



Community Redevelopment Agency

City of Tarpon Springs
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

**COMMUNITY REDEVELOPMENT AGENCY AGENDA
FOR THE DOWNTOWN TARPON SPRINGS REDEVELOPMENT AREA
TUESDAY, OCTOBER 7, 2025
6:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

ROLL CALL

AGENDA ITEMS

1. Ratify Selection of Ranking for Invitation to Negotiate (ITN) File No. 250076-ITN-JL, for Redevelopment of Property Located at 144 E. Tarpon Avenue (**Janina Lewis Procurement Services Director**)
2. Sandbar Architecture P.A. - Agora Downtown
3. Smith Equity Builders, Inc. - Anakainosis
4. Infill Studio, LLC - The Tarpon Registry

BOARD AND STAFF COMMENTS

ADJOURNMENT



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners / Community Redevelopment Agency (CRA)
FROM: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director
DATE: 09/30/2025
SUBJECT: Ratify Selection of Ranking for Invitation to Negotiate (ITN) File No. 250076-ITN-JL, for Redevelopment of Property Located at 144 E. Tarpon Ave.

RECOMMENDATION:

Select the following firms for negotiations under ITN File No. 250076-ITN-JL, for Redevelopment of Property Located at 144 E. Tarpon Avenue, in rank order: 1) Infill Studio, LLC.; 2) Sandbar Architecture P.A.; and 3) Smith Equity Builders, Inc. These firms were evaluated as the most qualified to provide the required services. Negotiations should begin with the highest-ranked firm. If negotiations are unsuccessful, discussions will proceed with the next firm in order.

BACKGROUND:

On February 20, 2025, the City hosted an Industry Day and issued a Request for Information (RFI)/Sources Sought Synopsis to:

1. Identify qualified firms for the redevelopment of the CRA-owned property at 144 E. Tarpon Avenue.
2. Gather input on the Invitation to Negotiate (ITN) process, agreement structure, and potential incentives.

The City's goal is to select a qualified and creative firm to acquire and redevelop the property with a mixed-use concept that may include retail, restaurant, residential, office, and/or hotel uses.

The Industry Day results were presented to the Board of Commissioners (BOC) and Community Redevelopment Agency (CRA) Boards, which authorized release of an ITN. The ITN process, similar to a Request for Proposals (RFP), solicits formal proposals that are evaluated and ranked prior to entering negotiations.

The ITN was posted on Bonfire.com on April 27, 2025, with proposals due June 18, 2025. Three proposals were received and evaluated by the Selection Committee against the published criteria.

At the September 30, 2025, CRA meeting, the CRA Board will consider the recommended rankings and may:

- Confirm the order of firms,
- Reorder the rankings,

- Defer a decision, or
- Reject all proposals.

If a firm is selected for negotiations, the project must comply with all City planning, building, and permitting requirements, including approvals by:

- Technical Review Committee approval,
- Heritage Preservation Board approval,
- Planning & Zoning Board approval, and
- CRA Board final approval.

PRESENTATION PROCESS:

Each proposer will be allotted:

- 15 minutes for a presentation, in the following order:
 1. Sandbar Architecture P.A.
 2. Smith Equity Builders, Inc.
 3. Infill Studio, LLC.
- 10 minutes per Commissioner for Q&A.
- Public comment period.

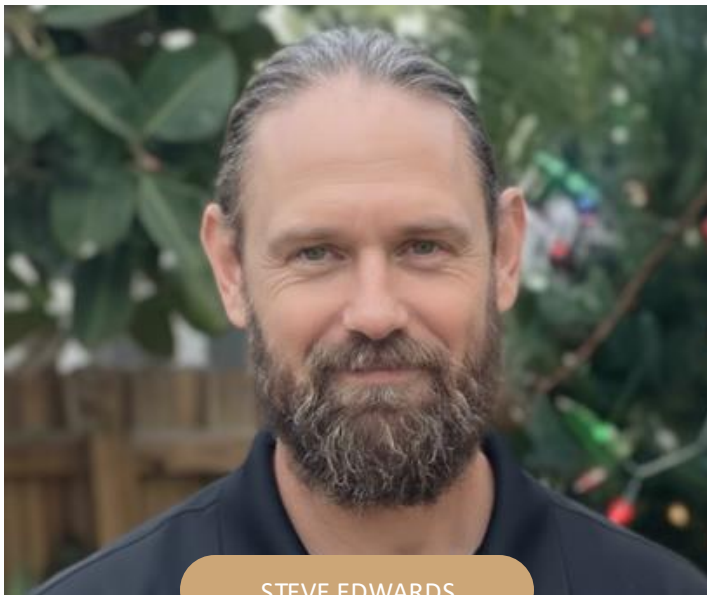
Following presentations and discussion, the CRA Board will deliberate and make a final decision on rankings.



AGORA DOWNTOWN DEVELOPMENT LLC
144 East Tarpon Ave, Tarpon Springs, FL
September 2025

AGORA DOWNTOWN REDEVELOPMENT PROPOSAL

Development Team



STEVE EDWARDS

Celebrated local business owner, entrepreneur, and the driving force behind the Agora Downtown development team.



DANIEL EDGELL

Local business owner, licensed architect, and entrepreneur who brings a wealth of architectural expertise and community engagement to the Agora Downtown team.



JEFFREY RICH

Seasoned professional with over 20 years of experience in business and project management, specializing in sales, sales management, and complex project coordination.

Local Partners

SANDBAR ARCHITECTURE

Architect

CRANE BROOK INC.

General Contractor

ALL LOCAL

Subcontractors

Flexible event programming keeps the space active year-round.

Central courtyard serves as a gathering place for residents and tourists.

Affordable micro-retail, stage venues, biergarten and dining units lower the barrier for local entrepreneurs.

A New Destination Conduit for Downtown Tarpon Springs



Strategic location bridges Orange Street, Tarpon Ave, and Court Street, drawing visitors from the Pinellas Trail while increasing pedestrian access.

Designed to increase daily and event-driven foot traffic, benefiting existing businesses and encouraging new ventures.

A New Destination Conduit for Downtown Tarpon Springs



Project Vision & Overview



Transform 144 E. Tarpon Ave into ‘Agora Downtown’—a family friendly, vibrant open-air retail, dining, and entertainment destination.

Honors Tarpon Springs’ Greek heritage (‘Agora’ = marketplace).

Inspired by Sparkman Wharf and Krate at the Grove.

17 micro-retail shops, biergarten, stage and event courtyard.

Continuing the use of event space for First Friday and Snow Place.

Project Inspirations: Sparkman Wharf & Krate at the Grove

Agora Downtown draws inspiration from many successful open-air container-based destinations:

Sparkman Wharf (Tampa, FL): Vibrant mix of shipping container restaurants, open courtyard, biergarten, and events.

Krate at the Grove (Wesley Chapel, FL): Dozens of micro-retailers and eateries in repurposed containers.

Both projects have transformed underused urban areas into regional destinations.





Architectural Design & Features

Contemporary maritime/Greek style: steel, glass, wood accents, durable, insect resistant materials.

Two-story design with modular shipping container units.

Dual frontage: Tarpon Ave & Court Street.

Central open courtyard, stage area, rooftop seating, and flexible event space.

Repurposed shipping containers for sustainability.

Community & Economic Development

Supports local businesses: affordable micro-retail and dining.

All construction and operations by local firms.

Family-friendly courtyard for events: First Friday, concerts, yoga, markets, art.

Strengthens cultural identity & fosters civic pride

40

Permanent jobs
across micro-
retail spaces

17

new or
expanded local
businesses

\$492K

estimated
annual rent
revenue

\$10M

estimated
annual business
revenue

Taco
Tantos

\$1M

Annual tax
revenue

Sustainability & Green Features

Adaptive reuse of shipping containers as structure with applied finishes.

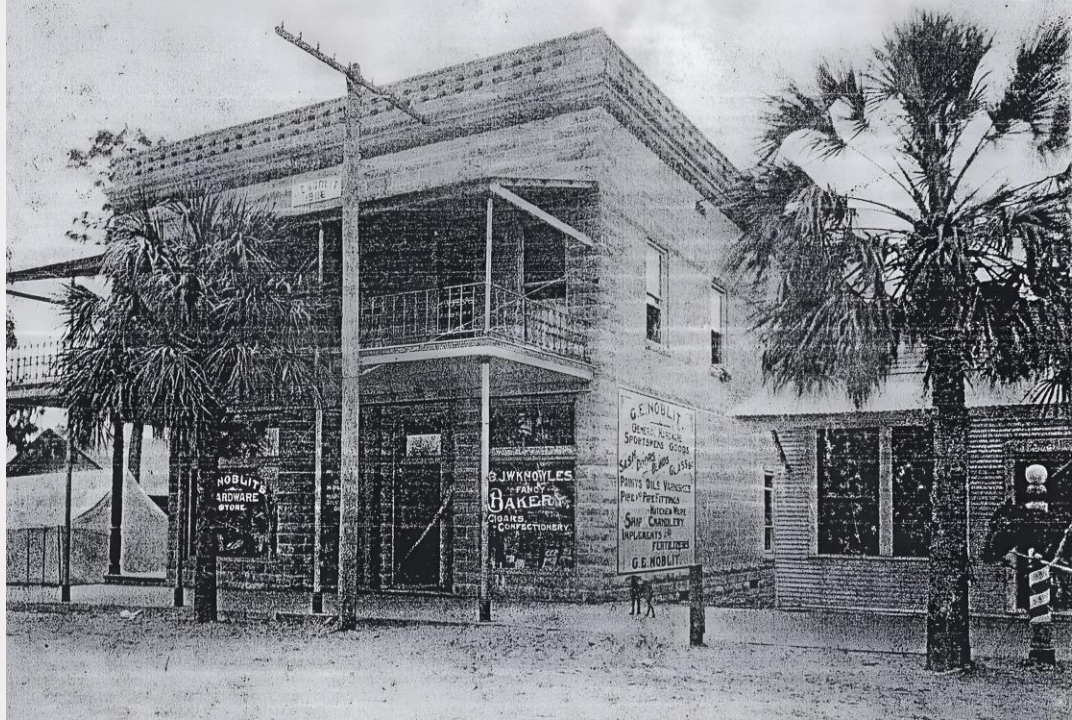
Green roofs, planters, and energy-efficient systems. Potential for solar.

Allows for offsite construction.

Reduced carbon footprint and resource use.

Incorporates native landscaping.





Design inspired by the historic G.E. Noblit building.

Incorporates salvaged marble face block and commissioned murals.

Information board sharing Tarpon Springs history.

All work reviewed by Heritage Preservation Board.

Historic Preservation & Place Making



Historic Preservation & Place Making



Design inspired by the historic G.E. Noblit building.

Incorporates salvaged marble face block and commissioned murals.

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Historic Preservation & Place Making



Why Agora Downtown Attracts More Visitors



Open-Air

destination draws locals, families, and tourists daily—not just overnight guests.

Regular Events

(concerts, markets, art shows, fitness classes) ensure year-round activity and repeat visits.

Longer Stays & Return Trips

encouraged by diverse micro-shops and food vendors

“Conduit”

connecting Sponge Docks and downtown, drawing tourists further into the city

Bigger Economic Impact for Local Businesses



Micro-retail and dining units create opportunities for dozens of local entrepreneurs, not just a few tenants.



Increased daily foot traffic benefits all nearby shops, restaurants, and attractions—not just those inside one building.



Frequent events and flexible programming (First Fridays, festivals, farmers markets, parades) keep the area vibrant and boost sales for all downtown businesses. Public bathrooms will be provided.

Local, Fast, and Community Focused



**Modular construction means
Agora Downtown opens
quickly with minimal
disruption—unlike years-long
conventional construction.**



**Local ownership,
management, and contracting
keep revenue in Tarpon
Springs while encouraging
alignment of values.**



**Honors Greek heritage and
local character, making the
project a truly unique,
authentic draw for visitors
and residents alike.**

Adaptability & Future Growth

Modular Design: Agora Downtown is built from shipping containers, allowing for rapid, flexible expansion as demand grows.

Scalable: Additional containers can be added to the second story for more retail, office spaces, or even AirBnB-style accommodations.

Responsive to Market Needs: The project can quickly adapt to changing trends, supporting new business types, pop-up shops, or community uses.

Low Disruption: Expansion uses the same offsite construction, minimizing impact on existing businesses and visitors.

Result: Agora Downtown isn't just a project—it's a platform for continuous growth, ensuring downtown Tarpon Springs stays vibrant and relevant for years to come.







TARPON SPRINGS





VISITOR
CENTER

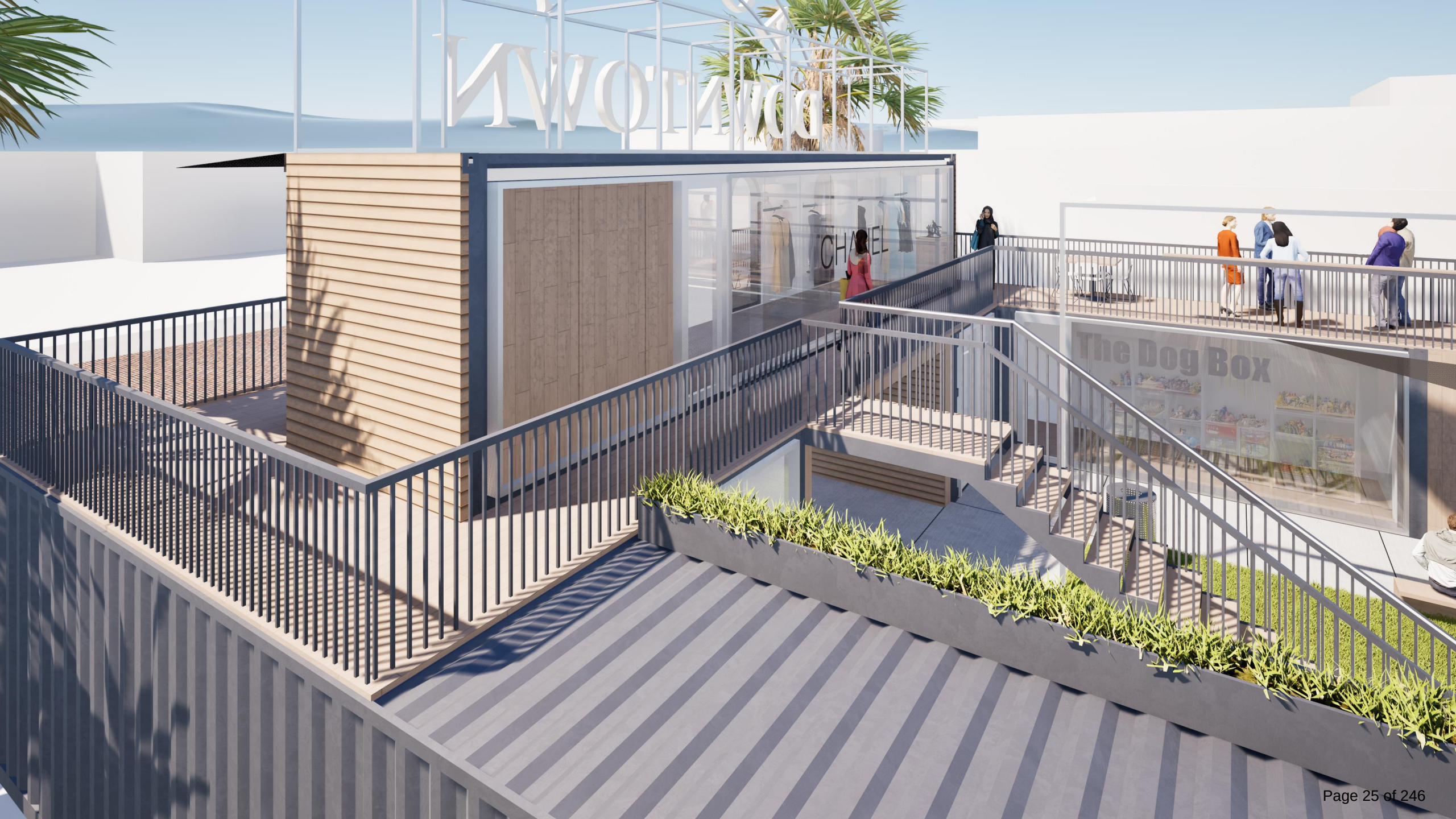
BOOK
STORE



TARPON HISTORY

GENOBLIT
1908

VISITOR
CENTER









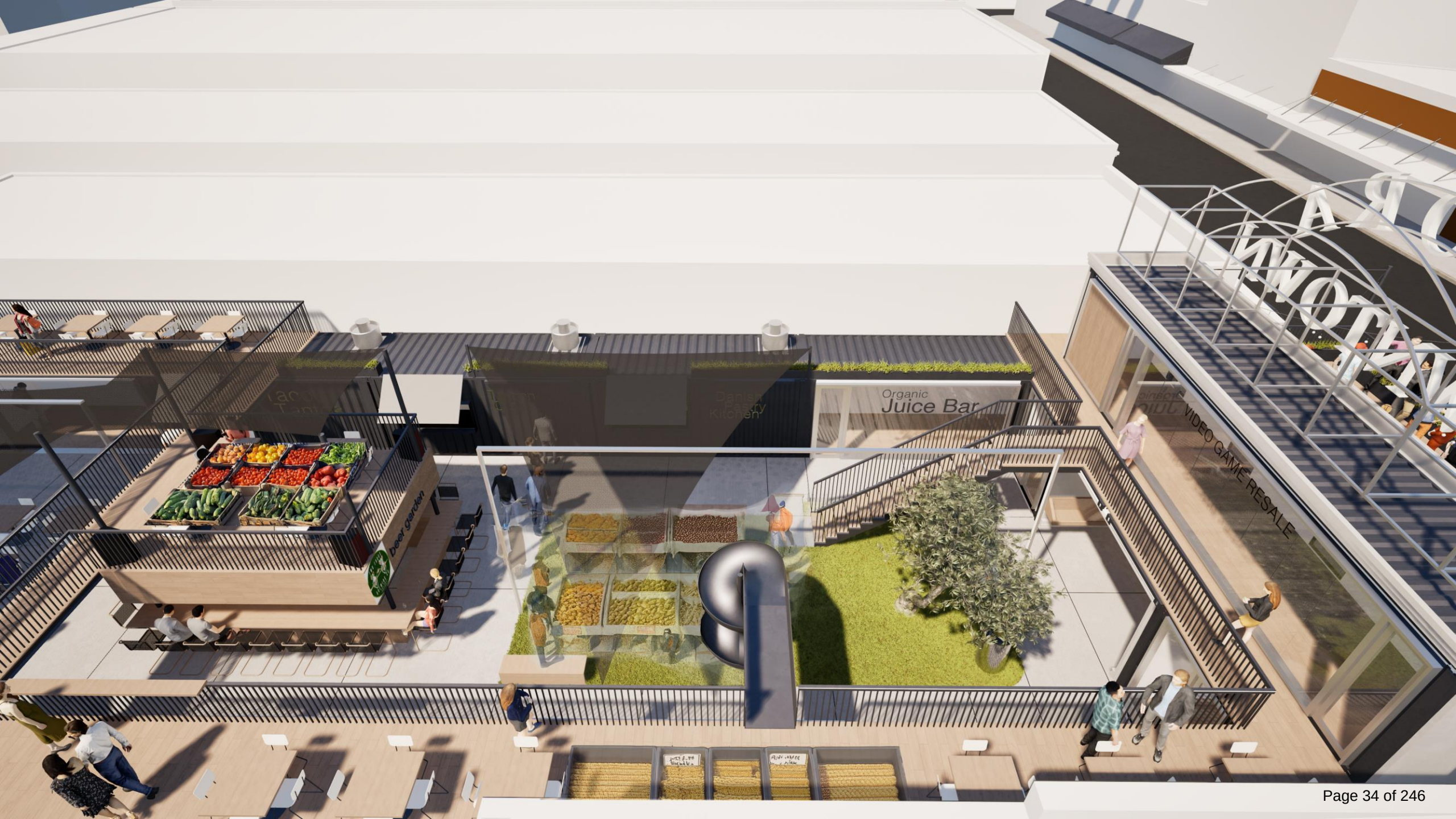














TARPON SPRINGS

Tarpon Tattoos

CANDY SHOPPE

REAL ESTATE OFFICE















Tarpon Tattoos



THANK YOU!

**CITY OF TARPON SPRINGS, FLORIDA
INVITATION TO NEGOTIATE (ITN)
ITN No. 250076-ITN-JL**

FOR THE PROPOSED PROJECT..

**REDEVELOPMENT OF PROPERTY
LOCATED AT 144 E. TARPON AVENUE**

COMBINED WITH

SMIRLIS DISTRICT URBAN PARKING/HOTEL/RESID

PROPOSED PROJECT NAME..

“Anakainosis”

ἀνακαίνωσις

PREPARED BY:



Smith Equity Builders, Inc.

smithequity.com

DEVELOPER/PROGRAM MANAGERS

PREPARED FOR:

**Ms. Janine Lewis
COT Purchasing Department**

JUNE 18, 2025

PREPARED BY:

STEPHEN S. GRIMME

Tarpon Springs, FL 34689
(727) 946-6700

sgrimme@smithequity.com



June 17, 2025

City of Tarpon Springs
Procurement Services Department
324 E. Pine St
Tarpon Springs, Florida 34689

**RE: ITN No. 250076-ITN-JL
REDEVELOPMENT OF PROPERTY
144 E. TARPON AVENUE**

Ladies and Gentlemen,

It is with great pleasure that I submit this proposal pursuant to the above referenced ITN for the development of the project at 144 Tarpon Ave.

As many of you know, I have previously submitted a plan in 2018 for this project, which included a featured tower which I had respectfully named **Kalesorio**, which I found to be the word for welcome. I have lived in Tarpon Springs since 1998 and have always felt a special connection to the culture and the beauty of the City. Having built and been involved with many projects in resort areas and having grown up in a seasonal town on the southern tip of New Jersey I recognize that there was always a buzz with what was new in town every season because generations had visited these places and brought their families there for generations. I believe that Tarpon Springs is ready for something new to create a special place in downtown that would not only become a statement for Tarpon, but also allow for the city to expand your offering for all the beautiful and well run events that the City does in welcoming old friends and new travelers.

It would be impossible to be able to definitively define and produce a project on the site, without dialogue with the stakeholders. The public process is difficult as I'm sure you know. , while game changing, and City changing projects are envisioned by people who want to take lessons learned and observations and studying evolving needs of an area, to attempt to produce a product that meets missing needs and positions an area for future growth. There are the Morgan groups 400 new units and potentially 800 new residents moving in which can only help the vendors and business owners downtown and at the docks.

I believe what I submitted in 2018, is still relevant, and a bold new project for Tarpon Springs. When we were not considered in favor of CrossFit, I was left to wonder, why, would CrossFit be a good use of that site when they bring people and parking demand at the same 2 times during the day, that the local restaurants need the parking. I often sit at Toulas', and observe that the City's lot at the corner of the Trail and Lemon, is often full, with many vehicles that have bike racks on the back and take up a stall all day, because Tarpon is a great place to start and end a great bike ride. The other proposals over the years on 144 have also failed for many reasons, not the least of which is parking. While the waivers were offered by the City, the market risk of developing something without proximate parking is too uncertain.

This proposal answers all the needs of the Citizens, visitors and families who live in or come to Tarpon for generations. The First Friday and other events held by the City and the use of the vacant property, do not need to change much, although I always felt insuring the passthrough to Court Street should be preserved, and bands could still set up on event days.

713 Bayshore Drive
Tarpon Springs, FL 34689
(727) 946 6700



We have assembled a unique and overqualified team to help us bring this project to fruition. These are people I've worked with and have been friendly with for many years. They represent some of the most talented people that I know in the business. They have been hearing me talk about Tarpon Springs for years and they were quick to provide me the assistance and their expertise to help us, you and I, produce this worthy and well-needed project. They include Dave Yancey a Stanford attorney and life long developer and real estate owner and operator, who will help get behind us as we drill down on the numbers and understand ownership and financing mechanisms available to us as individuals and City and CRA entities that will be involved. Matt Gilbertson, who I believe is the most talented designer in Honolulu although he's just a great hockey player from Minnesota. Matt will bring fresh design ideas, experience in all things retail housing and infill developments. Steve Baldridge, a capable and creative structural engineer, who understands all things structural, and architectural structural, as all great lasting projects start with good bones. Matt Uelmen, a local boy, who was a friend of my sons and pursued his engineering degree at UCF and stayed the course to learn and gain his PE. Rich Kelly, and the team from WRA, who is known at the city and is well versed in the infrastructure and opportunities and limitations of local civil design. While this 144 project is very small for them, their intentions to help us are pure and genuine, and the process will go smoother with them by our side.

None of this will be possible without the cooperation input and backing by the City of Tarpon. A true private public partnership is the opportunity here, where your land is replaced by an economic engine and will enhance all the offerings that the City of Tarpon has, and brings to residents and visitors alike. I'm not a language expert, rather a math guy, but my quick research back in 2018 led me to the word callous **Kalesorio**, which means welcome in your native language. One of my earlier projects was called the Aloha tower in downtown Honolulu in 1993. It was the first place that people gained their first impression as they arrived by ship to visit the beautiful islands. I have code named this 144 Proposal and possibly the combination of both projects, **Anakainosis**, which seems to translate to new beginnings. I see two similar Towers, one at 144, and one as the vertical element at the Smirlis lofts. I have not done any "design architecture", as that will be left to Matt and I'm sure his creative process will include input and fresh ideas, while respecting the architecture of the City, that people like Ed and John Hoffman have done such a beautiful job with over the years. I have included Christopher Still, the truly one of a kind Artist that has made his home in Tarpon Springs, and whose tremendous talent and art has graced buildings throughout the State. I'm not sure I have his buy in to be a part of this, but I think his input at least when it comes to the towers will be insightful and remarkable. He has listened to me about all this for years, but hey...he's an artist. The ground level components of the 144 and the Smirlis Urban will open up nearly 16 to 25 small reasonable spaces to artists and craftsman alike, which is very hard if not impossible to find in Tarpon Springs. Great projects start with the arts. Respect for the history of any place is learned and studied from the early days in Philadelphia, where the top of William Penn's head above City Hall was the maximum allowable height in the City, until that changed. Respect for the height of the cross atop the Church was considered in the design. Most math models for development recognize that height should be allowed and pushed, so that the experience at ground level can be loosened and provide a comfortable human scale.

I do think that this proposed project checks all the boxes that will leverage this scarce and rare downtown property for the benefit of the City. The tower will be a beacon and new way to discover and enjoy the City. I hope you will see it the same way and move forward with my team to make this project a reality.

