inspections for cleanliness and sanitation.
  - (J) The standards of this section shall not be applied to the establishment of mobile food dispensing vehicles ~~as accessory to food and drink establishments~~ as regulated in Section 56.06 ~~below~~.
  - (K) Notwithstanding the ~~limitations and~~ requirements of Section 56.05 (A-J), a mobile food dispensing vehicle may be operated as a Temporary Use in conjunction with an event on private property in accordance with the requirements of Section 56.00 and the following additional requirements:
    - (1) A Temporary Use permit is required.
      - a. Each non-residential (zoned or utilized) property/parcel of land may host ~~one event with~~ mobile food dispensing vehicles, ~~four times per calendar year~~. Each event may last up to three days. ~~Events must be separated by at least 30 days~~. The Technical Review Committee may place any restrictions deemed necessary to prevent adverse effects on surrounding property owners, publicly owned lands and public rights-of-way.
      - b. Residential property (zoned or utilized) may host one mobile food dispensing vehicle twice per calendar year. Each event is limited to one day. Events must be separated by at least 30 days. The Technical Review Committee may place any restrictions deemed necessary to prevent adverse effects on surrounding property owners, publicly owned lands and public rights of way. Homeowner Association approval (if applicable) shall be required. The following additional requirements shall apply:
        - i. The fee shall be 25% of the Temporary Use fee as established in Section 246.00 Fees.
        - ii. The Technical Review Committee may conduct an expedited review and approve the permit without a formal meeting.
    - (2) Generators may only be operated between the hours of 10:00 a.m. and 9:00 p.m. unless otherwise specifically authorized by the Technical Review Committee.

~~Ordinance 2025-01, specifically Section 56.05 of this Article, shall remain in effect until October 22, 2025. Unless a later enacted ordinance extends or deletes that date, Ordinance 2025-01 is hereby repealed.~~

(Ord. No. 2020-22, § 1, passed 9-22-20; Am. Ord. No. 2022-26, passed 12-13-22)

## **§ 56.06 MOBILE FOOD DISPENSING VEHICLES; AS ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.**

A mobile food dispensing vehicle may be located as an accessory use (as defined in Section 36.00 (B)) to a legally established food or drink establishment, which is solely operated as a food or drink establishment, subject to the following criteria:

- (A) Review and approval of a development application by the Technical Review Committee containing the following minimum information and demonstration of compliance with the following standards:

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- (1) Site layout indicating location of the mobile dispensing vehicle (may not locate in required off-street parking areas, or in such a manner as to block any accessways, walkways, driveways, loading zones or other site circulation ways for vehicles or pedestrians);
  - (2) The mobile food dispensing vehicle must be maintained as an operable vehicle and may not be permanently affixed or attached to a building or structure in a manner that would prevent the vehicle from being moved in the event of an emergency.
  - (3) Indicate operating hours (limited to those of the primary business);
  - (4) City services requested (water, sewer, solid waste pick up);
  - (5) Demonstration of compliance with the City's Fats, Oils and Grease (FOG) Management Program;
  - (6) Evacuation or mitigation plan in the event of a hurricane, wind-storm, or flooding event;
  - (7) Show method of connection to permanent power with 30 or 50 amp recreational vehicle/marine type plug and cord. When operating in close proximity to residential uses or existing outdoor seating areas the mobile food dispensing vehicle shall be required to operate from battery or appropriate permanent power source to eliminate noise and fumes associated with generators.
  - (8) The primary business owner shall obtain a separate business tax receipt license for the mobile food dispensing use;
  - (9) A mobile food dispensing vehicle may only be operated by the primary business owner as an extension of the primary business.
  - (10) The mobile food dispensing vehicle must display on the vehicle the results of any DPBR inspections for cleanliness and sanitation.

(Ord. No. 2020-22, § 1, passed 9-22-20; Am. Ord. 2022-02, passed 2-22-22)