I have included an org chart which takes a first pass and how we can work together with the few components that are part and parcel of the project including what I call artistic retail spaces, approximately 16 of them roughly only 300 square feet each that will allow local artists or vendors to have the opportunity to display and sell and create anything and everything that will become a draw especially on event weekends the second floor was always designed as an open covered area for the chamber to expand the opportunities for vendors while not making a bet on 2nd floor retail which can be the undoing of many projects. The draw certainly is the most important and key component of the project, which will be the **Kalesorio** tower that will allow everyone to visually understand the geography and connections of the beautiful city from Anclote key to Lake Tarpon. This elevation we believe will be a eye level elevation of 54 feet which will require some cooperation on the height by the city but will truly produce something new and exciting for the city to offer. It occurred to me in 2018 that that respect for the families and those that have passed and is so beautifully and wonderfully handled by the City at the City owned cemetery, I visit often, as well as the Bayou candles on Christmas Eve. I was unfortunately forced to learn about plots when my 27 year old Son Devon, Valedictorian of East Lake High and former tarpon Middle School, who student passed in 2015. I will contribute \$100,00 towards

713 Bayshore Drive
Tarpon Springs, FL 34689
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the naming of this tower in his honor, but will remain open to Citizens who can contribute more that will help bring the financials in line to make the project a reality. It should not be a stretch to be able to produce this tower component if we can get people behind the memorials as you do at Cycadia cemetery and offer naming rights or bronze plaques that will help produce and maintain the tower for generations to come. The city is uniquely qualified to operate such a venue, and the chamber is certainly well versed in what works for events. The math isn't perfect, nor certain at this point, and further dialogue is required to understand who is the best owner or operator or manager for these three components of the project. I know that this team will be the best and most efficient to deliver the project and the willingness of the city to roll up your sleeves and discuss how we can utilize all available financing and capital stack strategies to produce this unique and appropriate project at 144. We own that Smirlis Property on Lemon Street free and clear, and the City CRA owns the land at 144. That is all we need to pull off a perfect project or two.

While I did not want to be non-responsive to the ITN, but I still believe as has been the chatter, that the future growth of the city starts with a good base of parking somewhere approximate to the activity center. It is for this reason that I am proposing a parking structure on a lot that I have optioned and purchased from the Smirlis family over the last 20 years, and paid off in 2017. It is owned through my holding company 3303 DDG Grace, LLC. I believe these two projects done together will be more efficient, impactful and so special that we will be recognized as one of the greatest private Public Partnerships in Pinellas County. I have land you have land we have needs and the time is now for the city to consider both projects although not engaging on a parking structure on Lemon St. **does not necessarily preclude my interest in 144.** It will just be easier and more impactful. Same public input, same trades, same financing, same permitting, same team. Just another zero on the end..

Recent articles which I've included at the back and many of you have followed shows that great cities have to make an investment in parking. Tarpon Springs has done that with several pocket parks and has done everything they can to answer the demands of the people who have talked about the lack of parking for years. Dunedin has just committed to their second garage, which is 200 stalls at a cost of \$10 million. Their first parking the Monroe garage, which is very similar in size and scale to what I'm proposing and was done by are local talented design builder developer Joe Kokolakis, and is considered one of the main catalysts for the continued growth in tax revenues and visitors in Dunedin. The city of Clearwater has gotten behind the developer of the Hilton with the contribution of 17 and a half million for 175 stalls. Saint Petersburg the city of Tampa and many cities have recognized that an investment in parking is no different than an investment in utility infrastructure. I've been involved with and delivered many parking structures in various capacities in my career. Podium parked IE parking structures with uses on top are a bit more complicated then the average standalone garage and the ongoing operational cost needs to be well defined and calculated. I have offered these schematic plans for further discussion, but I believe we have a demand for workforce housing, student housing and the elusive and missing component of a boutique hotel. The models exist the successes and failures have been studied and it's a great time to move forward with a holistic approach to a game changing project in downtown Tarpon Springs. It all starts with a discussion and an agile experienced and talented team that can bring deficiency and urgency to well-needed ideas in Tarpon Springs.

I look forward to your feedback and having the opportunity to answer your questions, alleviate your biggest concerns and form a path to this is successful new project offerings by the City of Tarpon.

I apologize for not including the excel forms provided by purchasing department, but they did not seem appropriate for this type of ITN/RFP. I also have been traveling and have fought off fried computers, lack of internet, floods storms and family issues. If there is something specifically that I have not included, please advise and I will get it to you as soon as possible.

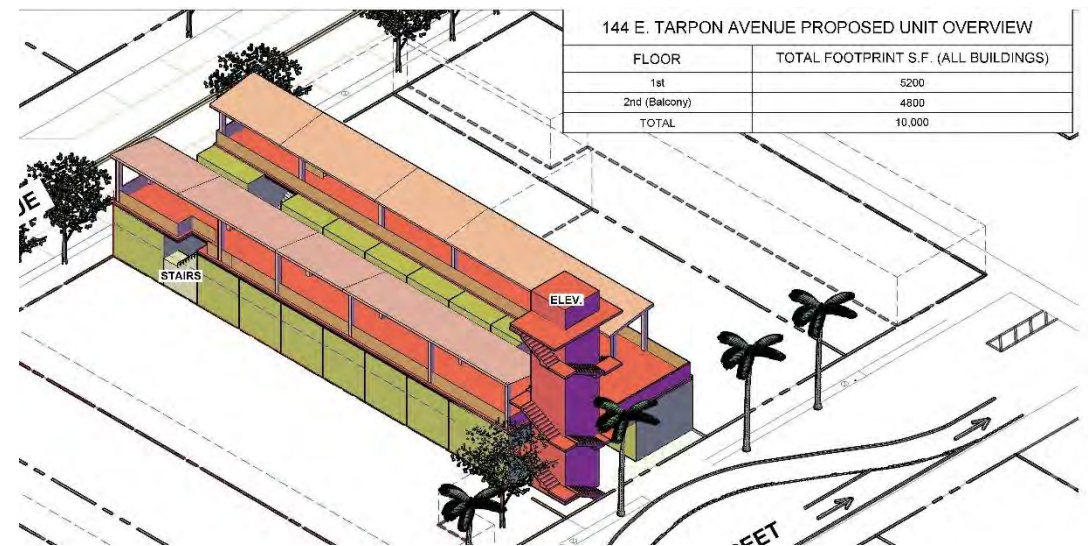
Should you have any questions or comments please do not hesitate to call.

Regards,
Smith Equity Builders, Inc.

Stephen S. Grimme,
President

713 Bayshore Drive
Tarpon Springs, FL 34689
(727) 946 6700

The New **METROPOLIS** @ Tarpon Springs, FL



LOOKING FOR A SUSTAINABLE FUTURE

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.



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@ Tarpon Springs, FL

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EXTRA CREDIT

5.0 New Smirlis District @ Lemon & Ring

6.0 *History of Smirlis and Cover Letter from Smirlis Family*

7.0 *SEB Experience on Lemon*

8.0 Discussion of Parking

SEPARATE FINANCIAL and Milestone Schedule under Separate Cover

AS of :

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By:

 Smith Equity Builders, Inc.

smithequity.com

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**PLEASE CONSIDER THE FOLLOWING WHEN READING THROUGH
THIS PRESENTATION**

Public Purpose

Bold and Necessary Moves for Critical Mass (Brand New)

**Parking Demand NOW and In FUTURE and how to Deliver and in what order to Support
Growth**

AS of :

In:

**APRIL 17, 2018
ITN No. 250076-ITN-JL**



By:

 Smith Equity Builders, Inc.

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5 VISIONS OF CITY

answered

1. A mixed-use project
Proposed Consists of Artistic Retail, Artistic Craft, Food Service, Public Event Space and Visitor Tower Attraction
2. Construct a building with quality design characteristics that take into account the historical integrity of the Downtown
Shed Roofs, And Ground Floor Shops are indigenous, architectural period flavor, and Cornerstone provided by the City, will be incorporated. The City and Developer will define the final architecture along with mutual consultants. 16' High Ground Floor structure meets market expectations, and possibly meets desired heights of the period. (Example The Zone Building late 1800's)
3. 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
We have taken extreme measures to make the connection to Tarpon and Court, and Placed the attraction (Tower) on Court and proximate to existing City Surface lot on Trail and Lemon and Court. This should allow for natural growth of City events during street closures, and or, to anchor smaller events on Court and 2nd Floor Event Space
4. The SmartCode encourages development utilizing the entire site. On-site parking for commercial use is not encouraged nor recommended. A two-story building is permitted by use and a third story is permitted by conditional use.
We have not recommended anything over 2 story's except at the Tower. Parking options, a regular problem for the City and its merchants, have been tabled and explained in the "Extra Credit" Section
5. The project must meet the standards of the Smart Code and the exterior design requires approval by the Heritage Preservation Board
Developer has suggested Architecture and is open to City input and collaboration with respect to budget and Schedule.

AS of :

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ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

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Additional 10 Considered VISIONS OF CITY answered

The New **METROPOLIS**
@ Tarpon Springs, FL

PROVIDED a PUBLIC PURPOSE

Provided Covered Space for Expansion of Vendors or Events (This could be Developer or City Owned and Operated)

Provided an Iconic Tower that will invite and Welcome Visitors and Residents alike that are looking for a Visual Reference of the City Limits, From Lake Tarpon to Anclote Key

Provided Naming Opportunities for all the Families Left out of the Billiris naming of the Room at Heritage Museum

Provided a Reason for Past Residents and Guests, to Come Back to Tarpon Springs to See a New District

Provided Historical acknowledgement to The Smirlis Bread Company, by Renovating and Repurposing the Property at 227 Lemon, and Possibly Naming the District, of the 3+ Developer Owned or Controlled Parcels

Can Provide BRAND NEW Opportunities in the Adjacent Development for up to 10 Ea Cottage Commercial, Single Owner Residence and Shop/Office, with dedicated Garage and Guest Parking

Can Provide Up to 9,000 SF of dividable BRAND NEW Artistic Industrial Opportunities along the Alley Between Boyer and Lemon

Can Provide Up to 30,000 SF of Workforce/Affordable Housing with 1+ private stall per Unit

Will Provide a Strategic Delivery of Projects and Parking Analysis/Delivered Cost Guarantees to accommodate Full District Buildout and Future Growth

AS of :

In:



By:

 Smith Equity Builders, Inc.

smithequity.com

APRIL 17, 2018
ITN No. 250076-ITN-JL

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SECTION 2.0

144 Tarpon Avenue

~~METROPOLIS Building~~
KALOSORIZO TOWER

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

smithequity.com

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Public Purpose

5,000 SF Opportunity for **16 New** Target Retail Operators, of **New Artistic Retail**

5, 000 SF of Open But Covered City Event Space

w Power and Water Drain for up to 16 Exhibitors

Reason for Old Visitors to Return

AS of :

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ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

smithequity.com

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The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :

In:

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ITN No. 250076-ITN-JL



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 Smith Equity Builders, Inc.

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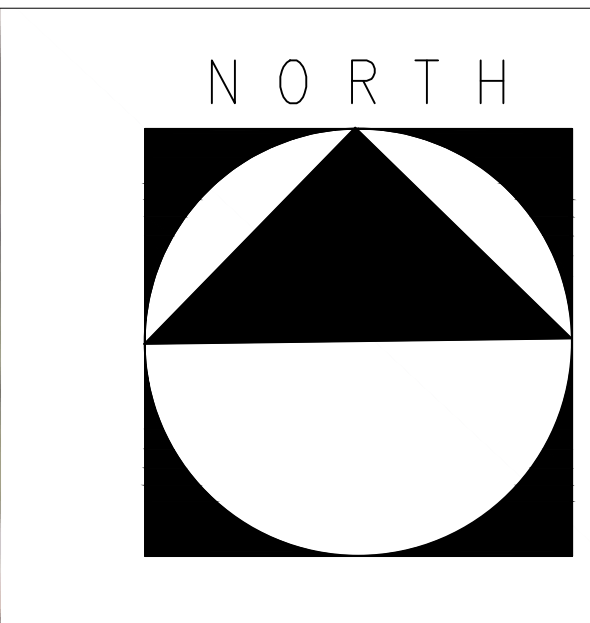


By:

 Smith Equity Builders, Inc.

APRIL 17, 2018
ITN No. 250076-ITN-JL

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Date: 04/17/18
Revision: 0

 **Smith Equity Builders, Inc.**
Stephen S. Grimmé
727-946-6700
713 Bayshore Drive
Tarpon Springs, FL 34689
sgrimme@smithequity.com
smithequity.com

Concept Study for
144 E. Tarpon Avenue

Proposed
Overall Site
Plan

Scale:
17 0 25 50

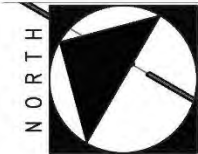
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Sheet #
1 of 6

The New **METROPOLIS**
@ Tarpon Springs, FL

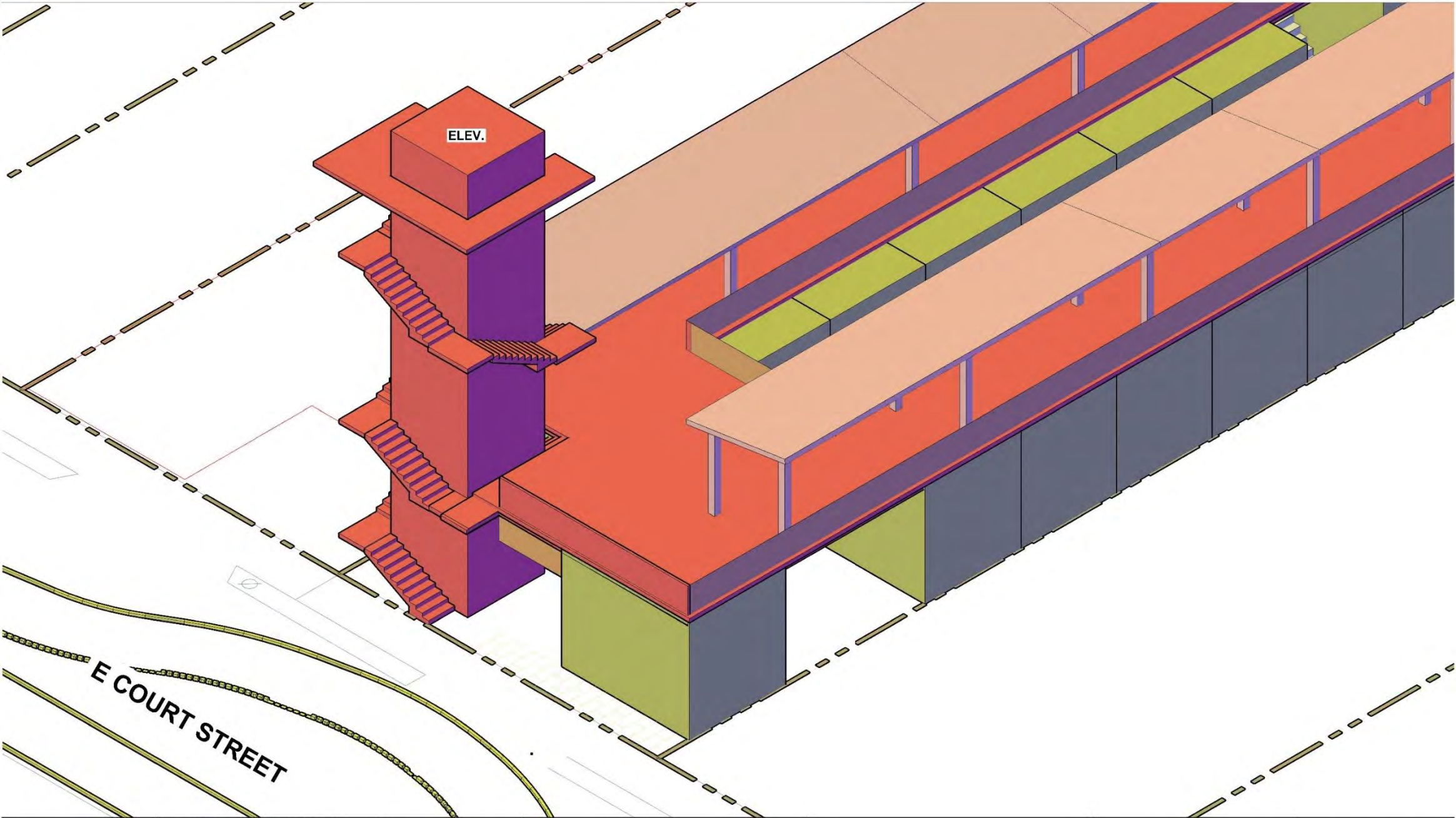


The New **METROPOLIS**
@ Tarpon Springs, FL



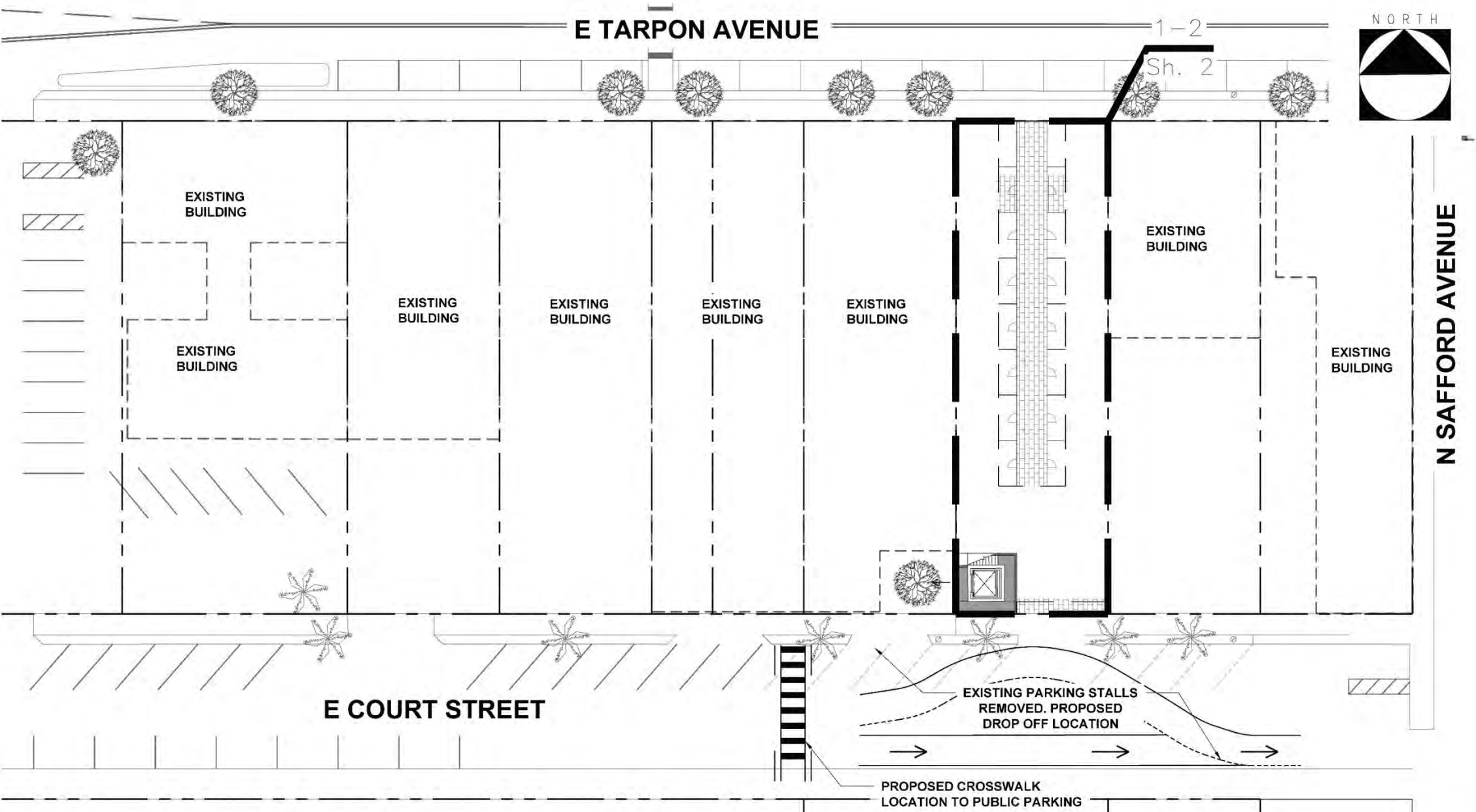
Date: 04/17/18 Revision: 0	Smith Equity Builders, Inc. Stephen S. Grimmé 727-946-6700 713 Bayshore Drive Tarpon Springs, FL 34689 sgrimme@smithequity.com smithequity.com	Concept Study for 144 E. Tarpon Avenue	Proposed Site Plan	Scale: 5 0 10 20 1"=20'	3-0
					Sheet # 7 of 10

The New **METROPOLIS**
@ Tarpon Springs, FL



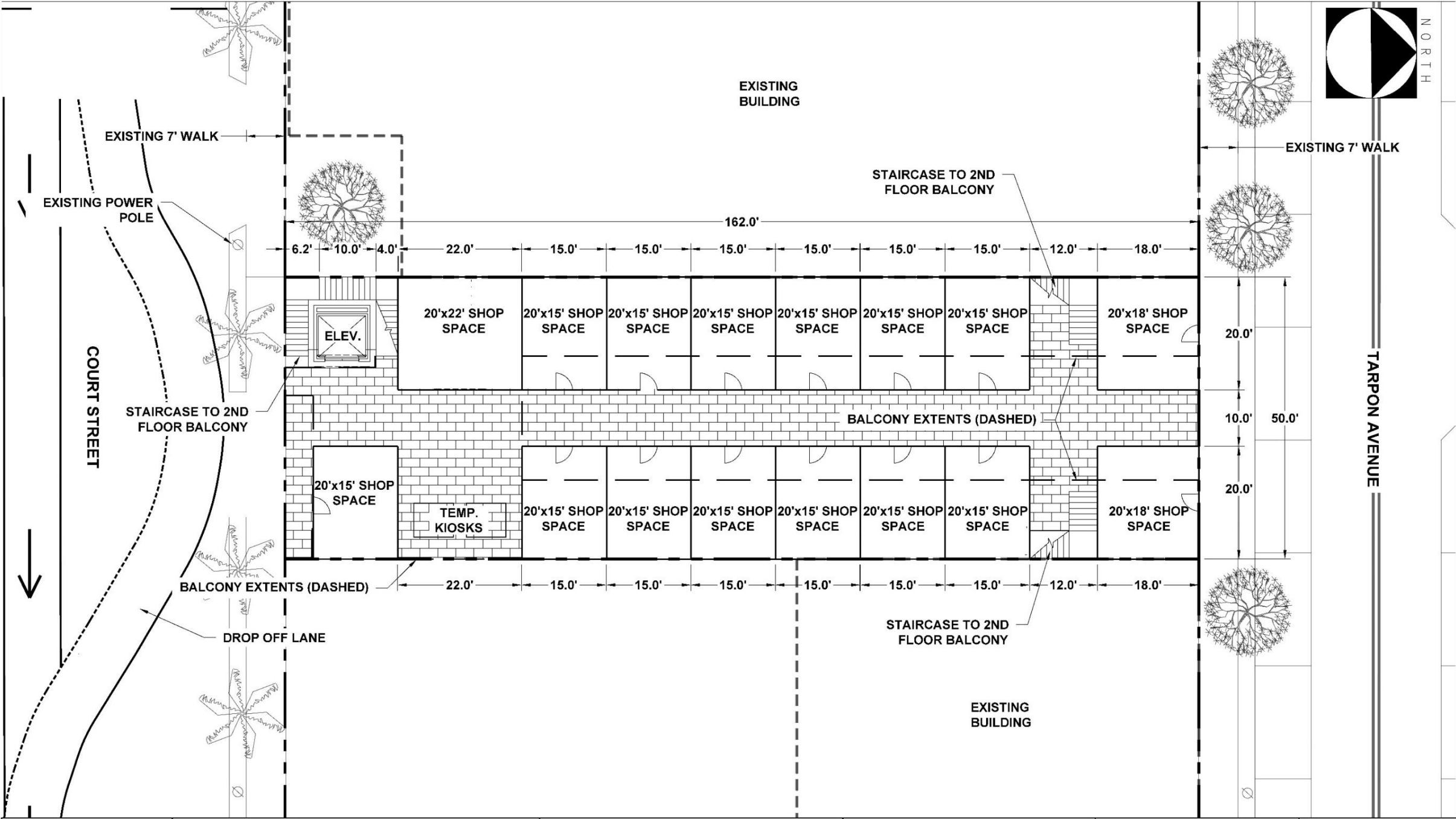
Date: 04/17/18 Revision: 0	 Smith Equity Builders, Inc. Stephen S. Grimmeré 727-946-6700 713 Bayshore Drive Tarpon Springs, FL 34689 sgrimmer@smithequity.com smithequity.com	Concept Study for 144 E. Tarpon Avenue	Proposed Front Elevation—Tarpon Ave.	Scale: 2.5 0 5 10  1"=10'	3-2 Sheet # 9 of 10
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The New **METROPOLIS**
@ Tarpon Springs, FL



Date: 04/17/18 Revision: 0	 Smith Equity Builders, Inc. Stephen S. Grimmé 727-946-6700 713 Bayshore Drive Tarpon Springs, FL 34689 sgrimme@smithequity.com smithequity.com	Concept Study for 144 E. Tarpon Avenue	Proposed Overall Site Plan Enlarged	Scale: 10 0 15 30  1"=30'	1-1 Sheet # 2 of 10
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The New **METROPOLIS**
@ Tarpon Springs, FL



Date: 04/17/18

Revision: 0

Smith Equity Builders, Inc.

Stephen S. Grimmé

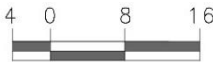
727-946-6700
713 Bayshore Drive
Tarpon Springs, FL 34689

smithequity.com

Concept Study for
144 E. Tarpon Avenue

Proposed Site
Plan - Ground
Floor

Scale:



1" = 16'

2-0

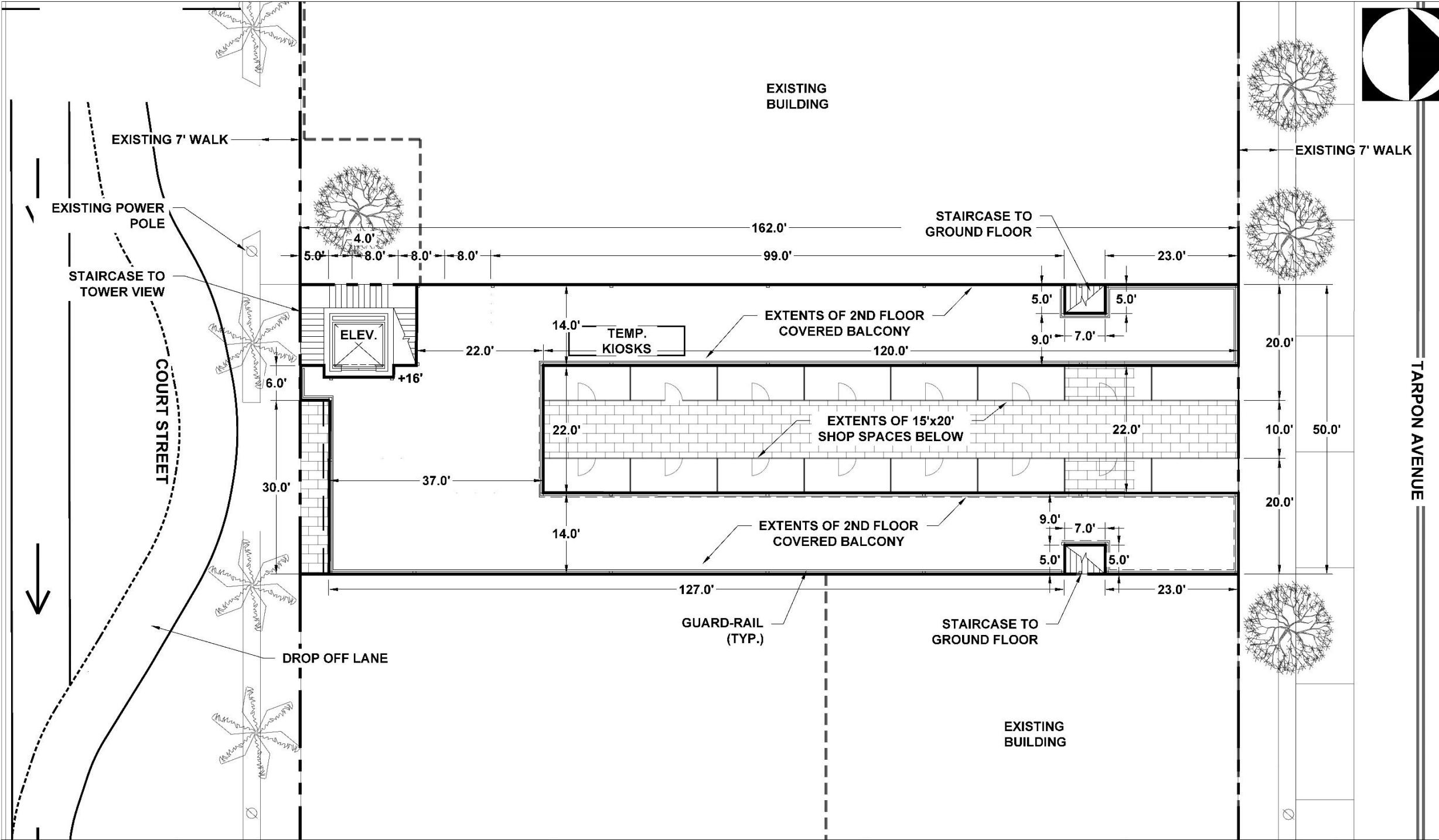
Sheet #

3 of 10

ITN No. 250076-ITN-JL

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The New **METROPOLIS**
@ Tarpon Springs, FL

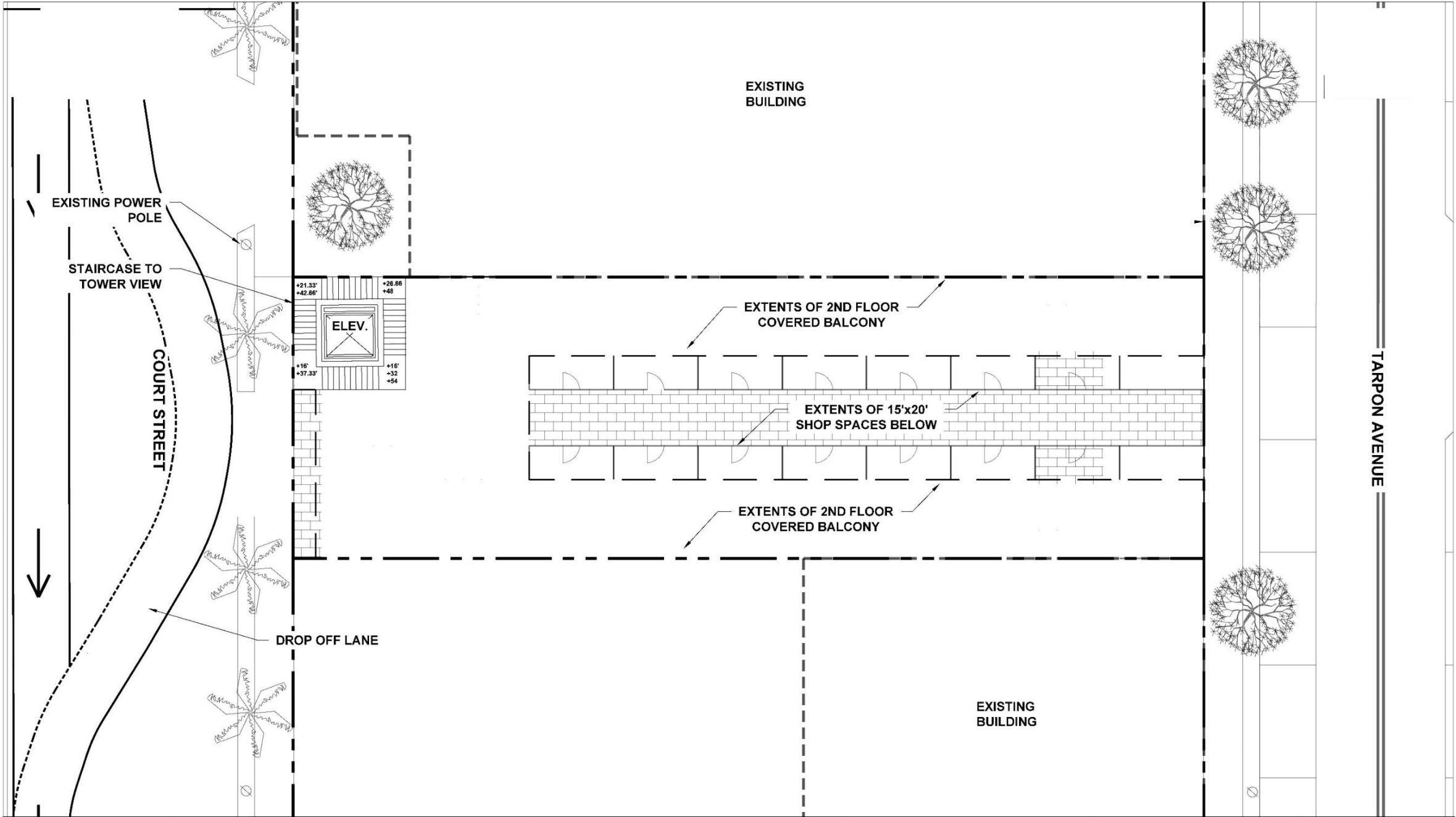


Date: 04/17/18 Revision: 0	 Smith Equity Builders, Inc. Stephen S. Grimmé 727-946-6700 713 Bayshore Drive Tarpon Springs, FL 34689 sgrimme@smithequity.com smithequity.com	Concept Study for 144 E. Tarpon Avenue	Proposed Site Plan-Second Floor	Scale: 4 0 8 16 1"=16'	2-1 Sheet 4 of
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ITN No. 250076-ITN-JL

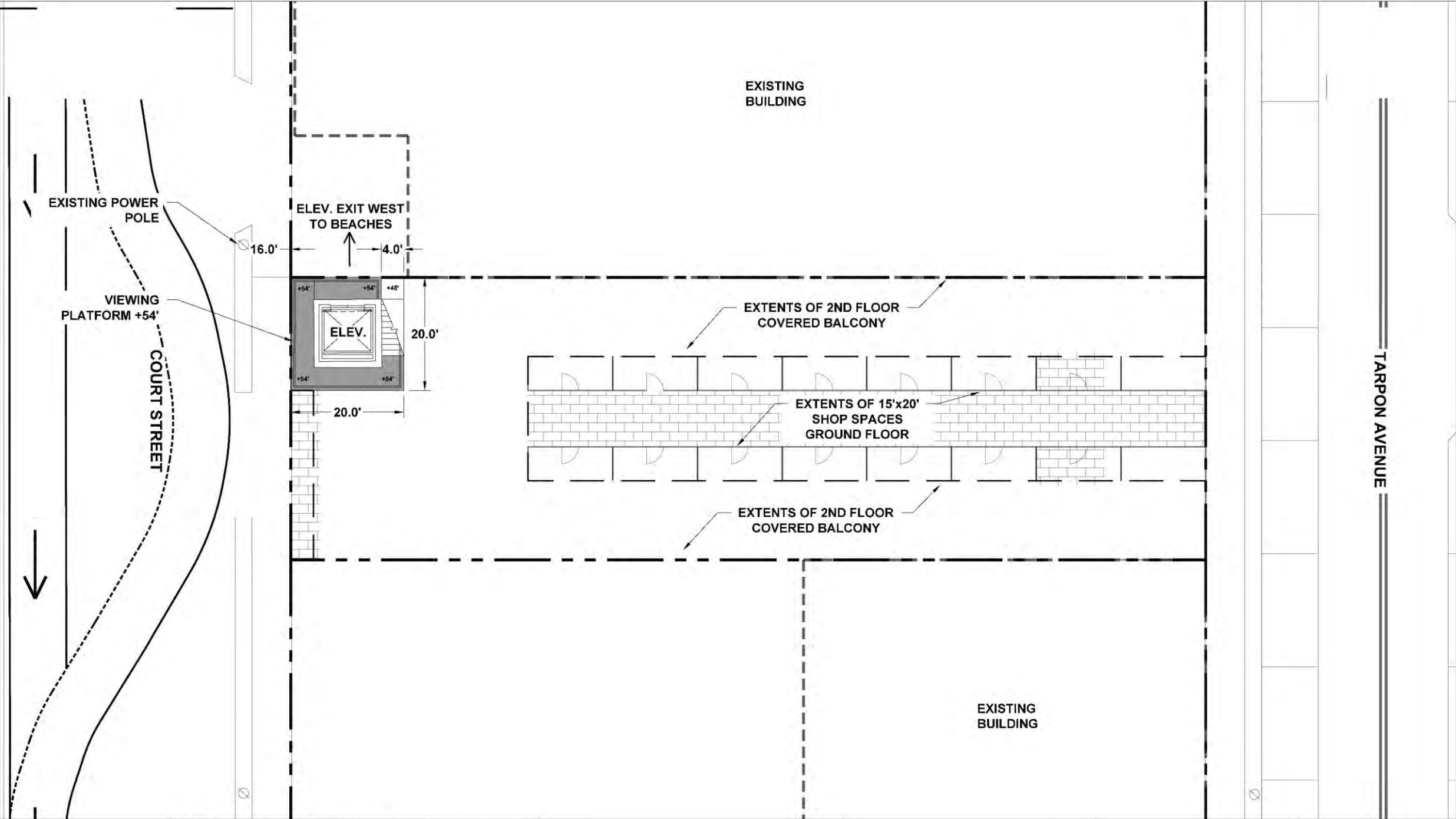
40 of 206

The New **METROPOLIS**
@ Tarpon Springs, FL



Date: 04/17/18	 Smith Equity Builders, Inc. Stephen S. Grimmé 727-946-6700 713 Bayshore Drive Tarpon Springs, FL 34689 sgrimme@smithequity.com smithequity.com	Concept Study for 144 E. Tarpon Avenue	Proposed Site Plan-To Tower Overlook	Scale: 4 0 8 16 1"=16'	2-3
Revision: 0					Sheet # 5 of 10

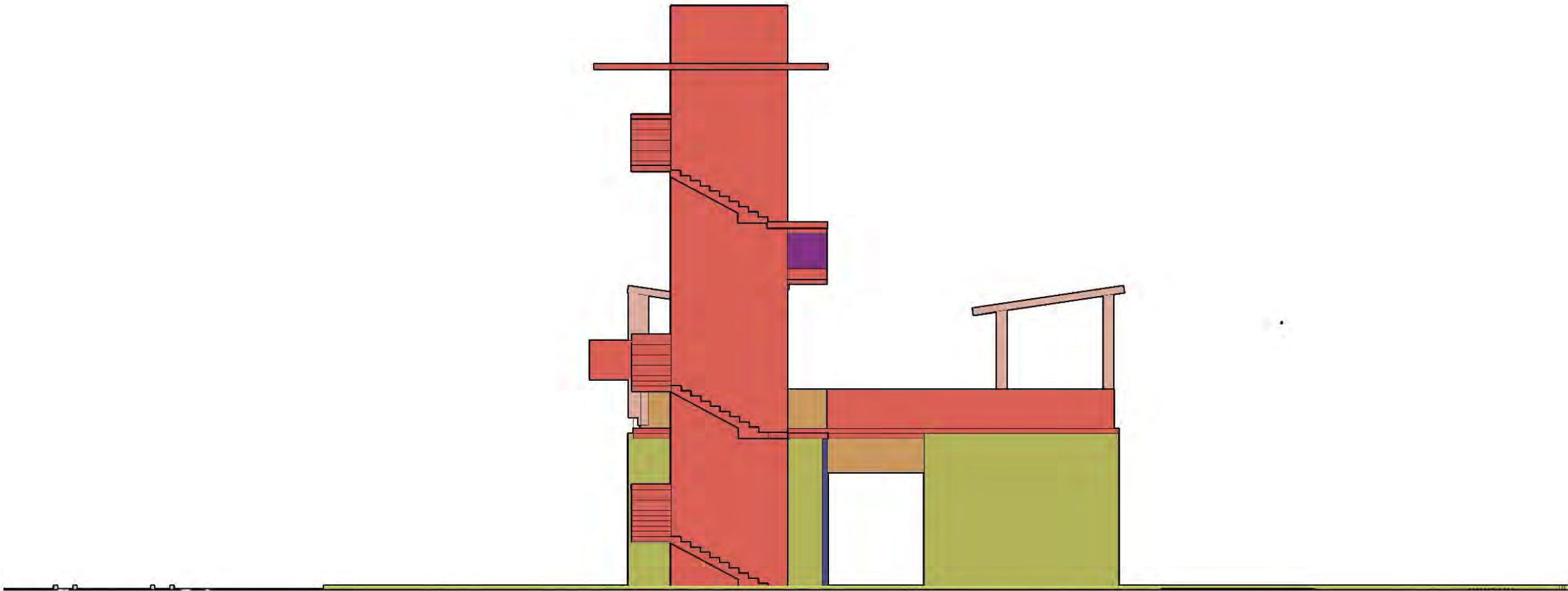
The New **METROPOLIS**
@ Tarpon Springs, FL



ITN No. 250076-ITN-JL

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The New **METROPOLIS**
@ Tarpon Springs, FL



Date: 04/17/18 Revision: 0	 Smith Equity Builders, Inc. Stephen S. Grimmé 727-946-6700 713 Bayshore Drive Tarpon Springs, FL 34689 sgrimme@smithequity.com smithequity.com	Concept Study for 144 E. Tarpon Avenue	Proposed Front Elevation—Tarpon Ave.	Scale: 2.5 0 5 10  1"=10'	4-0 Sheet # 10 of 10
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Section 3.0

KALOSORIZO TOWER

AS of :

APRIL 17, 2018
ITN No. 250076-ITN-JL

In:



By:

 Smith Equity Builders, Inc.

smithequity.com

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What is the Greek word for **welcome**?

Greek words for welcome

ευπρόσδεκτος

efprósdektosprósdektos dexíwisis

efprósdektos dexíosis

καλοδεχούμενος

kalodechóúmenos

καλωσορίζω

kalosorízo

καλωσόρισμα

kalosórisma

καλως τον

kalos ton

προϋπαντώ

proÿrantó

υποδέχομαι

yrodéchomai

με ικανοποίηση

me ikanoroíisi

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



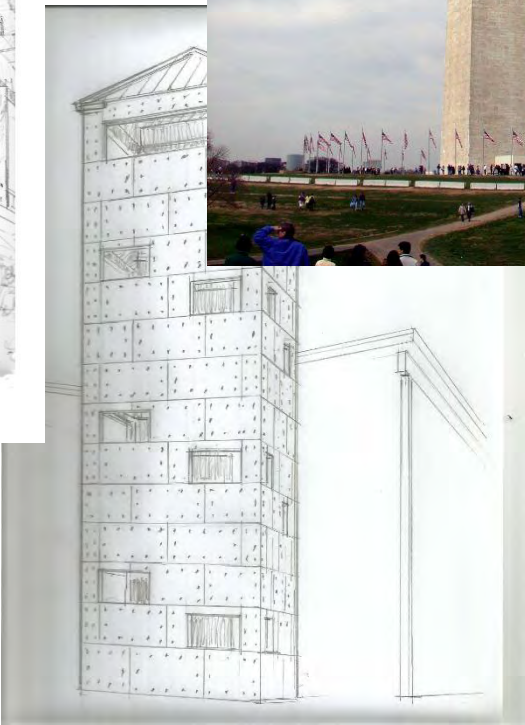
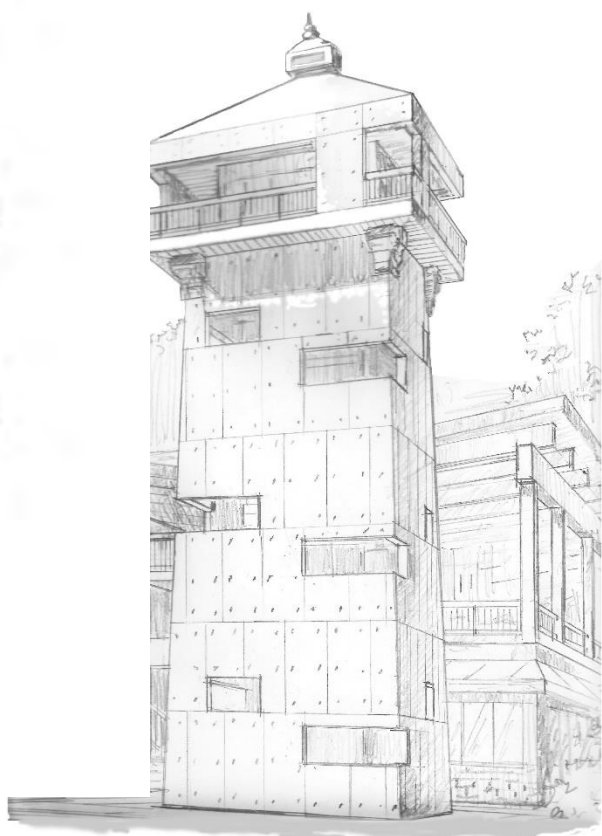
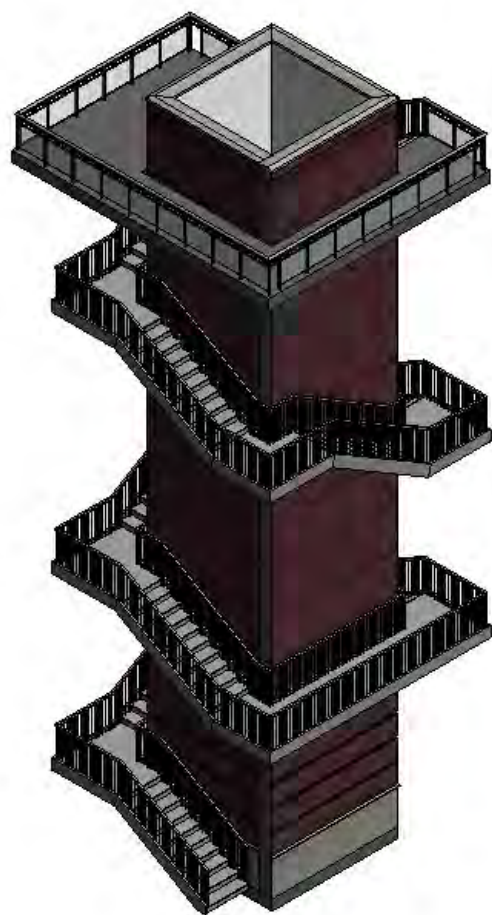
By:

 Smith Equity Builders, Inc.

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The New **METROPOLIS**
@ Tarpon Springs, FL



******WORK IN
PROGRESS**

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

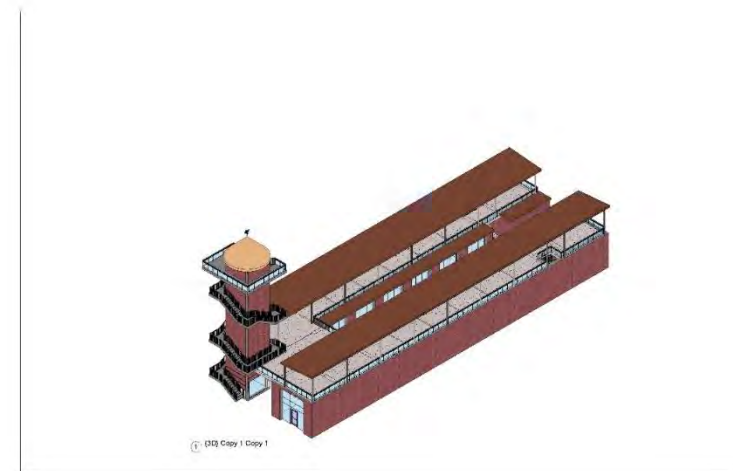
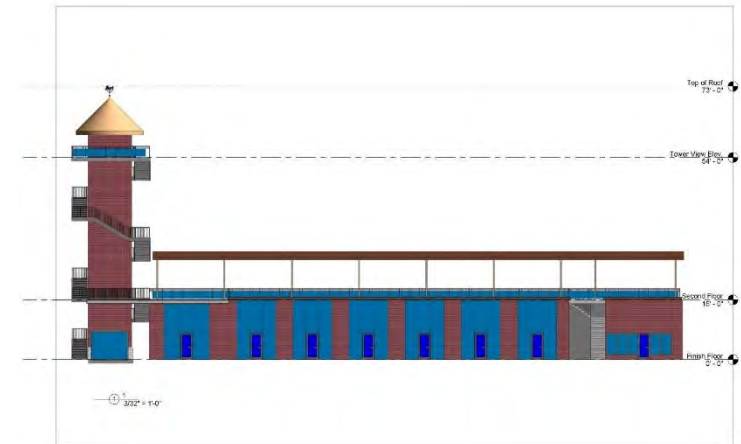
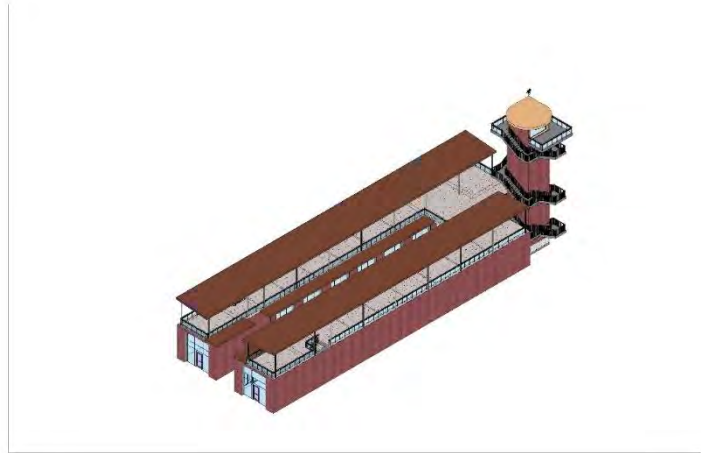
 **Smith Equity Builders, Inc.**

smithequity.com

46 of 206

****WORK IN
PROGRESS

The New **METROPOLIS** @ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 **Smith Equity Builders, Inc.**

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TOWER FEATURES

54' Elevation Viewing With Elevator and Stairwell to Platform

320 SF Of Viewing Area

40 LF Railing of Viewing Area Facing West and South

A 3 stop elevator with opposing doors

20+ Landing and Naming Opportunities

AS of :

In:



By:

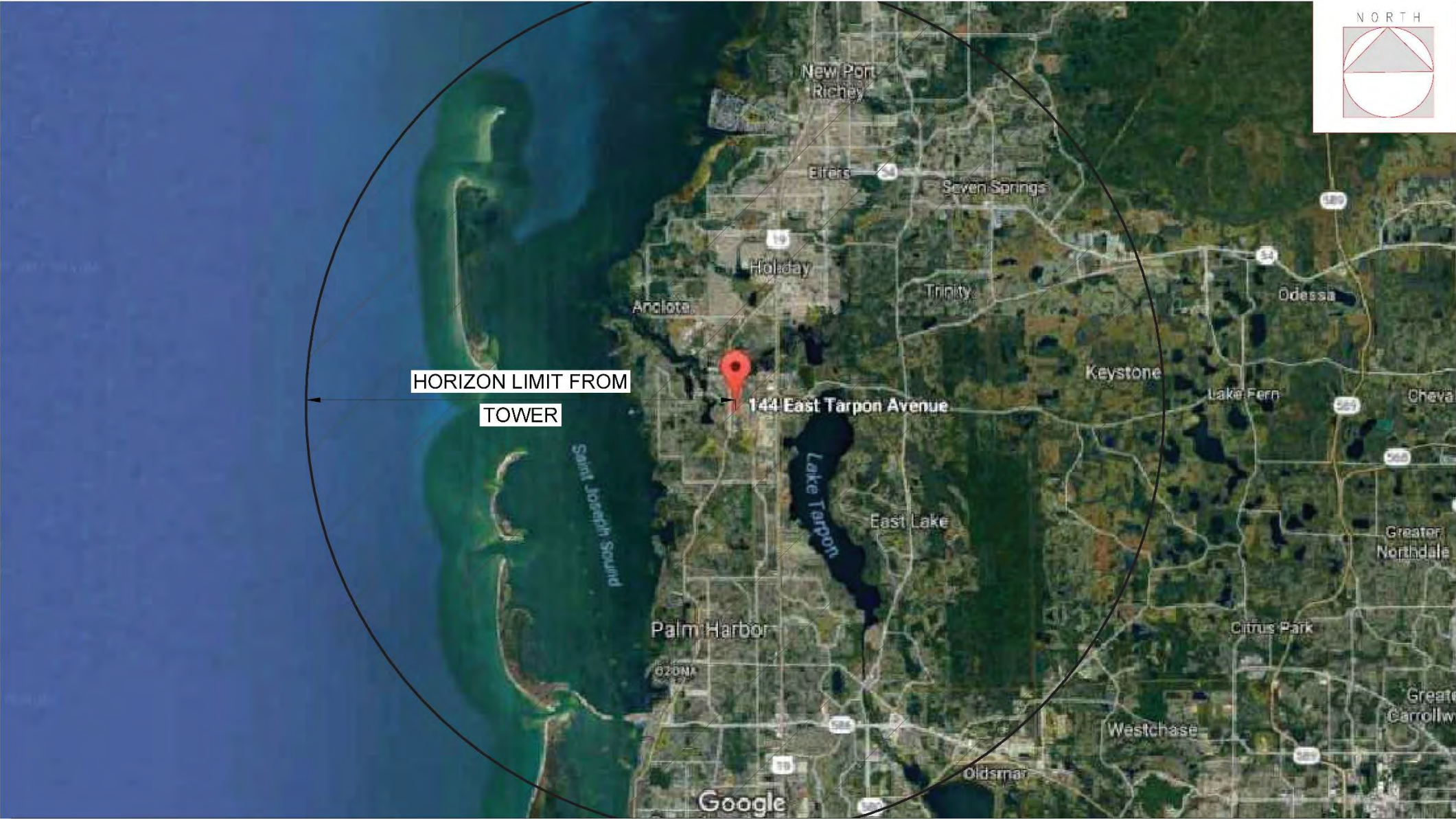
 Smith Equity Builders, Inc.

APRIL 17, 2018
ITN No. 250076-ITN-JL

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The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL

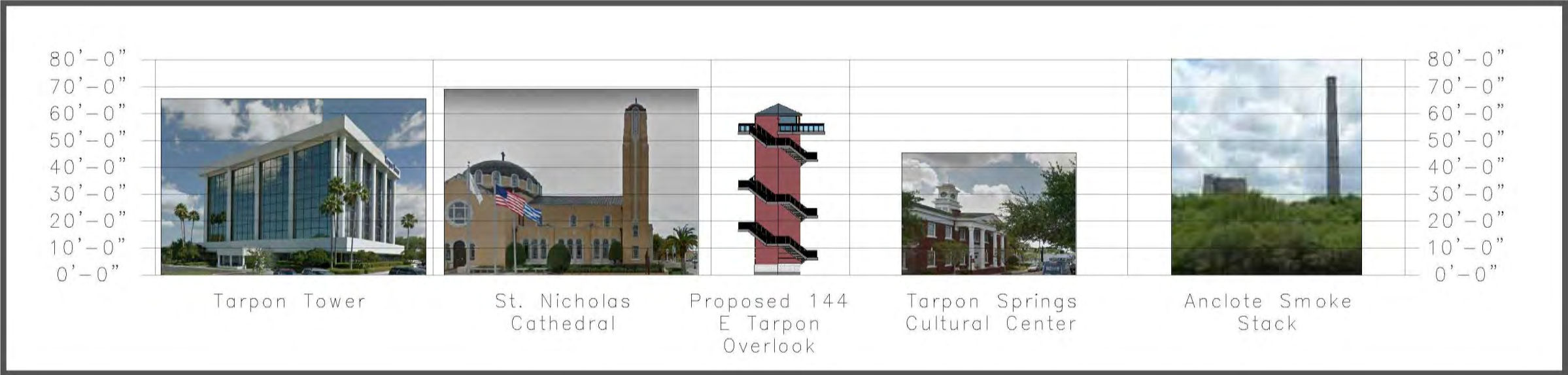


By:

 Smith Equity Builders, Inc.

View Horizon From 58' Eye Level

The New **METROPOLIS**
@ Tarpon Springs, FL



Guessing 78 to
roof

75

70'

40

200?

Missing
Hospital

******WORK IN
PROGRESS**

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



View Horizon From 59' Eye Level

By:

 **Smith Equity Builders, Inc.**

The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :
APRIL 17, 2018
ITN No. 250076-ITN-JL

In:



By:

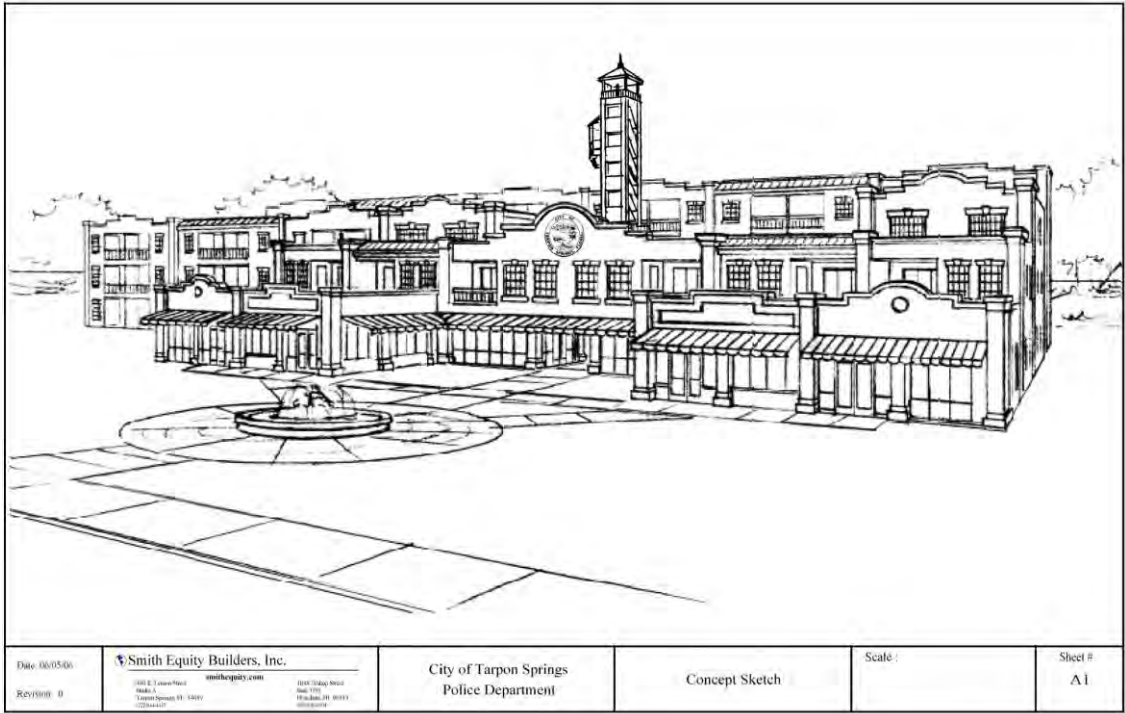
 Smith Equity Builders, Inc.

smithequity.com

View Horizon From 59' Eye Level



The New **METROPOLIS** @ Tarpon Springs, FL



Anclotte LH



*****WORK IN
PROGRESS*

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



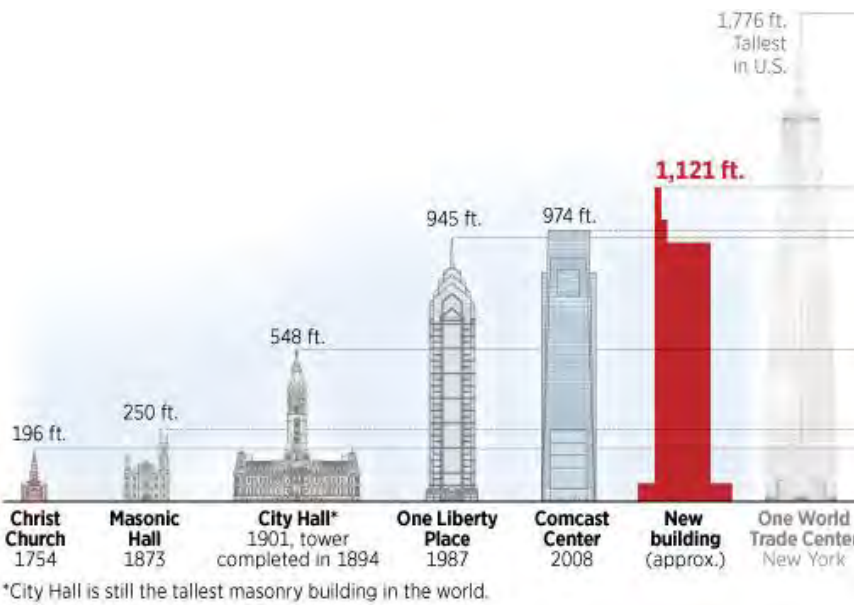
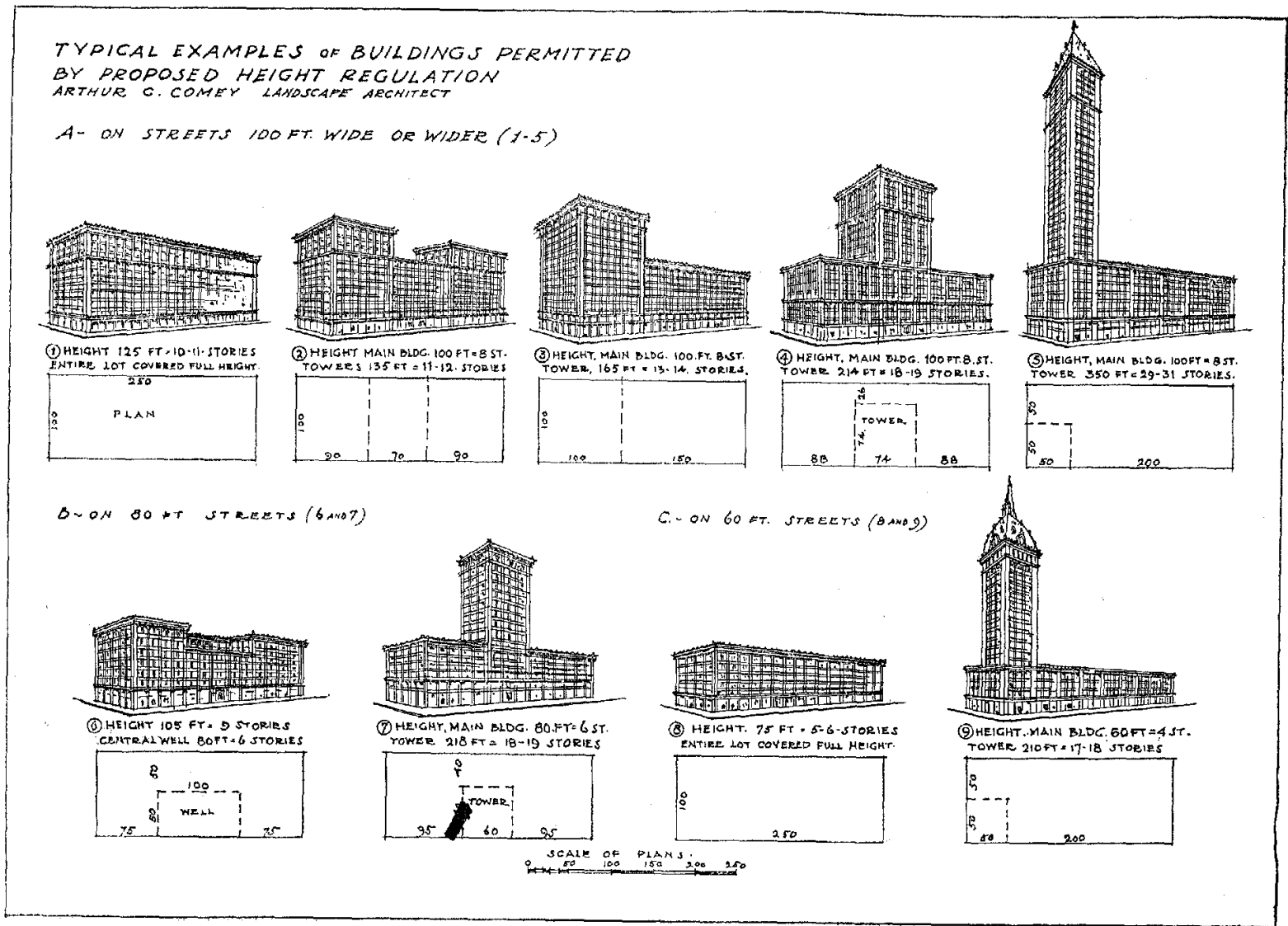
View Horizon From 59' Eye Level

By:

Smith Equity Builders, Inc.

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The New METROPOLIS @ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

Smith Equity Builders, Inc.

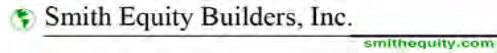
City of Philadelphia, 250 Year Debate on Height

City of Tarpon Springs
ITN # 250076-ITN-JL

Anakainosis

Tarpon Springs, FL

June 17, 2025



DRAFT Profrma Targets

Total Site	8,100
Total 1st Fl Artistic Retail	4,800
Total 2nd Floor Event Kiosks	3,360
Total GSF	8,160
FEATURE TOWER NIC	
Total FAR	0.59

	144	
Land		310k Appraisal
Design n Permitting		
Civil	\$ 40,000	
Arch	\$ 150,000	
Hard Costs		
Site Clear Grade Utilities	\$ 50,000	
Site Drainage	\$ 50,000	
Steel Frame Bldg @150	\$ 1,224,000	To Be Confirmed
Tenant Imp	\$ 240,000	To Be Confirmed
Tenant Storefront	\$ 224,000	To Be Confirmed
Vertical Stair 3 stop Elevators Tower	\$ 750,000	To Be Confirmed
Vertical Stairs 2ea exit	\$ 30,000	
Soft Costs		
Legal	\$ 20,000	
Insurance	\$ 50,000	
Financing	\$ -	
Subtotal Costs	\$ 2,828,000	\$2,467,000 per Matrix
Selling Costs		
Legal	\$ 20,000	
Commissions	\$ 170,897	5% of Rev
Subtotal Costs	\$ 3,018,897	
REVENUE/SALES		
Value Created Artistic Retail Sale/Lease	\$ 2,467,942	4800 SF See MATRIX
2nd Floor Loft Space Chamber Rev		3360 SF Chamber to Advise
Tower Naming Right	\$ 100,000	To Higesst Bidder/Open DDG
Tower Landing Memorial Plaques	\$ 100,000	10 each
Downstream Fee to Access Top Floor		Discuss
CRA TIFF Grants Bed Tax Targets	\$ 750,000	Discuss as Attraction
TOTAL Potential Value Created	\$ 3,417,942	
Potential ROI	\$ 399,044	
	13.22%	On Costs

City of Tarpon Springs
ITN # 250076-ITN-JL

Anakainosis
Tarpon Springs, FL

revd
Tuesday, June 17, 2025

Prepared by:

 Smith Equity Builders, Inc.
smithequity.com

Commissions 3%
Vacancy 10%

VALUE of Artistic Retail

TOTAL SF 4,800
Note NIC 2nd Floor 3,360 sf

				Bldg Value psf																		
				\$	483.42	\$	402.85	\$	345.30	\$	302.14	\$	268.57	\$	241.71	\$	219.74	\$	201.43			
				Cap rate																		
				5%	6%	7%	8%	9%	10%	11%	12%											
Tot Rent/yr	Tot Rent/mo	Tot Rent/mo avg unit at 300 sf	Lease rate Monthly		Lease rate Annual																	
\$ 115,200	\$ 9,600	\$ 600.00	\$	2.00	\$	24.00	\$	2,004,480	\$	1,670,400	\$	1,431,771	\$	1,252,800	\$	1,113,600	\$	1,002,240	\$	911,127	\$	835,200
\$ 120,960	\$ 10,080	\$ 630.00	\$	2.10	\$	25.20	\$	2,104,704	\$	1,753,920	\$	1,503,360	\$	1,315,440	\$	1,169,280	\$	1,052,352	\$	956,684	\$	876,960
\$ 127,008	\$ 10,584	\$ 661.50	\$	2.21	\$	26.46	\$	2,209,939	\$	1,841,616	\$	1,578,528	\$	1,381,212	\$	1,227,744	\$	1,104,970	\$	1,004,518	\$	920,808
\$ 133,358	\$ 11,113	\$ 694.58	\$	2.32	\$	27.78	\$	2,320,436	\$	1,933,697	\$	1,657,454	\$	1,450,273	\$	1,289,131	\$	1,160,218	\$	1,054,744	\$	966,848
\$ 140,026	\$ 11,669	\$ 729.30	\$	2.43	\$	29.17	\$	2,436,458	\$	2,030,382	\$	1,740,327	\$	1,522,786	\$	1,353,588	\$	1,218,229	\$	1,107,481	\$	1,015,191
\$ 147,028	\$ 12,252	\$ 765.77	\$	2.55	\$	30.63	\$	2,558,281	\$	2,131,901	\$	1,827,343	\$	1,598,926	\$	1,421,267	\$	1,279,140	\$	1,162,855	\$	1,065,950
\$ 154,379	\$ 12,865	\$ 804.06	\$	2.68	\$	32.16	\$	2,686,195	\$	2,238,496	\$	1,918,711	\$	1,678,872	\$	1,492,331	\$	1,343,097	\$	1,220,998	\$	1,119,248
\$ 162,098	\$ 13,508	\$ 844.26	\$	2.81	\$	33.77	\$	2,820,505	\$	2,350,421	\$	2,014,646	\$	1,762,815	\$	1,566,947	\$	1,410,252	\$	1,282,048	\$	1,175,210
\$ 170,203	\$ 14,184	\$ 886.47	\$	2.95	\$	35.46	\$	2,961,530	\$	2,467,942	\$	2,115,378	\$	1,850,956	\$	1,645,294	\$	1,480,765	\$	1,346,150	\$	1,233,971
\$ 178,713	\$ 14,893	\$ 930.80	\$	3.10	\$	37.23	\$	3,109,606	\$	2,591,339	\$	2,221,147	\$	1,943,504	\$	1,727,559	\$	1,554,803	\$	1,413,457	\$	1,295,669
\$ 187,649	\$ 15,637	\$ 977.34	\$	3.26	\$	39.09	\$	3,265,087	\$	2,720,906	\$	2,332,205	\$	2,040,679	\$	1,813,937	\$	1,632,543	\$	1,484,130	\$	1,360,453
\$ 197,031	\$ 16,419	\$ 1,026.20	\$	3.42	\$	41.05	\$	3,428,341	\$	2,856,951	\$	2,448,815	\$	2,142,713	\$	1,904,634	\$	1,714,171	\$	1,558,337	\$	1,428,475
\$ 206,883	\$ 17,240	\$ 1,077.51	\$	3.59	\$	43.10	\$	3,599,758	\$	2,999,798	\$	2,571,256	\$	2,249,849	\$	1,999,866	\$	1,799,879	\$	1,636,254	\$	1,499,899

Potential Land Value per Above at
10% \$ 246,794
15% \$ 370,191
20% \$ 493,588

City of Tarpon Springs

ITN # 250076-ITN-JL
Tarpon Springs, FL

June 17, 2025

Prepared by:
 Smith Equity Builders, Inc.
smithequity.com

ESTIMATED CRA TIFF Calcs TAX SUMMARY (Work In Progress)												
		Needs adjustments to current										
		Tarpon	PINELLAS	health	ems	School State	School Local	SWFMD	PIN PC	Juv Welfare	STA	TOTAL
144 E Tarpon Ave	3,317,942	5.000	5.000	0.062	0.916	5.312	2.748	0.382	0.016	0.090	0.731	20.256
3 Componets		80%	80%									
Total 1st FI Artistic Retail	2,467,942	\$ 98,718	\$ 98,718									\$ 197,435
Total 2nd Floor Event Kiosks	100,000	\$ 4,000	\$ 4,000									\$ 8,000
Tower	750,000	\$ 30,000	\$ 30,000									\$ 60,000
Smirlis Urban	36,209,100											
Parking Stalls	18,395,000	\$ 147,160	\$ 147,160									\$ 294,320
CCH/WFH/BH Sale or lease	16,814,100	\$ 134,513	\$ 134,513									\$ 269,026
Rooftop Mar sale/Lease Value	1,000,000	\$ 8,000	\$ 8,000									\$ 16,000
Artistic Retail Sales/Lease	900,000	\$ 7,200	\$ 7,200									\$ 14,400
Bike Locker Sale Lease	100,000	\$ 800	\$ 800									\$ 1,600
TOTAL GSF and PARKING	39,527,042	430,390	430,390									860,781
			\$ 860,781									

DEPENDS ON ULTIMATE OWNERSHIP

\$ 790,541

\$ 13,175,681

at 2\$
Prop Tax Total estimated
at 6% Bonds

ANAKAINOSIS Tarpon Springs



Citizens of Tarpon Springs

Commission/CRA
Rep TBD

City Manager
Charles Rudd

144 TARPON AVE
Project

Developer/Program Manager
Steve Grimme

 **Smith Equity Builders, Inc.**
smithequity.com

Smirlis Urban Lemon Street
Project 3303 Owner

Artistic Retail
Michael Murphy Galleries
Michael Murphy Consultant

Kalosorizo Tower
Owner TBD
Operator TBD

Boutique HOTEL/CH/WFH
Owner TBD
Operator TBD

PARKING STRUCTURE
Owner COT
Operator COT

2nd Floor Covered Space
Owner COT
Ops Tarpon Springs Chamber

Design Build Contractor
TBD

Artistic Retail
Owner TBD
Operator TBD

ROOFTOP BAR
Owner COT
Operator TBD

DESIGN

Design Artistry Consultants
Christopher Still (pending)

CONSTRUCTION

Architecture
MGA Architecture
Matt Gilbertson

Lemon St Civil Engineering
WRA
Rich Kelly

144 Civil & Misc Support Svcs
ANS Geo
Matt Uelmen

Subcontractors

Vendors

Structural Engineering
Base Engineering
Steve Baldrige

MEP Engineering
TBD

Capital Markets
Crown Capital
Dave Yancey

Legal
Johnson Pope
Mark Bentley

Accounting
Garcia Ortiz PA
Jim Waters, CPA

Brokerage
TBD

Marketing Public Relations
COT Econ Dev/TBD

SECTION 4.0

Team Qualifications

XXXXXXXXXXXXXXXXXXXX

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 **Smith Equity Builders, Inc.**
smithequity.com



CORPORATE PROFILE

Smith Equity Builders, Inc. (SEB) is a Florida Based Services firm, incorporated in 2001, that specializes in Program Management for the construction and development processes, with the intent of **Building Equity** for the owner through the entitlement process. Services Include:

- Program Management
- Solicitation of Consultants and Contractors
- Experienced Contracting and Buyout of Design and/or Construction Services
- Cost Modeling
- Fee Development
- Project Delivery Strategies

SERVICES TYPICALLY ONLY PROVIDED TO PRINCIPALS

SEB's staff is well versed in the design, construction, and financing of projects ranging in size from \$5,000,000 to \$250,000,000.

Our Mission Statement for our Clients is simple:

Create value from underutilized real estate assets

Minimize Risk

Maximize Return

Hire Qualified Designers, Contractors and Subcontractors

Self Perform work wherever Necessary

Break Ground

In special cases, Mr. Grimme provides turnkey fee development, and design build delivery services utilizing local teams, and in Hawaii his contractors license and Company Princeville Builders, LLC



PROFILE OF PRINCIPAL

Stephen S. Grimmé - President

Mr. Grimmé has been involved in the management of large projects including commercial, residential, retail, hospitality, industrial, and parking garages since 1977. He earned a Bachelor of Science degree Civil Engineering in 1981 from the University of Delaware. He also earned a Professional Designation in Engineering Management for Construction from the University of California, Los Angeles in 1984.

Mr. Grimmé possesses intimate knowledge of the Tampa, Hawaii, Boston, Los Angeles, Belize, and the Bahama markets, and has served in various capacities to deliver projects with combined value of over 5 Billion Dollars. Fast paced, high quality knowledge was honed while co-founder, partner, and director of US Pacific Builders, Inc. from 1987 through 1997. US Pacific completed resort commercial projects ranging from hotels, retail malls, big box retail, condominiums, office buildings, and parking structures totaling over \$750 Million hard cost.. He has been a partner in many development ventures including raw land subdivisions in Hawaii and Oregon, and the development of 365 condominiums on the Big Island of Hawaii. His experience continued with Huber, Hunt and Nichols (Now AECOM), and Beers/Skanska, both companies with over \$2 Billion average annual volume, providing programming, pre-construction, and management on numerous projects in the Tampa Bay area, including the Raymond James Stadium, Tropicana Field, Al Lange Stadium, Devil Rays Spring Training facilities, Ybor parking garage, Palm Avenue parking garage, Tampa Bay 1 midtown development, Walters Crossing 400,000 sf Retail center, International Plaza Shopping mall, Panama City High School, Hillsboro Community College, Church of Scientology MPTCC building, and the Pinellas County Medical Examiner facility.

Mr. Grimmé formed Smith Equity Builders, Inc. in June 2001 primarily to act as owners representative and team role player for the Principals of major developments. The first client was The Haines Family from New York, who had embarked on the project know as Midtown Tampa, a 2.5 Million SF Mixed use project, at Dale Mabry and 275, which was planned and developed as Tampa Bay 1. For 21 Years Mr. Grimmé served as the clients Owners Rep, through 3 site plan approvals and team formulation. Many developers do not have the permanent staff or specialists to execute their strategy and provide the expertise for cost analysis, design contracting, RFP preparation, coordination of development team professionals, scheduling, and the critical documentation leading to a successful ground breaking. He has been engaged by major developers from New York, Boston, California, and Hawaii and is continually engaged in the scouting, analysis, acquisition, entitlement, programming, design and construction of over various projects and product in various markets.

Mr. Grimmé has been an Engineering and General Contractor License holder in Hawaii since 1988, and formed Princeville Builders, LLC, in 2010 to further service clients in Hawaii.

Tarpon Springs, Florida has been “home” since 1998, and he has worked with City officials since 2000 on the implementation of a new “smart code”, resulting in a new ordinance passed in 2012. This has opened up numerous development opportunities in his hometown.

His philosophy is simple: provide superior insight to various team members involved in the development and construction process to ensure their project is on time, on budget and with un-compromised quality.



June 3, 2025

City of Tarpon Springs
Procurement Services Department
324 E. Pine St.
Tarpon Springs, Florida 34689

**RE: ITN No. 250076-ITN-JL
REDEVELOPMENT OF PROPERTY
144 E. TARPON AVENUE**

To Whom It May Concern:

This letter is a part of the response to the above referenced Invitation to Negotiate, by Stephen S. Grimme, of Smith Equity Builders, Inc., and his other Team members.

I have known Steve for over 30 years. During that time I have become familiar with the focus and expertise he brings to the Development process. His excellent engineering, design and contracting skills have provided substantial benefit to clients and projects nationally and internationally.

In business for over 40 years, Crown is a commercial real estate private equity and debt firm. It owns and manages over \$650 million in real estate assets and has arranged over \$1 billion in real estate loans or equity placements.

Crown is aware of Steve's various real estate pursuits over the years. This recent request, combined with Steve's adjacent holdings, makes this an interesting opportunity for the City, Steve and Crown Capital.

Crown is prepared to assist Steve in arranging the capital stack strategy to deliver the two combined projects. Possible methods of assistance may include loans, private equity, preleasing and presales of components and naming rights.

David W. Yancey

A handwritten signature in blue ink, appearing to read "David W. Yancey", written over a blue circular stamp.

President
Crown Capital

540 Pacific Avenue, San Francisco, California 94133

Tel: (415) 398-6330 | Fax: (415) 398-6057

ITN No. 250076-ITN-JL

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June 17, 2025

City of Tarpon Springs
Procurement Services Department
324 E. Pine St
Tarpon Springs, Florida 34689

**RE: ITN No. 250076-ITN-JL
REDEVELOPMENT OF PROPERTY
144 E. TARPON AVENUE**

To Whom It May Concern,

This letter is a part of the response to the above referenced Invitation to Negotiate.

I have been working with Steve Grimme and Smith Equity in various capacities since 2008. I grew up in Tarpon Springs, and though I no longer live there, have great respect for the history and culture of the city. Every time I am back home visiting family, I enjoy seeing and partaking in the resurgence of shops and restaurants along Tarpon Avenue. In 2018, I had helped Smith Equity formulate the current proposal for 144 E. Tarpon Avenue and am excited to be able to re-visit this site development and offer a true cornerstone vision for the future growth and development of the city. I feel this proposal truly offers a bold vision for the lot and will help further drive the success of all establishments in this area.

Personally, I am a registered Professional Engineer with a wide range of experience providing civil design, analysis, interdisciplinary coordination, and project management within a variety of engineering sectors including residential, commercial and industrial land development, water and wastewater treatment, and the conventional and renewable energy sector. Our firm, ANS Geo, was founded in 2005 and is a full service design firm offering Civil, Structural, Geotechnical and Infrastructure services from coast to coast. We are certified as a disadvantaged business enterprise (DBE), with a 51%-woman ownership (WBE) and 100% minority ownership (MBE).

We sincerely appreciate the opportunity to bid on this development and look forward to working with the City of Tarpon to maximize the development potential of this site.

Should you require any further information, you may reach out to me at any time.

Best Regards,



Matthew Uelmen, PE
Principal Engineer - Civil



Matthew.Uelmen@ansgeo.com

p. 908-754-8800 m. 727-560-7337

www.ansgeo.com

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June 17, 2025

City of Tarpon Springs

Procurement Services Department
324 E. Pine St.
Tarpon Springs, Florida 34689

Subject: **ITN No. 250076-ITN-JL**
REDEVELOPMENT OF PROPERTY
144 E. TARPON AVENUE

To Whom it May Concern:

I first met Steve on the ice, playing hockey back in 1990. Over the course of nearly 40 years, our professional careers and growing companies have crossed paths multiple times, most recently on a \$7 Million Design-Build project in Princeville, Kauai. Our collaborations are consistently successful and rewarding on multiple levels.

I founded MGA Architecture in Hawaii over 15 years ago, after serving in leadership in other prominent firms for over a decade. We are a highly versatile firm, known for our diverse expertise in designing local iconic buildings, commercial/retail renovations and major new construction. We are well versed in retail, hospitality and podium parked projects. MGA has produced many recognizable projects in Hawaii often becoming landmarks in their respective communities such as the recently opened \$100 million Daniel K. Akaka State Veterans Home. Our award-winning project experience spans across all sectors, types, and scales. I'm attaching a brief overview of representative projects for your reference.

MGA Architecture enlists impressive remote teams, including Florida, which stand ready to provide support ranging from design to production. Our Florida manager has assembled skilled production support from the Florida talent pool which will actively produce for this Florida project.

Steve and I go back a long way. He trusts my design skills and my acumen to deliver an outstanding project from anywhere for anywhere. We have and will work well together once again on this project in his hometown, which he has been exploring with me literally for decades. Clearly he cares deeply about Tarpon Springs.

Please feel free to contact me with any questions or requests for further information. You can reach me directly by email (matt@mgahawaii.com) or via cell phone (808-383-0149).

Sincerely,



Matthew W. Gilbertson
AIA, NCARB, LEED AP
Founder | President | Director of Design
MGA Architecture, LLC

RENOVATIONS

mga
Architecture



360 Degrees of Service

MGA has produced some of the most successful projects in Hawaii, including an impressive portfolio of dynamic and award-winning Retail projects. From iconic building transformations, to commercial business renovations, to major new construction like the \$100 million Daniel K. Akaka State Veterans Home, our experience spans across all sectors, types, and scales, always bringing the same high level of care to each client we serve.

RELEVANT PROJECTS

*Iconic Facade Transformations
Property Redevelopment
Multi-Use Buildings
Retail
Hospitality
Parking Solutions
Pedestrian Environments
Community Engagement
Placekeeping & Urban Nature*

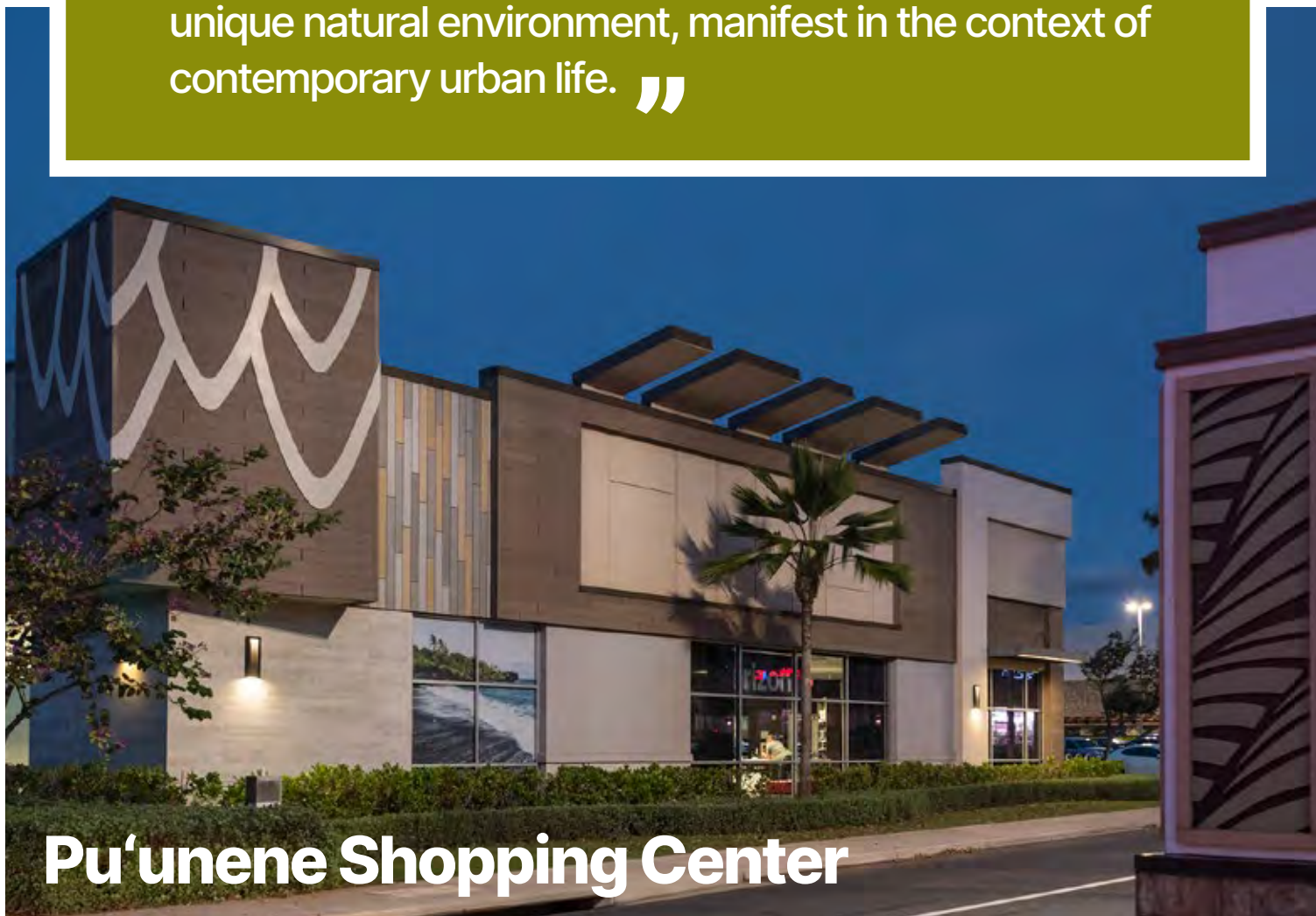
Central Pacific Plaza

ITN No. 250076-ITN-JL



Urban Nature

“Creating unique experiences through architecture that evoke the excitement, awe and inspiration of our unique natural environment, manifest in the context of contemporary urban life.”



Pu'unene Shopping Center



Waikiki Shopping Plaza Expansion

The initial inspiration for the **Waikiki Shopping Plaza Expansion** design was found in the key elements of the ancient Hawaiian ahupua`a. The ahupua`a are areas of land extending from the highest points of the mountain ranges all the way to the ocean. Each area of land was only as large as the resources within them could support. The ancient Hawaiians, guided by the konohiki (headmen) and luna (experts in different specialties such as use of water, farming and fishing) lived, worshipped and played within these regions. The key elements of the ahupua`a are wai (water), `aina (land) and mea kanu `ōiwi (indigenous plants).

Wai inspired the five shimmering glass curtain-walls facing Kalakaua Avenue. The scored granite stone panels are indicative of the stratified layers of rock found in the `aina. Lastly, the mea kanu `ōiwi, served as inspiration for the tree-like sculptural wall, shade-providing trellises and laser-cut sunshades. These design elements evoke 'Urban Nature' manifest in the context of contemporary Waikiki.

The design of the Pu'unene Shopping Center was conceived around the Nene bird – as evident in much of the facade of the buildings. It paid homage to the native Hawaiian bird, incorporating its distinct feathers, coloring, and markings – all the while maintaining a modern look and feel.



Indigenous Influence on our design narrative



Hawaii Kai Towne Center is located along Kalanianaʻole Highway very near the base of Koko Crater and Hanauma Bay. The property is divided in two with an Office/Restaurant area right along the main thoroughfare and a mostly retail focused zone tucked behind it. There are drive aisle connections between the Office/Restaurant and the Retail portion, however the areas function separately. This study focuses on the Retail portion of the center only.

Loko Kuapā Elements to Inspire Design:



'Ama 'ama



Limu



Makaha

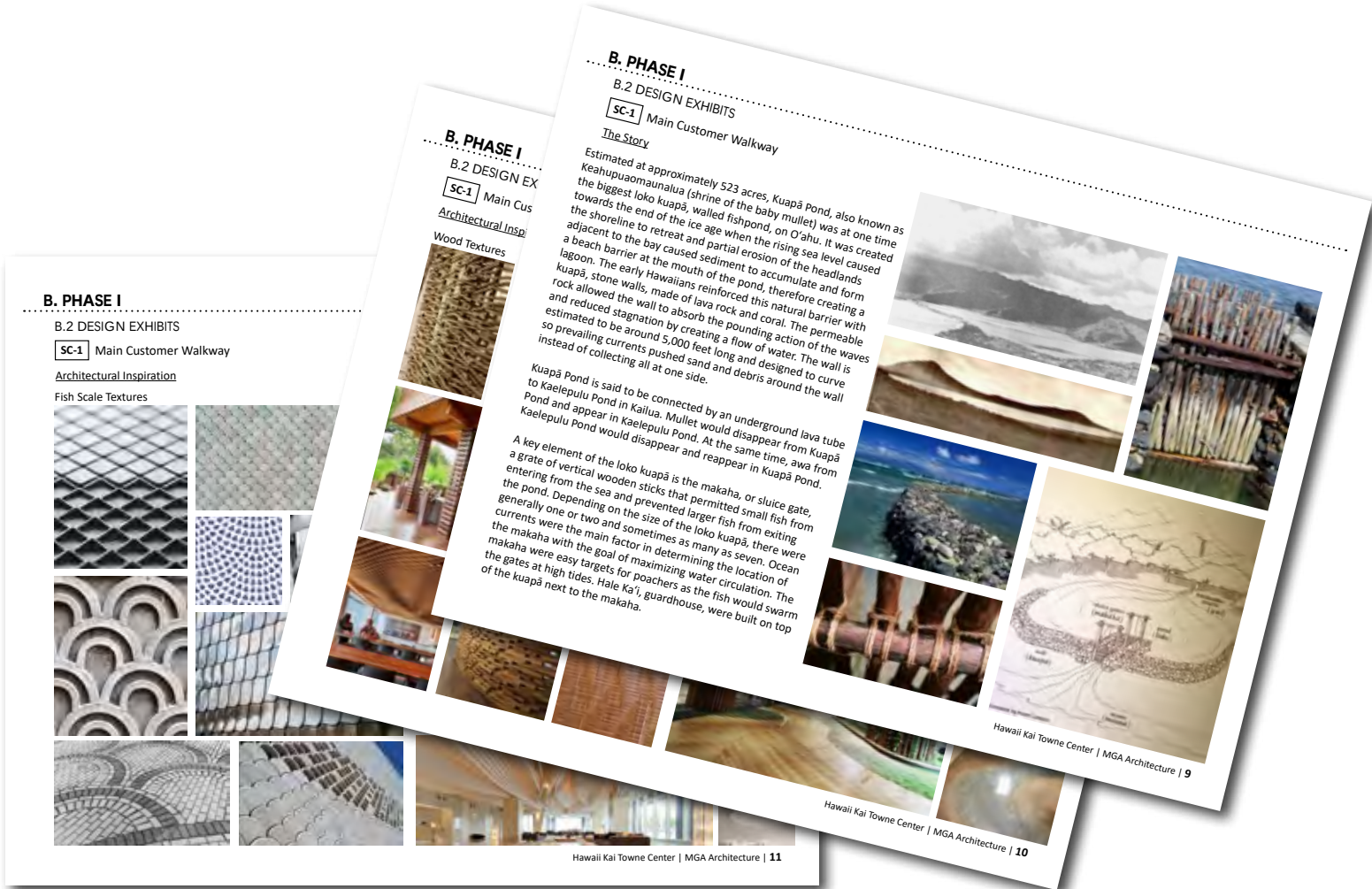


Kuapā [stone wall]



Hawaii Kai Towne Center - Concepts

Pages from story development represent abstraction of Loko Kuapā (fish pond).





Waikiki Shopping Plaza

Designing an award-winning landmark transformation.

The Waikiki Shopping Plaza is located at the center of Waikiki, and is home to over 50 tenants, including national brands Armani Exchange, GUESS, and LeSportSac, as well as a number of local favorites such as Local Motion, Ukulele House, and Higgins Harte International Galleries.

MGA's four-story "Expansion" addition offers a variety of leasing spaces and options for retail and restaurant tenants. The owner wanted the Expansion to be LEED® certified and to become an instant landmark in the very competitive Waikiki marketplace.

With forms inspired by the Native Hawaiian ahupua'a land system and its 'aina (land), wai (water) and mea 'ōiwi (indigenous plants), MGA's design seeks to evoke sensory responses and emotions experienced while in nature and as a poetic response to the overly urban character of modern-day Waikiki.

Location	Waikiki, Oahu
Size	30,000 SF, 3 Levels 7,500 SF Rooftop Venue
Cost	Approximately \$10



Kū'ono Marketplace at Kāhala

Neighborhood destination from six neglected parcels.

MGA, in collaboration with Kamehameha Schools, was responsible for the Concept Design and Development for this exciting new retail destination for the Kāhala community. The project consolidated six parcels of existing retail and commercial properties into a new earth-friendly neighborhood destination.

MGA incorporated the history of the site and the art and craft of the culture within this area, helping to set precedence for the look, function and activities for the new marketplace. The timeless, one-of-a-kind design draws its inspiration directly from the site's rich cultural history and responds to the dual mission to educate and inspire environmental stewardship and to bring a new venue for commercial engagement Hawaiian cultural history, Placekeeping, environmental sustainability and the use of native botanical species are just a few everyday practices that are exemplified within the design of Kū'ono Marketplace at Kāhala buildings and site.

The relaxed, friendly environment of the design is aimed at promoting wellness, healthy lifestyle and an oasis in a prominent urban environment along the main Waiālae Avenue thoroughfare.

Location	Kāhala, Oahu
Size	40,000 SF
Cost	Confidential
Completion Date	November, 2020



Hawaii Kai Towne Center

Designed to increase community engagement.

Hawaii Kai Towne Center is located along Kalanianaʻole Highway very near the base of Koko Crater and Hanauma Bay. The property is divided in two with an Office/Restaurant area right along the main thoroughfare and a mostly retail focused zone tucked behind it. There are drive aisle connections between the Office/Restaurant and the Retail portion, however the areas function separately. This study focused on the Retail portion of the center only.

Location	Hawaii Kai, Oahu
Size	500,000 SF - estim.
Cost	Confidential
Completion Date	N/A



Waikiki Business Plaza

Vintage building refresh into stunning new landmark.

A Waikiki landmark since the sixties, the Waikiki Business Plaza had changed little since it was built. MGA worked with the owners to refresh and update the property inside and out with the goal of bringing the entire property up to the level of finish and sophistication set by high end retailers in Waikiki.

The project includes updates to interior common areas, exterior facades (including the tower), a new fountain concept, and shell space for several exciting new retail tenants.

Improvements to wayfinding graphics and signage of the common areas and parking levels, including interactive video displays for the Top of Waikiki restaurant’s reservation system are also major components of the design.

Location	Waikiki, Oahu
Size	100,000 SF
Cost	Confidential
Completion Date	Spring 2014



Matsumoto Shave Ice

Transforming beloved North Shore family business.

MGA was selected by the Matsumoto family to provide design services for the renovation, addition and transformation of their landmark, historic shave ice store into the new Kamehameha Schools North Shore shopping center.

With the addition of another retail space adjacent to the original store, Matsumoto’s expanded both retail and food sales areas. The new addition includes the kitchen, back-of-house and shave ice sales while the merchandising remains in the renovated original store.

Location	Hale`iwa, Oahu
Size	3,500 SF
Cost	Confidential
Completion Date	April 2015



It'Sugar Flagship Store

2nd largest candy store in the world at Ala Moana.

Just in time for the 2021 holiday season, IT’SUGAR, one of the largest specialty candy retailers in North America, opened its 100th location, and the first location in Hawaii, at the Ala Moana Center in Honolulu.

MGA designed the combination of 4 retail tenant spaces into one super store. At roughly 18,000 square feet, the new IT’SUGAR location is the second largest candy department store in the world.

Visitors to its Ala Moana Center location are greeted outside by 5-foot tall Sour Patch Kid characters in a Hula Skirts, ALOHA written in gumball letters in the windows, as well as a vibrant customized Sour Patch Kid graffiti wall designed by esteemed global artist Jason Naylor.

Inside, the sugar filled oasis features branded Sour Patch® and OREO® shops. Immersive offerings including Retro and International Candy sections, and colorful displays throughout the store. The central floor display, and popular social media photo op is a fanciful candy world of undersea life, a volcano, and rainbow – all made out of lollipops, jelly beans, cotton candy, nerds, and rock candy!

Location	Ala Moana, Oahu
Size	18,000 SF
Cost	Confidential
Completion Date	



Central Pacific Bank Flagship Branch

Office tower becomes vibrant business & community hub.

Central Pacific Bank’s Downtown flagship branch renovation in the heart of Honolulu’s financial district was designed as a gathering hub for social and business purposes in the downtown community. Designing an extended awning and wrapping the building’s corner in a dramatic 7 story glass facade and metal canopy provided a very distinctive “pop” against the concrete exterior of the original construction. MGA’s renovation design reimagined a building with curb appeal, establishing an instantly identifiable landmark amid the bustling downtown financial district.

Removal of a section of the King Street facing second floor allowed for the creation of a vaulted ceiling which opened the entrance lobby into a sweeping atrium featuring a custom designed chandelier and a magnificent piece of kinetic art called the “Kai Wall.” A welcoming lanai extending from the outdoor plaza and through the first floor, leads to cafe seating, exciting new community accessible business pods called Tidepools, and ultimately CPB’s banking center, providing tellers and digital banking platforms among other community focused services to best serve CPB’s mission of making a positive difference in people’s lives – beyond banking. Some customers even saying CPB has “the sexiest bank in the state.”

Location	Honolulu, Oahu
Size	13,000 SF
Cost	Confidential
Completion Date	January, 2021



677 Ala Moana Boulevard

Reimagining iconic building at the gateway to Kaka’ako.

677 Ala Moana, the former Gold Bond Building, is located at the gateway of Honolulu’s developing Kaka’ako neighborhood. This community serves as a bridge, connecting downtown Honolulu and Waikiki, and as a catalyst for innovation with an urban-island culture that celebrates the progressive trends emerging in Honolulu.

Conceptual ideas for the facade and interiors were inspired by Kaka’ako’s rich history in fishing, one of the area’s most valuable resources. As a symbol of prosperity, a modern interpretation of the local fish ponds, fishing tools and villages as ornament to 677 Ala Moana tie the building to its local history, and may be interpreted as good luck to those who live and work there.

MGA’s improvements to the pedestrian level and streetscape, internal circulation, and architectural presence unify the various phased blocks of the existing building with strategically placed glass curtain walls that span the entire height of the facade.

Location	Kaka’ako, Oahu
Size	50,000 SF
Cost	Confidential
Completion Date	November, 2015



770 Kapiolani Boulevard

Rebranding building exterior through bold color and graphics.

MGA was asked by building owner Waterhouse, Inc. to rebrand and reposition this design-challenged office property on a very tight budget.

This goal was achieved through superficial exterior improvements, bold colors and graphics, and contemporary materials and lighting. MGA was able to capitalize on the building’s assets, mask many of its deficiencies, and provide a phased approach to the steady upgrading of the property and increase the overall return on investment.

Location	Honolulu, Oahu
Size	Exterior
Cost	\$600,000
Completion Date	Summer, 2013



Aston Ka'anapali Shores

3 phase renovation continues with new enhancements.

Over two decades ago, before founding MGA, Matt Gilbertson successfully completed a 3 phase rebranding of the property to compete more favorably with the Ka'anapali hospitality marketplace.

- Phase 1: Open Space and Courtyard transformation
- Phase 2: New Porte Cochere, Lobby and Entrance expansion
- Phase 3: Complete Restaurant renovation and restoration

Now MGA is continuing with a new set of phases to further upgrade and refresh the property, to establish a new thematic color palette, material enhancements, signage and lighting that reflects the current marketplace.

Location	Ka'anapali, Maui
Area	Multiple
Cost	Confidential
Completion Date	New Phases: Continuing



Varsity Student Housing

University of Hawaii at Manoa mixed use property.

This mixed-use concept development in the Mō`ili`ili neighborhood was designed to provide 140 apartments to serve the University of Hawaii student population.

Ground level commercial space provides additional retail along the heavily-traveled Puck's alley corridor.

Two levels of structured parking fill out the development's base levels, with a secure, private park-like environment atop flanked by two four-level buildings.

Location	Mō`ili`ili, Oahu
Size	30,000 SF 140 1-2 BR Apts, 330 Parking
Cost	\$60 Million
Completion Date	TBD



Condominium Tower

Multifamily mixed-use tower in the heart of Waikiki.

MGA is in the early stages of development and design for an exciting new mixed-use condominium tower located in the heart of Waikiki. Scope at this stage includes architectural and engineering services, property studies providing development parameters for the site, as well as a feasibility study of the property based on the current zoning and site conditions.

Location	Waikiki, Oahu
Size	TBD
Cost	Confidential
Completion Date	TBD



Honolulu Design Center*

Award-winning design conveys bold international style.

After a first attempt to realize his dream store, Thomas Sorensen approached architect Matt Gilbertson, AIA to design his retail furniture center on a new site in Kaka’ako.

Matt responded by creating an award-winning design that has captivated the Honolulu design community with its bold, international style.

Matt and designer Jason Davis designed the facility with six unique and modern design showrooms, a signature lighting studio, The Cupola events center, fine dining restaurant Stage, wine bar Amuse, and martini-centric The Ice Bar, which were also designed and executed by Gilbertson and Davis.

Location	Honolulu, Oahu
Size	13,000 SF
Cost	Confidential
Completion Date	January, 2021



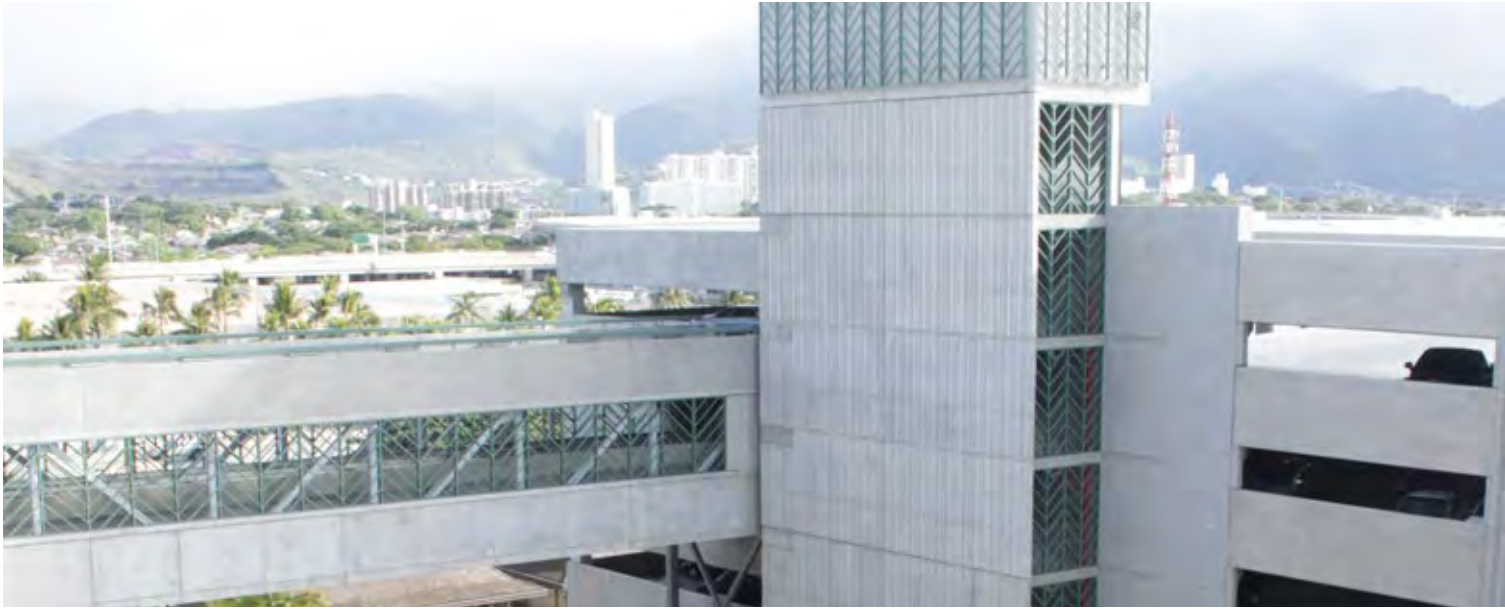
Aston Waikiki Beach Hotel & Tower Lobby*

Redesigned & rejuvenated into “Hip Hawaiiana” hot spot.

Matt Gilbertson and other MGA team members, while with Architects Hawaii, designed this transformation of a former Holiday Inn on the most famous stretch of Waikiki Beach into a hotel that has been described as “Aloha with Attitude” and “Hip Hawaiiana.” The renovation achieved immediate acclaim by locals and visitors alike.

The redesign rejuvenated the 550-room hotel into a contemporary Hawaiian-style hot spot. Ocean views, custom-tiki-torches, lava-fire metal panels and a canopy above the Tiki’s Grille and Bar addition completed the remodel. Relocated retail spaces offer pedestrians and beachgoers express dining, surf wear and beach rentals. Improvements to the existing porte cochere and pedestrian experience transformed a dark, uninspiring garage drop-off environment into a fresh new experience where the vehicle arrival and the lobby seamlessly merged into one.

Location	Waikiki, Oahu
Size	550 Rooms 5,000 SF, 1 Level
Cost	\$18.5 Million
Completion Date	Fall, 2015



HNL Interisland Parking Structure*

Increasing parking efficiency while creating cost savings.

This design-build project constructed an 8-story parking structure with approximately 1,800 stalls adjacent to the Interisland Terminal Building at the Honolulu International Airport. MGA personnel, under prior affiliation, worked on the project from concept to completion and positioned the design-build team to win the RFP selection process by greatly improving upon the original RFP design.

The new design increased parking efficiency, thus creating cost-savings and allowing land-banking of a portion of the existing site for future expansion. Pre-cast concrete construction and stacking of the pedestrian and two-lane vehicular bridges to connect the two buildings offered further efficiencies. Comprehensive signage was also included in the design for floor level identification, way-finding, and vehicle directional signage.

Location	Honolulu, Oahu
Size	534,441 SF
Cost	\$39 Million
Completion Date	Spring, 2009

**relevant experience prior to MGA Architecture*



ITN No. 250076-ITN-JL

Our Clients Say It Best

“What you all have done is the miracle icing on the cake. Thanks to you and your team for your professionalism, expertise, positive can-do attitude, endurance, and continued perseverance! Nothing we do will count if you all don’t translate everything into a viable project!”

Christine Kinimaka PUBLIC WORKS ADMINISTRATOR, STATE OF HAWAII DAGS

“Working with MGA Architecture and Orcutt | Winslow has been a very successful and rewarding collaboration. Their teams managed to navigate enormous challenges in bringing the Daniel K. Akaka State Veterans Home to completion. Although it was said to be impossible to accomplish, this remarkable team rolled up their sleeves, started design work, and produced 35% completed design documents in 22 days to prevent the possible loss of federal funding for the project.

They overcame multiple challenges including accelerated schedules, escalating construction costs, and permitting challenges, not to mention the COVID pandemic lockdown and its ensuing supply chain delays. Their creativity, dedication, vision, and industry knowhow kept this high-profile project moving forward to completion. We couldn’t be more pleased with the final result!”

Thomas M. Driskill Jr. COL USA MSC, retired

“We still marvel at the outstanding job you did at All-Access Ortho and are so grateful to you.”

Dr. Darryl Kan All Access Ortho

“When we were looking for an Architectural firm in Hawaii, our requirements were a firm that could produce quality design work, construction documents, and oversight for our work. We interviewed several firms in Hawaii and chose Matthew Gilbertson and MGA Architecture based on Matthew’s experience, history on the islands, and firm set up for specific focus and attention on each project. Matt and his team have brought so much more than we anticipated. Not only have they more than met our core requirements, they continue to provide helpful insight into the Hawaiian culture, including development expectations, through all phases of our projects.”

Chuck Rice SENIOR PRINCIPAL DESIGN LEAD, CHICK-FIL-A, INC.

“Our development team has witnessed first-hand, week-in and week-out, the skill and creativity of this talented group of architects and designers, and we have reaped the fruits of their labors with the success of the award-winning Waikiki Shopping Plaza Expansion.”

Alika Mau VICE PRESIDENT, WAIKIKI SHOPPING PLAZA

“Nothing but raves from our regular customers and new customers about the new restaurant...we could not be more delighted with the final result.”

Richard Tanaka, (former) PRESIDENT, TANAKA OF TOKYO

Click or scan to learn more about
MGA Architecture





mga

Architecture

MGA Architecture, Inc. • 677 Ala Moana Boulevard, Suite 705 • Honolulu, HI 96813 • p 808.791.7171

ITN No. 250076-ITN-JL

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June 17, 2025

City of Tarpon Springs
Procurement Services Department
324 E. Pine St
Tarpon Springs, Florida 34689

Subject: ITN No. 250076-ITN-JL Redevelopment of Property 144 E. Tarpon Avenue

To Whom It May Concern,

This letter is a part of the response to the above-referenced Invitation to Negotiate.

I have known Stephen Grimme since 1987, when we were both young engineers working in Honolulu, Hawaii. Since then, I founded BASE, a structural engineering firm with offices in Honolulu, Florida, Chicago, Guam, and India. We are excited to now have the opportunity to collaborate with Stephen's firm, Smith-Equity Builders, Inc., on this exciting improvement to Tarpon Springs.

BASE is known for being both flexible and creative, utilizing our engineering skills to work collaboratively toward the goals of the team. Our design experience spans the U.S. and internationally, and we routinely seek ways to improve overall structural efficiency of buildings. The key is not to approach a project with any preconceived notions, but to develop a structural system suited to the project's unique needs. This is reflected in the numerous mixed-use hospitality and residential projects we've designed.

Please find attached our company profile and relevant projects.

Should you require any further information, you may reach out to me at any time.

Sincerely,



Steven M. Baldrige
Florida PE # 79498
President
For Baldrige & Associates Structural Engineering, Inc.



Avenir, Chicago, IL



A Safe Haven Veterans Village, Melrose Park, IL



BASE was established in 1995 as a full-service structural engineering firm that has expanded its reach and diversity of design experience with offices Chicago, Florida, Guam, and India. At BASE, we're one of the nation's leading structural engineering firms with a special expertise in mitigating risk in projects. Whether a building must withstand the stress of high seismic activity, hurricane/typhoon winds, tsunami, terrorism or military threats—or the financial risk that comes with managing complexity—we deliver confidence in the face of uncertainty. We contribute to a broad variety of public and private projects—from renovating existing buildings to designing new structures big and small. From the simplest of projects to the most complex we always challenge ourselves to look out for the client's interests throughout a project's design and construction.

How are we different?

SERVICES

- **Structural Engineering**
 - Structural Concept Development
 - Full-Service Construction Documents
 - Building Information Modeling (BIM)
- **Structural Optimization**
 - Value Engineering / Peer Review
 - Performance-Based Design
 - Feasibility Analysis / Alternative Structural Schemes
- **Specialized Engineering Services**
 - Antiterrorism Design / Blast Hardening
 - Progressive Collapse Mitigation
 - Seismic Evaluation and Retrofit
 - Vibration Analysis

- **Technology** - We pride ourselves with being on the cutting edge of technology, utilizing the latest tools in structural analysis and BIM platforms to deliver designs that consider safety, economy and constructability.
- **Holistic Engineering** - We don't believe in a silo approach and are very proactive with our project teams in working out structural design solutions keeping the holistic building design and aesthetics in view. We often review multiple solutions with the design team on larger projects to hone in on one that works best for all trades involved.
- **Responsiveness** - We can respond to changes during design or contractor-requested adjustments during construction in a timely manner. Our offices are strategically located to allow a faster turnaround time by leveraging our resources in multiple time zones.
- **Value-Added Engineering** - We consider different structural approaches and construction methods with the goal to determine which system provides our client with the required, or better, level of performance at a reduced cost or shorter construction duration.
- **Builder-Friendly** - Our design-build repertoire places us in a unique position of considering the contractor's preferred approach to produce a synergistic structural design that keeps construction costs lower than our competitors.

CONTACT INFORMATION

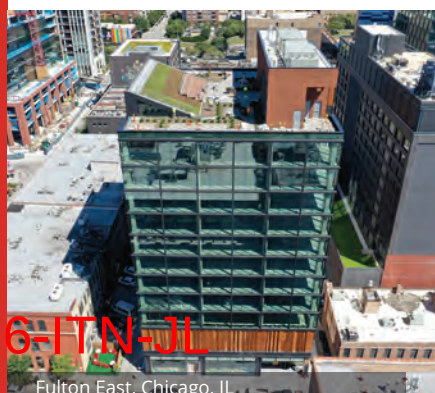
Chicago
8623 Bryn Mawr Avenue, Suite 509
Chicago, Illinois 60631
312.739.3701

Headquarters
1164 Bishop Street, Suite 1600
Honolulu, Hawaii 96813
808.534.1300

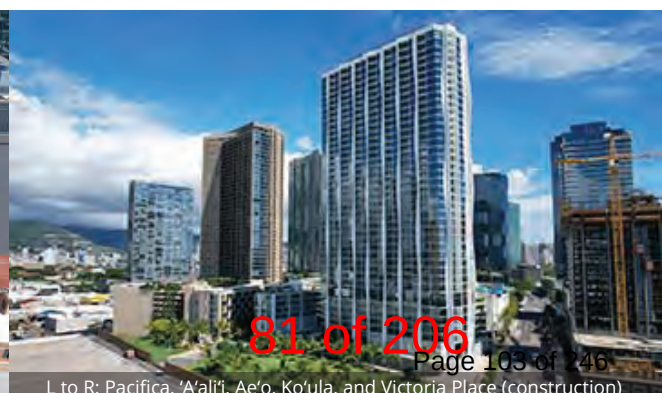
Guam
P.O. Box 9418
Tamuning, Guam 96931
671.486.3354

Email: info@baseengr.com

Website: www.baseengr.com



Fulton East, Chicago, IL



L to R: Pacifica, 'A'ali'i, Ae'o, Ko'ula, and Victoria Place (construction)

Mixed-Use Hospitality & Residential



Plaza at Coral Gables



The Ritz-Carlton Residences



Mandarin Oriental Honolulu



Ka La'i Hotel

- **Plaza at Coral Gables**, Coral Gables, FL. This 2.25 million SF mixed-use development consists of a 242-key Loews Hotel, two Class A office towers, retail stores, casual and fine dining restaurants, townhomes and a residential tower. BASE performed value engineering of the post-tensioned slabs and five sets of unique steel transfer trusses on the third level, spanning approximately 66 feet and 75 feet over a city-mandated easement. The total proposed savings were in the order of \$6M-\$7M.
- **The Ritz-Carlton Residences Waikiki Beach**, Honolulu, HI. Two complementary 38-story luxury residential towers in the heart of Waikiki. **Both towers sit atop an 8-story podium that includes parking on levels two to five;** fitness amenities and administrative offices on level six; a swimming pool on level seven; and a café, sky lobby, and children's pool on level eight.
- **Mandarin Oriental Honolulu**, Honolulu, HI. 36-story, 400-ft mixed-use tower featuring 109 luxury residences and 125 hotel rooms. The project consists of approximately 743,000 GSF of building area on a 50,541 SF site and is part of Honolulu's TOD Development.
- **Ka La'i Hotel**, Honolulu, HI. A 775,000 SF, 39-story mixed-use development, featuring **14 residential floors, 15 condotel floors and spa and recreation deck levels including an infinity-edge feature pool above five levels of parking.** The ground floor features commercial space.
- **128 SW 7th Street**, Miami, FL. This project is a 24-story, 379,000 GSF residential structure with retail space and parking on the ground floor, **3 levels of parking (above grade)** and a rooftop amenity floor.
- **2500 Tampa**, Tampa, FL. This eight-story, 354,896 SF mixed-use retail and residential development in Tampa, FL includes 252 units and 9,022 SF of ground floor retail space. Parking is provided in a six-level standalone structure of 110,694 SF with bridges to the residential building at levels 3 and 6.
- **Centrum Dilworth**, Charlotte, NC. The 751,201 SF, 35-story project is a 378-apartment, mixed-use development comprised of a mid-rise building and tower. 3,300 SF on the ground floor is intended for an F&B tenant.



Hale Mahana



Arthur



Kapolei Mixed-Use
(Hale Moena Kupuna-right; Ohana-left)



Avra



Ae'o

- **Hale Mahana Collegiate Housing**, Honolulu, HI. A 14-story, 191-unit student housing project. The total square footage is 171,900 SF and Level 1 includes 19,541 SF of retail space; **Levels 2-3 are parking**; Levels 4-13 are residences; and Level 14 is an amenity floor.
- **MODE Lakeview**, Chicago, IL. A four-story transit-oriented development constructed of a structural steel podium at the 2nd level supporting three levels of residential units framed with wood construction. The ground floor includes 2,800 SF of retail space.
- **Arthur**, Boise, ID. This high-rise residential project of approximately 442,000 GSF includes 297 rental units and street-level retail space. **Parking includes 396 spaces in 6 levels of above-grade parking.** The units will be rental apartments and contain a mix of studio, one-, and two-bedroom units, and the roof will contain multi-level exterior and interior amenity spaces.
- **Kapolei Mixed-Use Project**, Kapolei, HI. This 367,500 SF multi-phase project includes two affordable housing components: Hale Moena Ohana, a 143-unit, 13-story multi-family tower; and Hale Moena Kupuna, a 13-story tower with 154 affordable senior rental units and ground floor retail space totaling 197,196 SF.
- **Halekauwila Place**, Honolulu, HI. This 19-story affordable rental tower consists of a residential building, stand-alone parking structure and townhomes. The ground floor includes 1,600 SF of retail space.
- **The Collection – The Lofts, Townhomes & Commercial Building**, Honolulu, HI. Four-story, 53,628 SF mixed-use retail and residential building, and a three-story, 32,252 SF, townhouse building.
- **Avra**, Chicago, IL. 23-story, approx. 186,000 SF mixed-use retail and residential project. The primary structural system consists of reinforced concrete shear walls for lateral load resistance with concrete columns supporting an efficient flat plate post-tensioned slab.
- **Avenir**, Chicago, IL. 24-story mixed-use building totaling approx. 241,000 GSF. The ground floor is a mix of retail spaces and resident amenities with **levels 2 through 4 dedicated to parking**. There is a large amenity deck at Level 5 with a pool and a smaller amenity deck at Level 11. Residential units are on levels 4 through 23.
- **Ae'o**, Honolulu, HI. This 1.2 million SF mixed-use residential and retail project features a **38-story residential tower atop a 6-story parking and retail podium**. The retail anchor is Whole Foods that occupies the ground floor and mezzanine space on the east half of the podium. 1,301 parking stalls are provided on levels one to seven of the podium.



'A'ali'i



Ko'ula



Ulana



Sage West Loop



Alia

- **'A'ali'i**, Honolulu, HI. Located in the Ward Village master-planned community in urban Honolulu, this project is a 42-story, 751-unit mixed-use high rise with a mix of studio, one- and two-bedroom units that also includes 150 reserved housing units. **The structure consists of an eight-level podium that has 12,000 SF of commercial space, parking, and 22 residential micro-units.**
- **Ko'ula**, Honolulu, HI. This 41-story mixed-use development features 942,000 GSF of built area, including a residential tower, common and amenity spaces, retail space, mechanical and support space, and above-grade parking. The tower contains 566 units in a mix of studio, 1-, 2- and 3-bedroom condominiums, and the podium contains more economical Studio and 1-Bedroom condominiums. 724 parking stalls are provided in an above-grade garage and approx. 35,114 SF of retail space is located on the first two levels of the project.
- **Ulana**, Honolulu, HI. Ulana is a mixed-use development of approximately 968,783 SF that includes a 584,296 SF, 42-story residential tower and a detached 383,935 SF, 8-story parking structure with commercial space at ground level. The structure utilizes the efficient tunnel-form method of construction to speed the overall completion of the project.
- **Sage West Loop**, Chicago, IL. 18-story residential mixed-use development with 196 apartments with **parking on 2nd and 3rd floors** and amenities on the 18th floor. The ground floor includes approx. 1,800 SF of retail space. The east and west sides will be a zero-lot-line construction with an alley on the west side and a public park on the east. The structure is generally rectangular in layout with a single setback atop the parking floors at Level 4.
- **1500 Kapiolani**, Honolulu, HI. A mixed-use retail, hospitality, and residential development featuring two residential towers (419-ft and 350-ft) that are linked by an amenity deck at the top level of the shorter tower. The podium will have a separate night club "box" and separated hotel/retail and residential parking areas.
- **Pacifica**, Honolulu, HI. This 46-story, 830,000 SF mixed-use high-rise in the heart of Honolulu, Hawaii. This live, work, play environment has **41 residential floors over a 5-story podium consisting of commercial spaces at ground level, 10 half levels of parking structure, and a recreation deck at the top of the podium.**
- **Alia**, Honolulu, HI. This 1.1 million SF development of Kamehameha Schools' Block I in Kaka'ako is bounded by Koula Street, Auahi Street, and Ala Moana Boulevard and includes a 39-story tower with 483 units atop at **6-level parking podium**. It also includes a two-acre amenity deck, 40 affordable "workforce housing units", and ground floor retail.



Kahuina



Kuilei Place

- **Kahuina**, Honolulu, HI. This is the development of Kakaako Block C and has a gross building area of 1,492,213 SF that consists of two high-rise residential towers: a 43-story residential tower with 449 market-rate units and commercial space at ground level, and a **22-story "workforce housing" tower atop a 9-level, 1,184-stall parking podium**.
- **Ward Village Gateway Towers**, Honolulu, HI. Structural design of two mixed-use residential towers with a total of 236 units, commercial space and parking. One tower is 400 feet tall with 35 stories while the other is 28 stories tall with a roof height of 314'-8".
- **DHHL Isenberg**, Honolulu, HI. This project consists of a 23-story multi-family high rise accompanied by a five-story parking structure on the former Bowl-O-Drome site in McCully in Honolulu. The building area is anticipated to be 316,880 SF and includes a residential tower, townhomes, retail building, and parking structure.
- **Kuilei Place**, Honolulu, HI. This approx. 1,460,000 SF residential development consists of a **43-story affordable and market-rate residential tower situated atop 11 levels of parking with commercial space on the ground floor**.

Residential

HIGH-RISE



17th & 1st Redevelopment



128 SW 7th Street

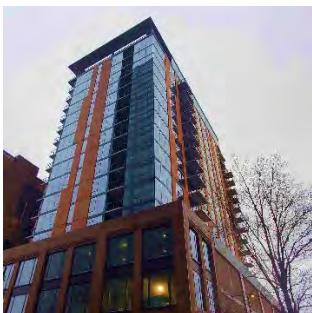


Arthur



PalmTower

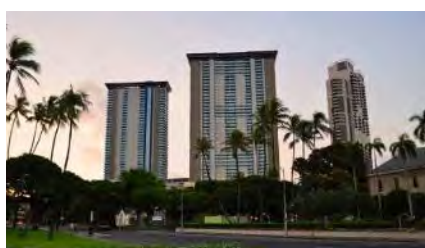
- **17th & 1st Redevelopment**, St. Petersburg, FL. 360,000 SF, 252-unit apartment building in downtown St. Petersburg with parking and services on the ground floor, **a parking garage on Levels 1.5 to 4**, apartments on Levels 5 to 18, and a rooftop deck with a pool and amenities on Level 19.
- **128 SW 7th Street**, Miami, FL. This project is a 24-story, 379,000 GSF residential structure with retail space and parking on the ground floor, **3 levels of parking (above grade)** and a rooftop amenity floor.
- **Arthur**, Boise, ID. This high-rise residential project of approximately 442,000 GSF includes 297 rental units and street-level retail space. **Parking includes 396 spaces in 6 levels of above-grade parking.** The units will be rental apartments and contain a mix of studio, one-, and two-bedroom units, and the roof will contain multi-level exterior and interior amenity spaces.
- **Avenir**, Chicago, IL. 24-story mixed-use building totaling approx. 241,000 GSF. The ground floor is a mix of retail spaces and resident amenities with **levels 2 through 4 dedicated to parking.** There is a large amenity deck at Level 5 with a pool and a smaller amenity deck at Level 11. Residential units are on levels 4 through 23.
- **Avra**, Chicago, IL. 23-story, approx. 186,000 SF mixed-use project that includes a mix of retail, residential amenities/lobby and back-of-house/utilities on the ground floor, resident amenities on the second floor, residential units on floors 3 - 23, and a rooftop deck featuring a pool, hot tub, fire pit, amenities room, and mechanical room.
- **PALMTower**, Phoenix, AZ. 482,000 GSF, 352-unit affordable market rate apartment tower. The 28-story, 292-ft tall tower will appear to float above a translucent parking podium. **Levels 2-6 are dedicated to parking**, Level 7 is a landscaped amenity deck and Levels 8 - 28 are 21 floors of rental units in a variety of unit sizes and room combinations.



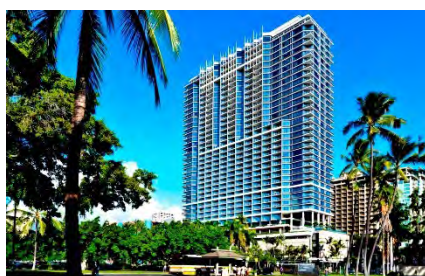
Sage West Loop



Victoria Place



801 South



Ka La'i Hotel



Keauhou Place

- **Sage West Loop**, Chicago, IL. 18-story residential mixed-use development with **196 apartments with parking on 2nd and 3rd floors** and amenities on the 18th floor. The east and west sides will be a zero-lot-line construction with an alley on the west side and a public park on the east. The structure is generally rectangular in layout with a single setback atop the parking floors at Level 4.
- **Kalae**, Honolulu, HI. This approximately 680,000 SF, 38-story luxury tower consists of **four floors of parking, one floor of amenity space, and 33 residential floors**.
- **Victoria Place**, Honolulu, HI. 686,600 GSF residential development comprised of a **400-ft residential tower with 4 levels of parking**. The 283 units, resident amenities and common use areas are appropriate to the luxury market.
- **1500 Kapiolani**, Honolulu, HI. A mixed-use retail, hospitality, and residential development featuring two residential towers (419-ft and 350-ft) that are linked by an amenity deck at the top level of the shorter tower. The podium will have a separate night club “box” and separated hotel/retail and residential parking areas.
- **801 South Street - Building A & B**, Honolulu, HI. Two 46-story residential condominium towers and two accompanying stand-alone parking structures. This project utilizes tunnel-form construction to speed the overall completion of the project. At 46 floors it is one of the world’s tallest tunnel-formed projects.
- **Ka La’i Hotel**, Honolulu, HI. A 39-story luxury residential tower, featuring 14 residential floors, 15 condotel floors and spa and recreation deck levels including an infinity-edge feature pool **above five levels of parking**.
- **DHHL Isenberg**, Honolulu, HI. This project consists of a 23-story multi-family high rise accompanied by a five-story parking structure on the former Bowl-O-Drome site in McCully in Honolulu. The building area is anticipated to be 316,880 SF and includes a residential tower, townhomes, retail building, and parking structure.
- **Keauhou Place**, Honolulu, HI. A 357-unit, 43-story residential tower of approximately 441,700 SF. **The tower is situated on top of the seven levels of parking** with townhomes on two sides of the parking. The project is adjacent to the future Kaka’ako rail station.



Ward Village Gateway Towers



2500 Tampa



Vyne on Haven



Upshore Chapter



The Block 803 Waimanu

- **Ward Village Gateway Towers**, Honolulu, HI. Structural design of two mixed-use residential towers with a total of 236 units, commercial space and parking. One tower is 400 feet tall with 35 stories while the other is 28 stories tall with a roof height of 314'-8".
- **Ililani**, Honolulu, HI. 500,000 SF, 42-story residential tower with adjoining 187,500 SF, 8-story stand-alone parking structure. The tower will be approximately 312,000 SF and each floor will have eight units with cantilevered 5' x 9' lanais.

MID & LOW-RISE

- **2500 Tampa**, Tampa, FL. This 8-story, 354,896 SF mixed-use retail and residential development in Tampa, FL includes 252 units and 9,022 SF of ground floor retail space. Parking is provided in a 6-level standalone structure of 110,694 SF with bridges to the residential building at levels 3 and 6.
- **Vyne on Haven**, Elmhurst, IL. This six-story, 323,396 SF multi-family residential project includes 200 units in a mix of studio, 1-, 2-, and 3-bedroom units. Amenities include a 13,000 SF outdoor deck on the second level and coworking space at the mezzanine level above the lobby.
- **MODE Lakeview**, Chicago, IL. A four-story transit-oriented development constructed of a structural steel podium at the 2nd level supporting three levels of residential units framed with wood construction. There are 18 units on three floors with the first floor providing space for parking, mechanical/electrical rooms and approximately 2,800 SF of retail space.
- **Upshore Chapter**, Chicago, IL. A 12-story mixed-use development totaling approximately 126,800 GSF. The ground floor is a mix of retail spaces, residential amenities, and parking; Levels 2-11 are residential floors; and the roof is an amenity level, an open deck, and green roof.
- **Country Club Village Six**, Honolulu, HI. A 17-story residential condominium tower with 267 units and an accompanying stand-alone six-story, 514-stall parking structure.
- **The Block 803 Waimanu**, Honolulu, HI. A 153-unit, seven-story mid-rise including studios and one- and two-bedroom units in single story "flat" and two-story "loft" layouts. 93 percent of the units are designated as affordable housing.



*Kapolei Mixed-Use
(Hale Moena Kupuna-right; Ohana-left)*



Halekauwila Place



Hale Kewalo



Nohona Hale



Hale Mahana

- **Kapolei Mixed-Use Project**, Kapolei, HI. This 367,500 SF multi-phase project includes two affordable housing components: Hale Moena Ohana, a 143-unit, 13-story multi-family tower; and Hale Moena Kupuna, a 13-story tower with 154 affordable senior rental units and ground floor retail space totaling 197,196 SF.
- **Hale Ka Lae**, Honolulu, HI. This project is a market rate and affordable rental residential project consisting of a 10-story, 212-unit affordable rental building and a four-level, 57-unit market rate **residential building constructed over a six-level parking structure**.
- **Halekauwila Place**, Honolulu, HI. This 18-story affordable rental housing project consists of a 201-unit residential building, stand-alone parking structure and townhomes. The tower contains flats while two-level townhomes front one side of the five-level parking garage.
- **Hale Kewalo**, Kaka’ako, HI. A \$50 million, 11-story, 128-unit affordable rental project consisting of 33,000 GSF in **two stories of parking** and 120,000 GSF in nine stories of residential floors.
- **Frear Hall**, Honolulu, HI. This 197,000 SF, 810-bed dormitory is located on the University of Hawaii campus in Honolulu. The structure includes 12 stories and two student lounges, and features suite-style. Frear Hall is the first UH facility to receive LEED Silver certification.
- **Nohona Hale**, Honolulu, HI. This 16-story transit-oriented-development affordable rental project is currently under construction. The 111 “micro units” are approximately 300 SF each and resident amenities include a community room, gym facility, laundry facilities, and surfboard, bicycle, and moped storage.
- **Plantation Town Apartments**, Waipahu, HI. Two 12-story reinforced concrete buildings consisting of post-tensioned floor slabs and lateral force resisting concrete shear walls. Targeted to the affordable market, developing a cost-effective structure was a key consideration for the project. BASE worked closely in a design-assist process with the project’s construction team to achieve project goals.
- **Hale Mahana Collegiate Housing**, Honolulu, HI. A 14-story, 191-unit student housing project. The total square footage is 171,900 SF and Level 1 includes retail spaces; **Levels 2-3 are parking**; Levels 4-13 are residences; and Level 14 is an amenity floor.



The Colony at the Peninsula



Ka Malanai



Hope Lodge



Keauhou Place - Townhomes

- **The Colony at the Peninsula**, Honolulu, HI. This 750,000 SF development is constructed in a “four over one” format: four levels of residential supported by a concrete plaza/podium slab over one level of parking. The system utilizes load bearing light gauge steel walls supporting a concrete topped floor system.
- **The Collection – The Lofts and Townhomes**, Honolulu, HI. This project consists of the development of Block ‘E’ in Kaka’ako and includes a 43-story, 398-unit residential/mixed use tower, a four-story, 53,628 SF mixed use retail and residential building, and a three-story, 32,252 SF, townhouse building. Our scope of work included structural engineering services for the four-story Lofts and three-story Townhomes.
- **Pumehana**, Honolulu, HI. A 201,357 SF, 21-story affordable residential project. **Above the Level 8 parking is a 13-story residential tower** with 180 units with 60 percent of the units to be priced to fall within the range for affordable housing.
- **Ka Malanai**, Kailua, HI. Six buildings with **three levels of residential apartments over one level of parking**, measuring a total of approximately 225,600 SF. Construction consists of sheathed light gauge shear walls and concrete shear walls.
- **Hope Lodge**, Honolulu, HI. This 19-unit Hope Lodge offers no-cost housing to off-island residents undergoing cancer treatment in Honolulu. The 22,311 SF building is three stories total **with two occupied floors over a ground level floor of parking**.
- **Keauhou Place-Townhomes**, Honolulu, HI. This project included a 43-story residential tower situated atop seven levels of parking with cold-formed steel framed townhomes on two sides of the parking podium. The 61,247 SF four-level townhome structure includes 35 units.

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Tampa Office
12363 Hampton Park Blvd.
Tampa, FL 33624
P: (813) 265-3130



Sarasota Office
7978 Cooper Creek Blvd, Suite 102
University Park, FL 34201
P: (813) 265-3130

June 17, 2025

City of Tarpon Springs
Procurement Services Department
324 E. Pine St
Tarpon Springs, Florida 34689

RE: ITN No. 250076-ITN-JL
REDEVELOPMENT OF PROPERTY
144 E. TARPON AVENUE

To Whom It May Concern:

This letter is a part of the response to the above referenced Invitation to Negotiate,

WRA, LLC Staff have built a working relationship with Steve Grimme of Smith Equity Builders, Inc. over the last several years and look forward to partnering with him to assist in the redevelopment of 144 E. Tarpon Avenue, including the roadway improvements to Lemon Street.

WRA and RCKelley have designed and permitted many hotels, most on Clearwater Beach, commercial and retail buildings in Tarpon Springs, throughout the Tampa Bay area, and Sarasota. We also have extensive design and permitting experience in the multi-family and single-family sectors in Tarpon Springs and all over the State.

WRA, LLC is home to very impressive and knowledgeable local design teams that will deliver complete construction plans and well as construction management. Our skilled production support will ensure smooth design, permitting and construction processes.

We sincerely appreciate the opportunity to bid on this development and look forward to working with the City of Tarpon to maximize the development potential of this site for the City, along with its residents and visitors.

Should you require any further information, please feel free to reach out to me directly at any time on my cell (727) 348-0255 or by email at rckelleyes@gmail.com

Regards

Richard C. Kelley
WRA Project Manager

Richard C. Kelley
1740 Oak Pond Court
Oldsmar, Florida 34677
(727) 348-0255 Cell
RCKelleyES@gmail.com

SUMMARY OF QUALIFICATIONS

- More than 30 years of experience in Civil Engineering Project Management; Transportation Design; Water, Wastewater and Stormwater Design and Permitting, Wetland & Floodplain Mitigation Design and Permitting
- Prepares Stormwater Reports including major drainage basin analyses and modeling using ICPR and SWMM software programs
- Proven ability to expertly manage multiple projects simultaneously and work under pressure to meet established deadlines
- Result-oriented problem solver capable of prioritizing a demanding workload
- Excellent interpersonal communication skills, both written and verbal, and a history of expertise in training
- Demonstrated success acquiring permits from SWFWMD, FDOT, DEP, Departments of Health and Local Agencies through well established relationships
- Extensive knowledge and professional experience in AdICPR/ICPR3, Hec-2, SWMM, LDDT, Civil 3D, and all versions of AutoCAD
- Fully versed in the use of all Microsoft Office Products, including Word, Excel and Project

AREAS OF EXPERTISE

- Design and permitting of stormwater management systems for residential and commercial projects
- Major drainage basin studies and watershed modeling using ICPR and SWMM software programs
- Hydrologic and hydraulic modeling
- Wetland & Floodplain determination, mitigation design and permitting
- Site grading for residential and commercial land development projects
- Proposal writing and building client relationships
- SWFWMD's newly adopted FDEP requirements regarding TMDL's and impaired water bodies

EMPLOYMENT HISTORY

RCKelley Civil Design Services; Oldsmar, FL

2014-Present

Engineering Consultant

- Meet with clients and write proposals
- Design and permit large residential and commercial projects through all relevant agencies
- Prepare monthly billing statements for projects
- Obtain proposals for Geotechnical Reports, Environmental Assessments, Landscape Design, and others

WRA, LLC; Tampa, FL

2/2015-Present

Project Manager

- Supervise design team for specific projects and prepare stormwater reports, drawings, specifications and cost estimates
- Meet with clients and write proposals
- Design and permit large residential and commercial projects through all relevant agencies
- Prepare monthly billing statements for projects
- Obtain proposals for Geotechnical Reports, Environmental Assessments, Landscape Design, and others

AVID Group; Palm Harbor, FL**9/2012-2/2015*****Project Manager***

- Supervise design team for specific projects and prepare drawings, specifications and cost estimates
- Meet with clients and write proposals
- Design and permit residential and commercial projects through all relevant agencies
- Prepare monthly billing statements for projects
- Obtain proposals for Geotechnical Reports, Environmental Assessments, Landscape Design, and others

Soney FM, LLC; Tampa, FL**10/2006-2/2015*****Professional Stormwater Design and Permitting Consultant***

- Design and Permit Stormwater Systems through City, County, FDOT, SWFWMD, and others

Northside Engineering Services, Inc.; Clearwater, FL**10/2006-9/2012*****Engineering Director***

- Perform drainage calculations for permitting through City, County, FDOT, SWFWMD, and others □ Layout grading, and utility plans
- Design and permit plans through various agencies, such as The SWFWMD, FDOT, DEP, and the Health Department
- Field determination of wetland line for WMD approval
- Respond to Site Plan Review comments from various Cities, Counties, and the WMD's

Hamilton Engineering and Surveying, Inc.; Tampa, FL**5/2005-10/2006*****Project Manager***

- Supervise design team for specific projects and prepare drawings, specifications and cost estimates □ Meet with clients and write proposals
- Design and permit residential and commercial projects through all relevant agencies
- Prepare monthly billing statements for projects
- Obtain proposals for Geotechnical Reports, Environmental Assessments, Landscape Design, and others

Northside Engineering Services, Inc.; Clearwater, FL**4/2003-5/2005*****Engineering Director***

- Perform drainage calculations for permitting through City, County, FDOT, SWFWMD, and other agencies
- Layout grading, and utility plans
- Design and permit plans through various agencies, such as the SWFWMD, FDOT, DEP, and the Health Department
- Respond to Site Plan Review comments from the City, County, and the SWFWMD

Pinellas County Public Works; Clearwater, FL**9/1987-3/2003*****Engineering Technician promoted to Engineering Specialist I and II***

- Preparation of plans, drawings and specifications for a variety of public works projects
- Perform preliminary layouts and drawings, using engineering criteria, survey notes and basic instructions
- Prepare contract documents and technical specifications and cost estimates for public work projects
- Perform routine to moderately complex engineering analysis and prepares technical reports
- Lead design teams for specific projects and prepare drawings, specifications and cost estimates.
- Review final pay estimates on completed contract work prior to payment
- Make technical engineering investigations, prepare report on findings and assign specific duties to subordinates on assigned projects
- Confer with contractors working on public works construction projects to explain and interpret plans and specifications, check materials, make arrangements for tests by laboratories and make progress reports

- Plan and design roadway sections or intersections, make preliminary layouts of proposed highway improvements with the aid of reconnaissance and aerial photographs, establish grade lines in accordance with requirements of drainage design, existing topography and earth work economy
- Prepare summaries of required materials and labor and prepare total cost estimates
- Supervise technical personnel and check for accuracy in computations
- Review and coordinate utilities, environmental assessment, or environmental permitting efforts

EDUCATION

University of Maryland Rochville Campus; Rochville, Maryland

- Bachelors Degree in Civil Engineering
- ***University of Maryland Drafting Institute***; College Park, Maryland Graduate of Engineering/Architectural Design

CIVIL ENGINEERING

WRA offers civil engineering services ranging from master planning and feasibility assessments for due diligence, through full civil design, permitting, contractor procurement and construction administration services. Our civil engineers have extensive regional and local experience, and a clear understanding of Florida's unique physical characteristics as well as its complex regulatory environment. WRA's broad focus includes civil engineering for residential, commercial, industrial, institutional, and recreational projects, including mixed use development that combines many of the above.

LAND DEVELOPMENT



FEATURED PROJECTS



LAND DEVELOPMENT SERVICES

- Construction Plans
- Rezoning and Entitlements
- Single Family Residential
- Residential Townhomes
- Apartment Complexes
- Commercial Big Box
- Commercial Outparcels
- Mixed Use Communities
- Office Parks
- Industrial Facilities
- Charter Schools
- Athletic Facilities
- Due Diligence Assessments
- Site Cost Estimating
- Value Engineering
- Master Infrastructure
- Stormwater Management
- Master Roadway Design
- Paving and Grading
- Utility Master Planning
- Potable Water Distribution
- Wastewater Transmission
- Reclaimed Water
- Wetland Mitigation Design
- Digital Terrain 3D Modeling
- Earthwork Cut/Fill Takeoffs
- Dredge Operations Design
- Construction Specifications
- Military Training Ranges



Promenade at Lake Park,
Hillsborough County



Punta Gorda Commons Eagle
Permitting,
Punta Gorda



Rocky/Brushy Regional SWMM
Model Updates
for Promenade Development,
Hillsborough County



Anclote River Regional ICPR
Model Updates
for South Branch Ranch, Pasco
County

STORMWATER SOLUTIONS

- ICPR 3 & ICPR 4
- SWMM 4 & SWMM 5
- HEC-RAS
- MODFLOW
- Hydroflow
- Full GIS Integration
- Watershed Management
- FDOT Stormwater Design
- Municipal Improvements
- Stormwater Retrofits
- Floodplain Management
- FEMA LOMRs
- No-Rise Certifications
- Vault and Chamber Systems
- Floodplain Mapping
- Peak Sensitive Design
- Volume Sensitive Design
- Public Facilitation



University Town Center & ...



Cypress Creek Town Cen...

CONSTRUCTION MANAGEMENT SERVICES

- Bid Document Preparation
- Contractor Procurement
- Construction Plan QA/QC
- Cost Estimations
- Inspection Services
- Shop Drawings Approvals
- Bank Certifications
- Design Changes
- Contractor Supervision
- Pay Application Review
- Right of Entry Coordination
- NPDES Inspections
- Certification Services
- Dewatering Supervision
- Soft Utility Coordination
- Certification Services
- Sleeving Plan Coordination
- Certification Services
- As-Built Certifications
- Construction Management



Cattleman Road, Sarasot...



Van Dyke Mixed Use Mas...

WATER RESOURCES & HYDROGEOLOGY

WRA has developed and permitted water allocation strategies that meet both the client's and water management district's needs and requirements. The permitting process requires creative and innovative approaches to both the development of water supplies and demand reduction. WRA has both the policy/administrative experience and the technical expertise to meet the growing water demands of the state's water users. WRA's geoscientists include former senior executives of the Southwest Florida Water Management District and published experts in their field of practice. We have extensive experience and knowledge in hydrogeology and evaluating all aspects of hydrogeologic systems. For our clients, we routinely provide consumptive/water use permitting and water supply planning assistance; alternative water supply solutions; well and wellfield design and optimization; groundwater flow and contaminant fate and transport modeling; geologic, hydrogeologic, and karst science interpretation and evaluations; expert witness services; and public facilitation.

WATER USE PERMITTING & SUPPLY PLANNING

FEATURED PROJECTS



SERVICES

- Groundwater and surface water supply planning and source development
- Regional water supply planning
- Facilitation of water management district water use/consumptive use permitting
- Water conservation evaluations and feasibility assessments
- Alternative water supply planning, design, funding assistance, and permitting
- Aquifer storage and recovery (ASR) feasibility assessments
- ASR planning, design, and permitting
- Groundwater flow and contaminant fate and transport modeling
- Groundwater flow and contaminant fate and transport impact analysis
- Aqueous geochemical modeling
- Potable and non-potable wellfield siting, design, and construction management
- Wellfield protection and optimization
- Aquifer/well performance testing (APTs and WPTs)
- Aquifer/well mechanical integrity testing (MITs) and interpretation
- Borehole geophysical logging oversight and interpretation
- Water quality evaluations;
- Reservoir siting and design
- Public facilitation and mediation
- Independent third party reviews, and expert witness services

**Consumptive Use Permit (CUP)
Compliance Review, City of
Cocoa**



**Woods of Moccasin Wallow
WUP,
Manatee County**

**Epperson Ranch Water Use
Permit
Pasco County**



**Alafia Preserve WUP,
City of Mulberry**



SMALL FIRM FOCUS
BIG FIRM CAPABILITIES

CLINT R. CUFFLE, P.E. PRINCIPAL

Mr. Clint Cuffle is a Project Manager and Lead Design Engineer for civil engineering design, permitting, and construction management for a number of multi-disciplined projects for both the private and public sector. Mr. Cuffle has been with WRA since 2004 and is experienced in all aspects of site engineering, including surface water system design, plan design and preparation, and project management for industrial, commercial, residential and recreational development projects. General design components in a typical project include grading, drainage, floodplain control, water, sewer, reclaimed water, pavement, roadway design, and construction management. He is currently a registered professional engineer in the states of Florida, Alaska, and North Carolina with pending applications in other states throughout the southeast.

Prior to WRA, Clint was the captain on the Men's Basketball team at the University of Evansville where he earned his BS degree in Civil Engineering. Furthermore, he was selected as a first team and second team Division I Academic All American his junior and senior years at the University of Evansville. While at WRA, he furthered his education by obtaining a Master's Degree in civil engineering at the University of South Florida in 2008.





SMALL FIRM FOCUS BIG FIRM CAPABILITIES

JOSEPH A. CIMINO, P.E. PRINCIPAL

Mr. Cimino is Project Manager and lead engineer on projects including residential, commercial and industrial land development, stormwater management and flood control, water and wastewater infrastructure, roadway design, and environmental systems including impact justification and mitigation. Mr. Cimino's responsibilities include all aspects of client development, project due diligence, conceptual planning, engineering design, local, state and federal permitting, and construction management. Joe has extensive experience in forensic engineering studies and provides expert witness services. Joe has specialized experience as a Military Training Range Design Specialist, and has been actively involved in various aspects of planning, design and construction management for more than 30 training facilities throughout the United States, including small arms qualification ranges, squad and platoon battle courses, urban warfare facilities, and large-scale tank ranges. Mr. Cimino graduated from the University of South Florida in 2003 with a M.S. in Civil Engineering and a Bachelors degree in Environmental Science and Policy. Joe has been with WRA since 1999.





SMALL FIRM FOCUS BIG FIRM CAPABILITIES

RICHARD C. KELLEY PROJECT MANAGER

Richard C. Kelley is a Project Manager, working on both residential and commercial land development projects. He has more than 20 years of experience in the Civil Engineering Project Management field. Mr. Kelley specializes in Stormwater Management Design and Permitting as well as Water, Wastewater and Transportation design. In addition, Richard has successfully navigated both the re-zoning and land use amendment processes. The majority of his project design and permitting experience is throughout the Tampa Bay area Counties including Pasco, Pinellas, Hillsborough, Sarasota and SWFWMD. Mr. Kelley has also designed and permitted many projects in various cities, including Tarpon Springs, Clearwater, Pinellas Park and St. Petersburg. His projects range in size from one acre sites or smaller, to hundred plus acre residential master planned developments. Mr. Kelley received his Bachelor's degree in Civil Engineering from the University of Maryland.



THIS Monroe Garage in Dunedin is
Basically the size and function of what I
am offering at Smirlis Urban project on
Lemon Street

Google



This is a highly successful project done by City of Anderson SC, in response to their main street needs,. Although their downtown Main street is 4 or 5 blocks long, the interesting component is the rooftop bar which is owned by the City and leased to the operator. I suspect that a City lease to an operator would pay for the operational costs of the garage.



EAST MARKET STREET PARKING GARAGE AND STREETScape 2021

MAYOR
TERENCE V. ROBERTS

ANDERSON CITY COUNCIL MEMBERS

DONALD G. CHAPMAN
MATTHEW C. HARBIN
RICHARD A. LAUGHRIDGE
KYLE L. NEWTON

JEFFREY D. ROBERTS
JOHN M. ROBERTS
JAMES A. STEWART
BEATRICE R. THOMPSON

CITY MANAGER
DAVID E. MCCUEN IV

ASSISTANT CITY MANAGER
ANDREW C. STRICKLAND

CITY ATTORNEY
J. FRANKLIN MCCLAIN

FINANCE DIRECTOR
MARGOT B. MARTIN









ITN No. 250076-ITN-JL

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ITN No. 250076-ITN-JL

First Floor_3D Plan - Maggie Valley NC

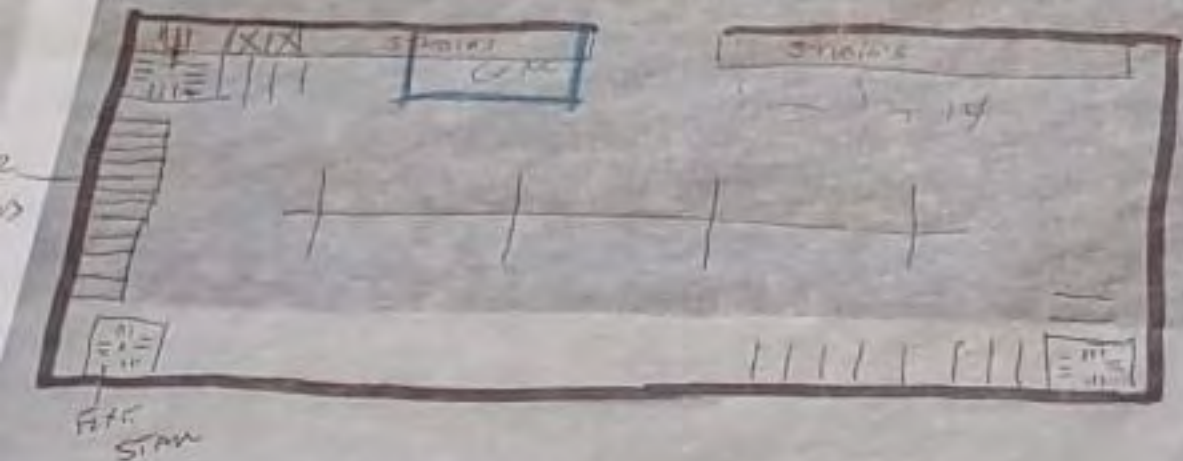
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Lemon

LEVEL ①

+14



ITN No. 250076-ITN-JL

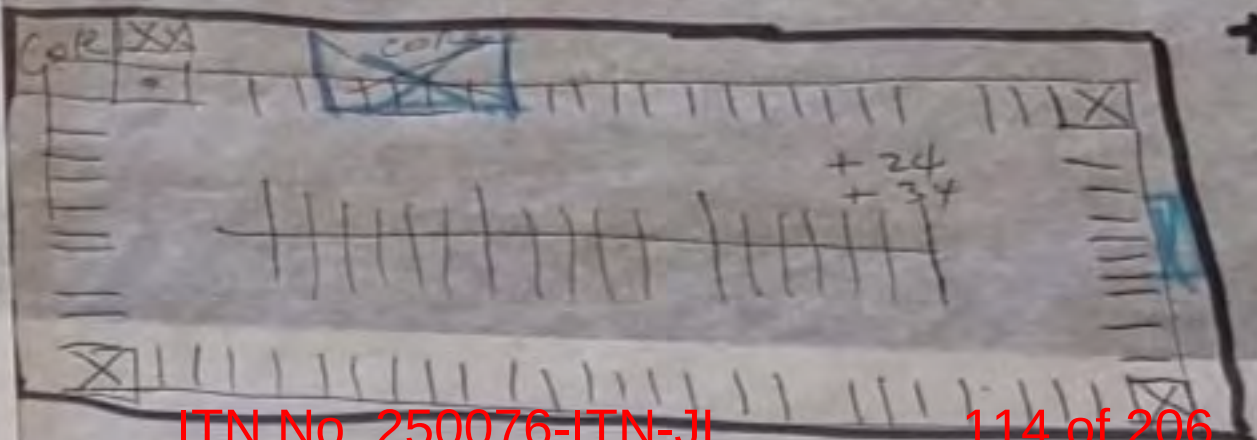
113 of 206

2 Femur

LECEL 2/3?

+ 24

+ 34

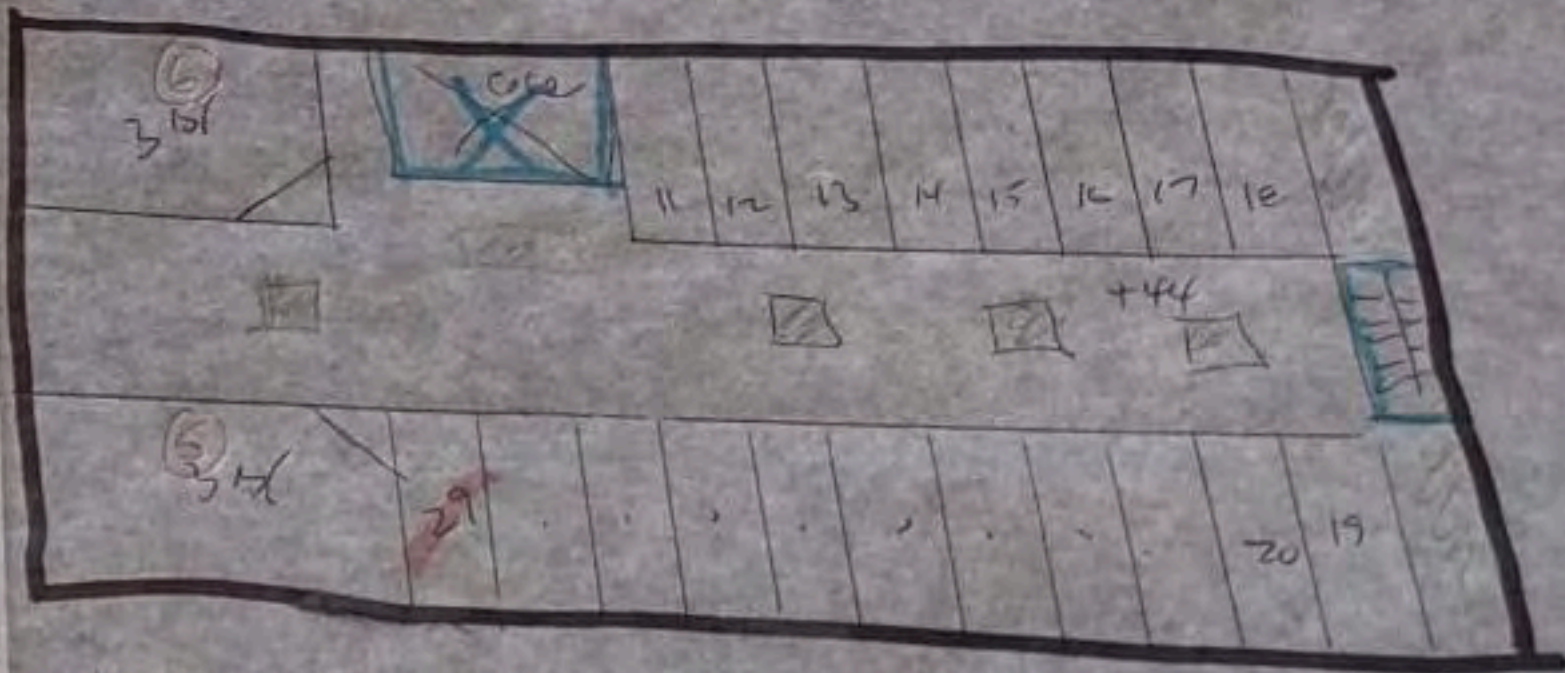


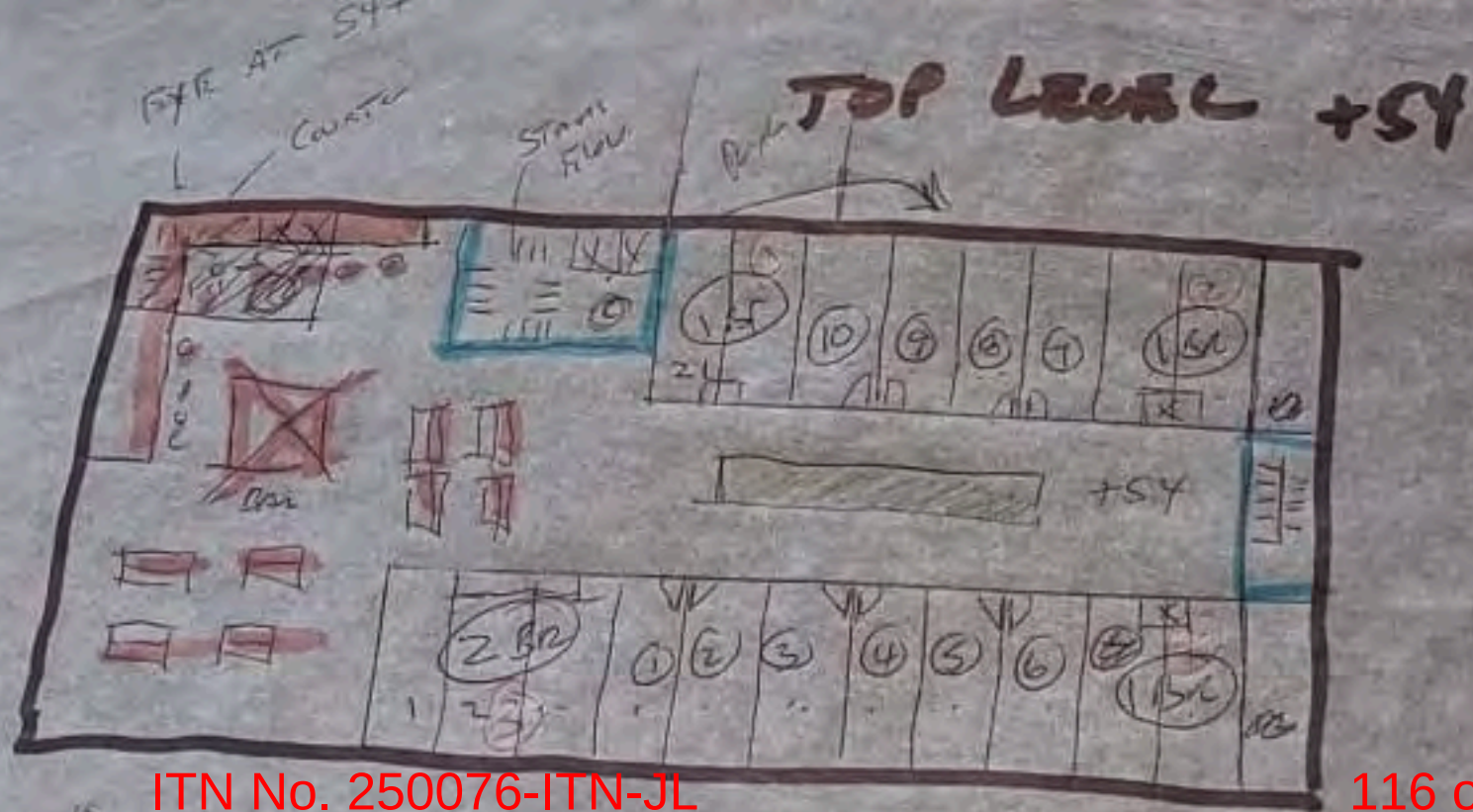
ITN No. 250076-ITN-JL

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2E map

LEVER 4 +44





ITN No. 250076-ITN-JL

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Finfrock, one of the best at Parking Structures, and multifamily podium parked product, looked at this with me in the days before the Hurricane, as well as previous years.

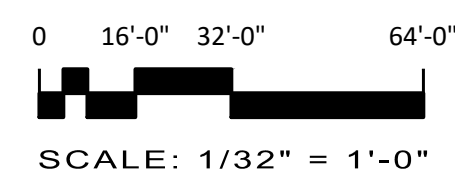
While their system is great and their team great, I think perhaps this is too small for them, and maybe not appropriate for this, but I have include their schematics which are a little better than the oinion skins I have been working on to show you how it can work, and the parking counts acheived that I have used in the modeling.

Without a commitment for parking from the COT, any component on top is not a reality.

LEMON STREET

CONCEPTUAL PACKAGE
TARPON SPRINGS, FL

9/16/2024



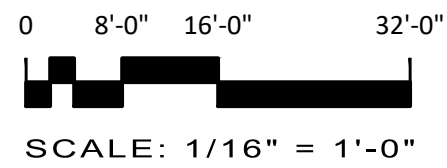
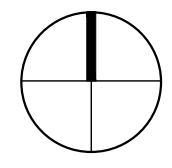
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Architect: Jerege 9/16/2024 1:26 PM

24-2058-3

FINFROCK
FINFROCK DESIGN, LLC.



- AMENITY
- BACK OF HOUSE
- VERTICAL CIRC
- GARAGE
- COMMERCIAL

LEVEL 1 FLOOR PLAN
LEMON STREET
TARPON SPRINGS, FL | 9/16/2024

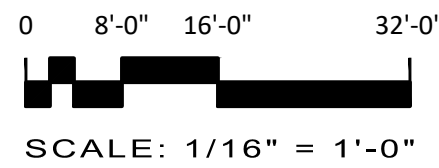
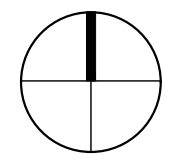
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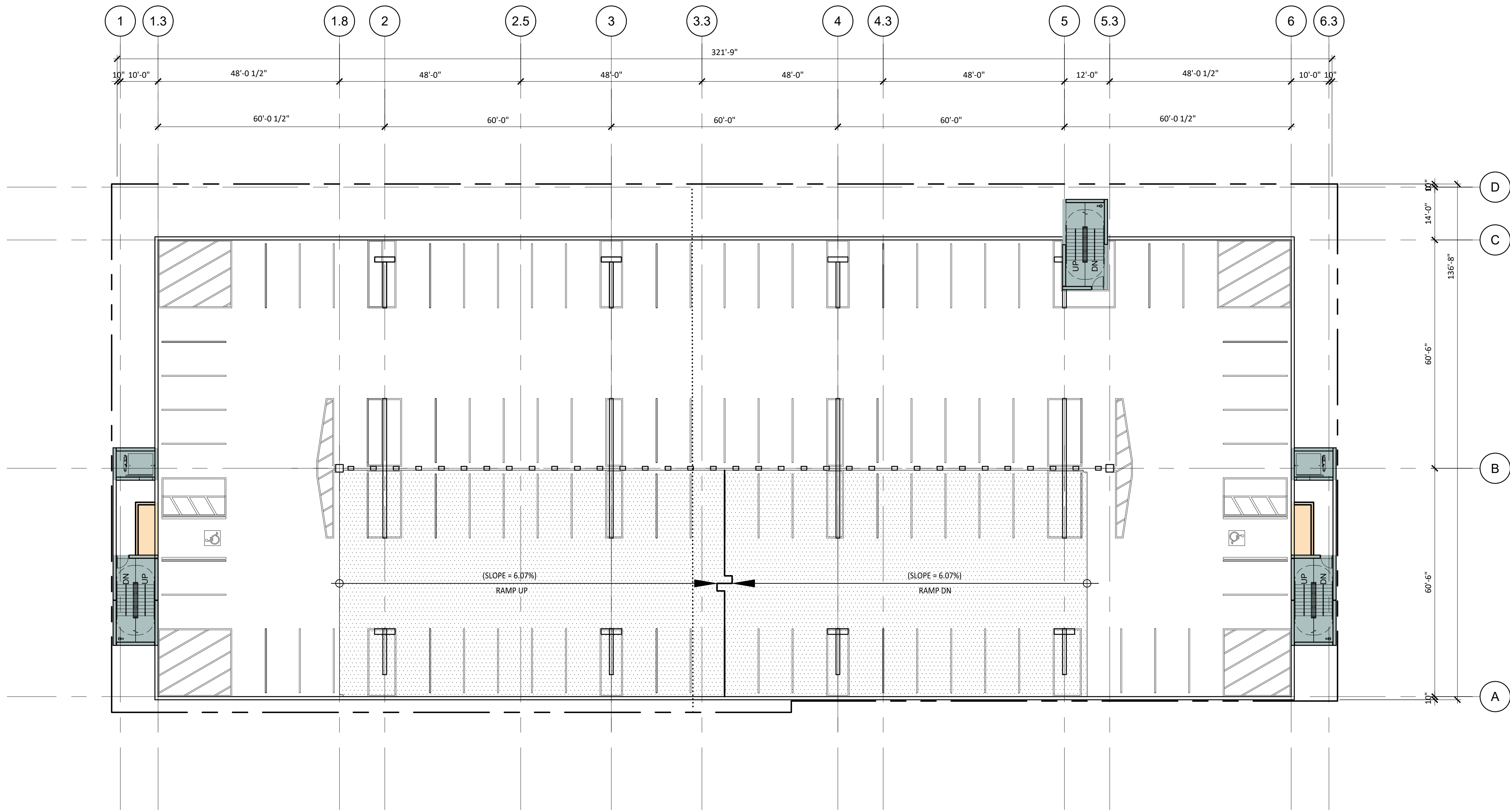
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FINFROCK
FINFROCK DESIGN, LLC.



SCALE: 1/16" = 1'-0"

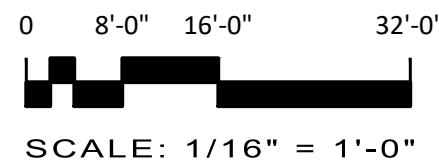
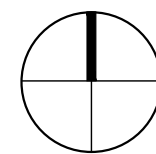


- AMENITY
- BACK OF HOUSE
- VERTICAL CIRC
- GARAGE
- COMMERCIAL

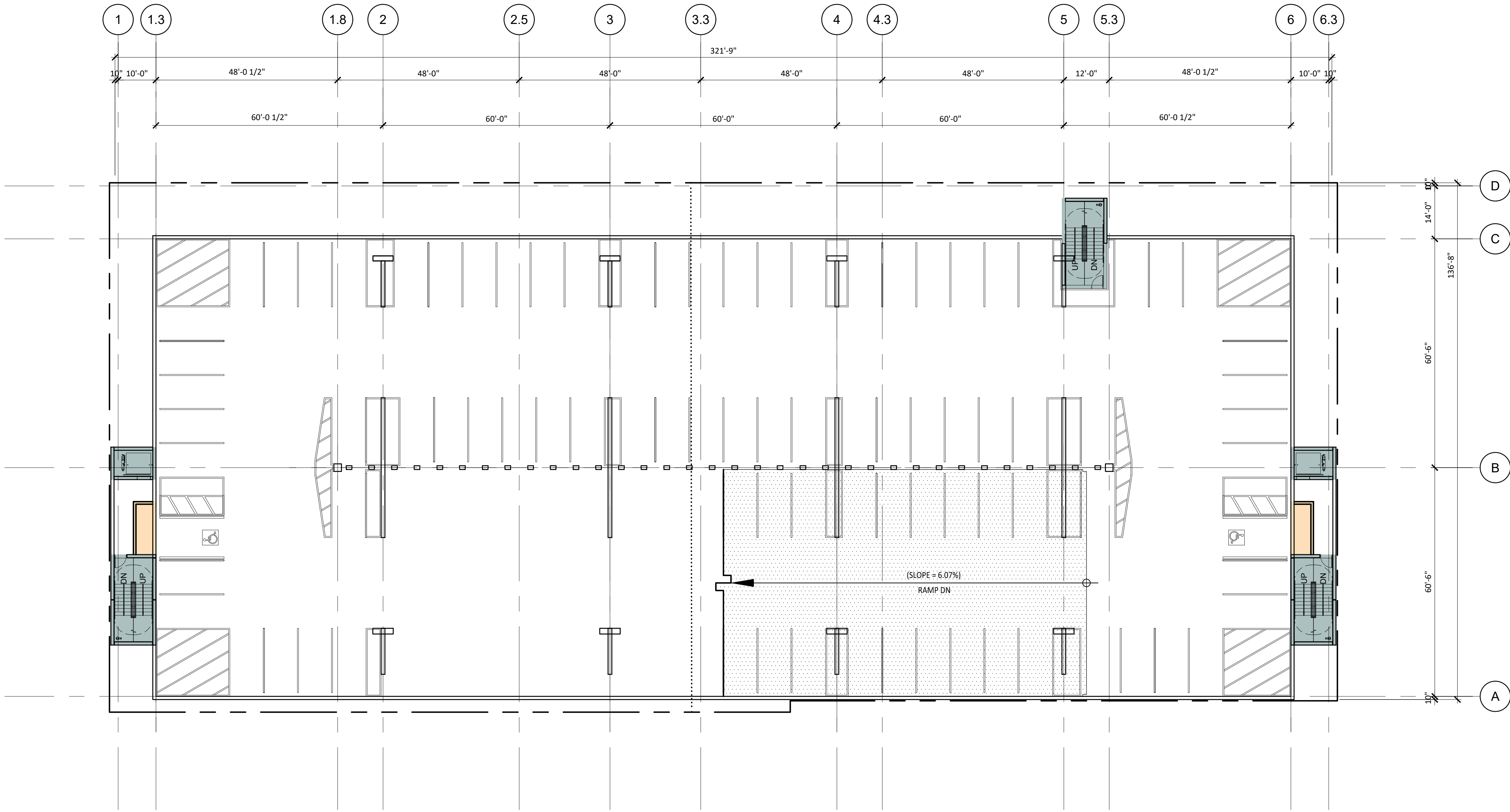
LEVEL 2 FLOOR PLAN
LEMON STREET
TARPON SPRINGS, FL | 9/16/2024

A1.02

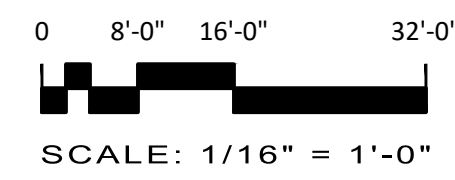
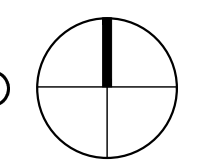
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- AMENITY
- BACK OF HOUSE
- VERTICAL CIRC
- GARAGE
- COMMERCIAL

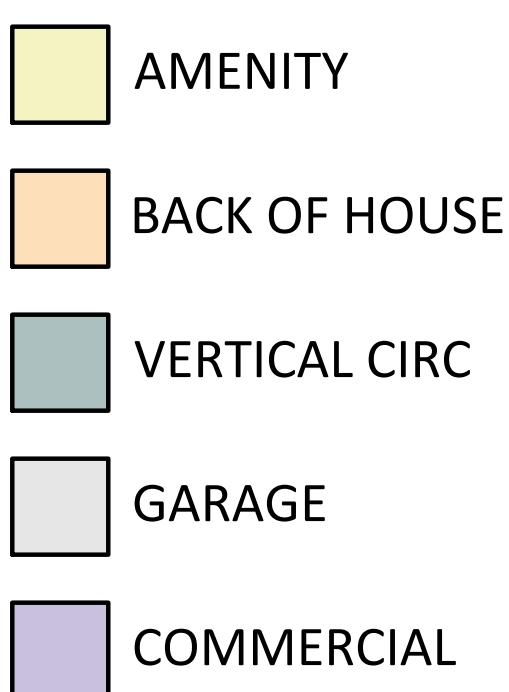


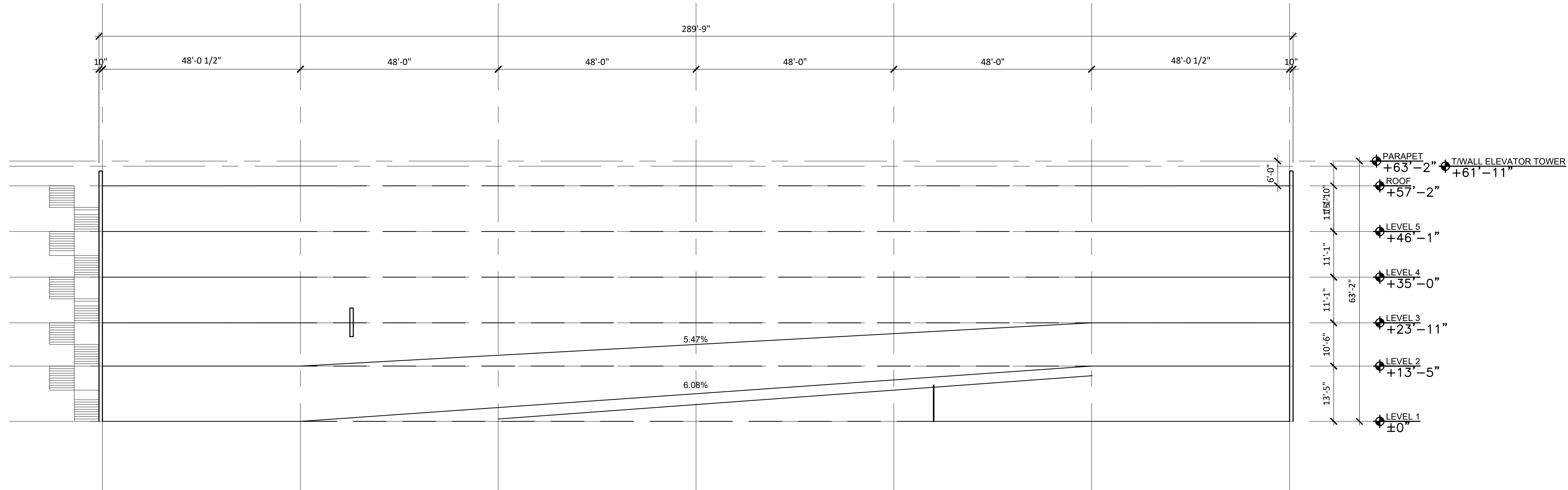
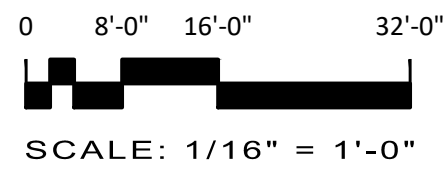
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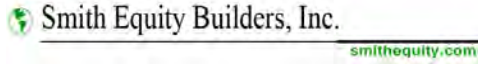


TARPON SPRINGS, FL | 9/16/2024

A5.01

Smirlis District Urban

Tarpon Springs, FL



DRAFT Profrma Targets

Total GSF	143,284	181,419
Total GSF CCH/WFH/BH	56,047	56,047
Total GSF Artistic Retail	3,000	3,000
Total GSF Rooftop Bar/Amenity	2,000	2,000
Total GSF Parking	75,587	114,525
Total Stalls	176	283
Total City Stalls	135	225
Total Project Stalls	41	58

	4 Levels	5 Levels	NOTES
Land	\$ 3,025,410	\$ 3,720,910	at 10%
Design n Permitting			
Civil	\$ 100,000	\$ 100,000	
Arch	\$ 750,000	\$ 750,000	
Hard Costs			
Site Clear Grade Utilities	\$ 250,000	\$ 250,000	
Site Drainage	\$ 400,000	\$ 400,000	
Unit Bldg @200	\$ 11,209,400	\$ 11,209,400	
Parking City @ 65k	\$ 8,775,000	\$ 14,625,000	\$ 29,109,400
Parking Use @ 65k	\$ 2,665,000	\$ 1,450,000	
Vertical Stair Elevators	\$ 300,000	\$ 375,000	
Rooftop Bar/Amenity	\$ 800,000	\$ 800,000	
Skin Enhancements 2 sides			
Soft Costs			
Legal	\$ 100,000	\$ 100,000	
Insurance	\$ 100,000	\$ 100,000	
Impact Fees	\$ -	\$ -	Discuss
Financing	\$ -	\$ -	
Subtotal Costs	\$ 28,474,810	\$ 33,880,310	
Selling Costs			
Legal	\$ 100,000	\$ 100,000	
Commissions	\$ 1,512,705	\$ 1,860,455	@ 5 Hopefully little
Subtotal Costs	\$ 30,087,515	\$ 35,840,765	
Revenue/Value Created			
Stalls to City	\$ 8,775,000	\$ 14,625,000	65k Per Stall
Stalls to Project	\$ 2,665,000	\$ 3,770,000	TBD
CCH/WFH/BH Sale or lease	\$ 16,814,100	\$ 16,814,100	Depends
Rooftop Mar sale/Lease Value	\$ 1,000,000	\$ 1,000,000	Determine Relative Right Mix
Resid ADU Sales			Determine Relative Right Mix
Artistic Retail Sales/Lease	\$ 900,000	\$ 900,000	
Bike Locker Sale Lease	\$ 100,000	\$ 100,000	
CRA TIFF Grants Bed Tax Targets			Depends on who owns it
TOTAL Potential Value Created	\$ 30,254,100	\$ 37,209,100	
Potential ROI	\$ 166,585	\$ 1,368,335	
	0.55%	3.82%	On Costs

City of Tarpon Springs
ITN # 250076-ITN-JL

Smirlis District Urban

Tarpon Springs, FL

Tuesday, June 17, 2025

Prepared by:

 Smith Equity Builders, Inc.
smithequity.com

Commissions 0%
Vacancy 10%
Operating Expens 15%

VALUE of Garage Stall Lease

TOTAL Stalls 176

246 Per stall/mo \$ 8.20 Per stall/day															
TOTAL INCOME				Bldg Cost per stall											
				\$ 55,344.32 \$ 44,275.46 \$ 36,896.22											

City of Tarpon Springs
ITN # 250076-ITN-JL

Smirlis District Urban
Tarpon Springs, FL

Tuesday, June 17, 2025

Prepared by:

 Smith Equity Builders, Inc.
smithequity.com

Commissions 0%
Vacancy 10%
Operating Expens 15%

VALUE of Garage Stall Lease

TOTAL Stalls 283

246 Per stall/mo \$ 8.20 Per stall/day															
TOTAL INCOME				Bldg Cost per stall											
				\$ 55,344.32 \$ 44,275.46 \$ 36,896.22											

SECTION 5.0

The History of SMIRLIS Family on Lemon Street

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

smithequity.com

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TO WHOM IT MAY CONCERN:

April 15, 2018

Smirlis family members are longtime residents of Tarpon Springs with the namesake Smirlis Bakery an institution and major employer in the City for 85 years (1905-1990.) From its location near Lemon and Ring Streets the bakery supplied hard tack bread to the sponge boats and grew from house to house delivery to distribution of bread products in supermarkets, restaurants, and sandwich shops across Central Florida.

With the closure of the business in 1990, Bakery buildings at 229 E. Lemon St. were sold to separate buyers including the old Odd Fellows lodge building on Ring Ave. and the adjacent structure at 120 S. Ring Ave. Ownership of those properties has changed since then and there are currently several businesses operating out of those locations.

The remaining properties that housed Smirlis Bakery operations are located at 227 E. Lemon St., two vacant lots along Ring Avenue and vacant acreage on the south side of the 200 Block of East Lemon St. bordered on the east by the Christopher Still Art Studio and on the west by the newly renovated public housing units.

Subsequent to the death of Angelo Smirlis in 2002, and Helen in 2004, ownership of the properties passed to their daughters Rebecca, Angela, and their spouses.

In 2004, Steve Grimme/Smith Equity Builders, Inc. approached the owners with interest in the Bakery properties and offered several possible comprehensive development plans that included commercial/residential mixed uses with onsite parking facilities. At that time the City was engaged in exploring the Smart Code Zoning process; establishing the Community Redevelopment Area (CRA) and Special Area Plans (SAP) that would provide a basis and framework to fulfill the City's vision for the district. As evidence of his sincere interest and commitment, Steve Grimme purchased the Smirlis Bakery building at 227 E. Lemon St. and the vacant lots adjacent to 120 S Ring Avenue. The building at 227 E. Lemon St. served as the family home and until the mid-1950 was the site of the actual bakery. The large wood-fired brick oven stands to this day in that building

Knowing that approval of the CRA, SAP, and Smart Code Zoning would be a lengthy process involving amendment to the Pinellas County Comprehensive Land Use Plan; but believing in the concept proposed by Steve Grimme, and buoyed by his demonstration of good faith in stepping up to purchase several of the properties; the owners decided to wait for final County approval of the development code to proceed. Although the City's plan was ultimately approved, the economic downturn of 2008 adversely affected the plan going forward.

In the ensuing years the owners have had the properties listed for sale and watched as other properties on Lemon Street have gone on and off the market with a number of different realtors. Other than the opening of Silver King Brewery, there has been little noticeable business development along Lemon St. to fulfill the City's vision for the district.

Over the years the owners have declined offers to split the acreage into smaller lots or to sell just to get rid of the property as that is neither in the best interest of the family nor of the City of Tarpon Springs moving forward to fulfill that vision. The acreage on the south side of the 200 Block of E. Lemon Street represents the largest undeveloped parcel along Lemon St. under one ownership and is a blank canvas for development under a unified plan that incorporates the vision developed by City staff and implements the City's commitment to Smart Code Zoning, the CRA and SAPs.

Over those same years since 2008 Steve Grimme/Smith Equity Builders, Inc. has maintained contact with the owners and has stepped up again to show his financial commitment to the owners, City and the district with a new proposal that includes the former Smirlis Bakery properties in a broad plan that considers other downtown properties and provides answers for ongoing parking issues.

The Smirlis Family has a long commitment to and love for the City of Tarpon Springs and if the Bakery properties are to be sold it is the strong desire of the owners that it is done in a way that helps the City and honors that tradition and legacy.

The owners have seen the interest and financial commitment of Steve Grimme/Smith Equity Builders, Inc. over the last fourteen (14) years and support his efforts and plan for the Lemon St. district.

Rebecca Smirlis Fernandes

Russell Fernandes

Angela Smirlis Becker

David Becker

The New **METROPOLIS**
@ Tarpon Springs, FL

Stelios Smirlis



1955 Expansion of Bakery

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

smithequity.com

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The New **METROPOLIS**
@ Tarpon Springs, FL



Note oven

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



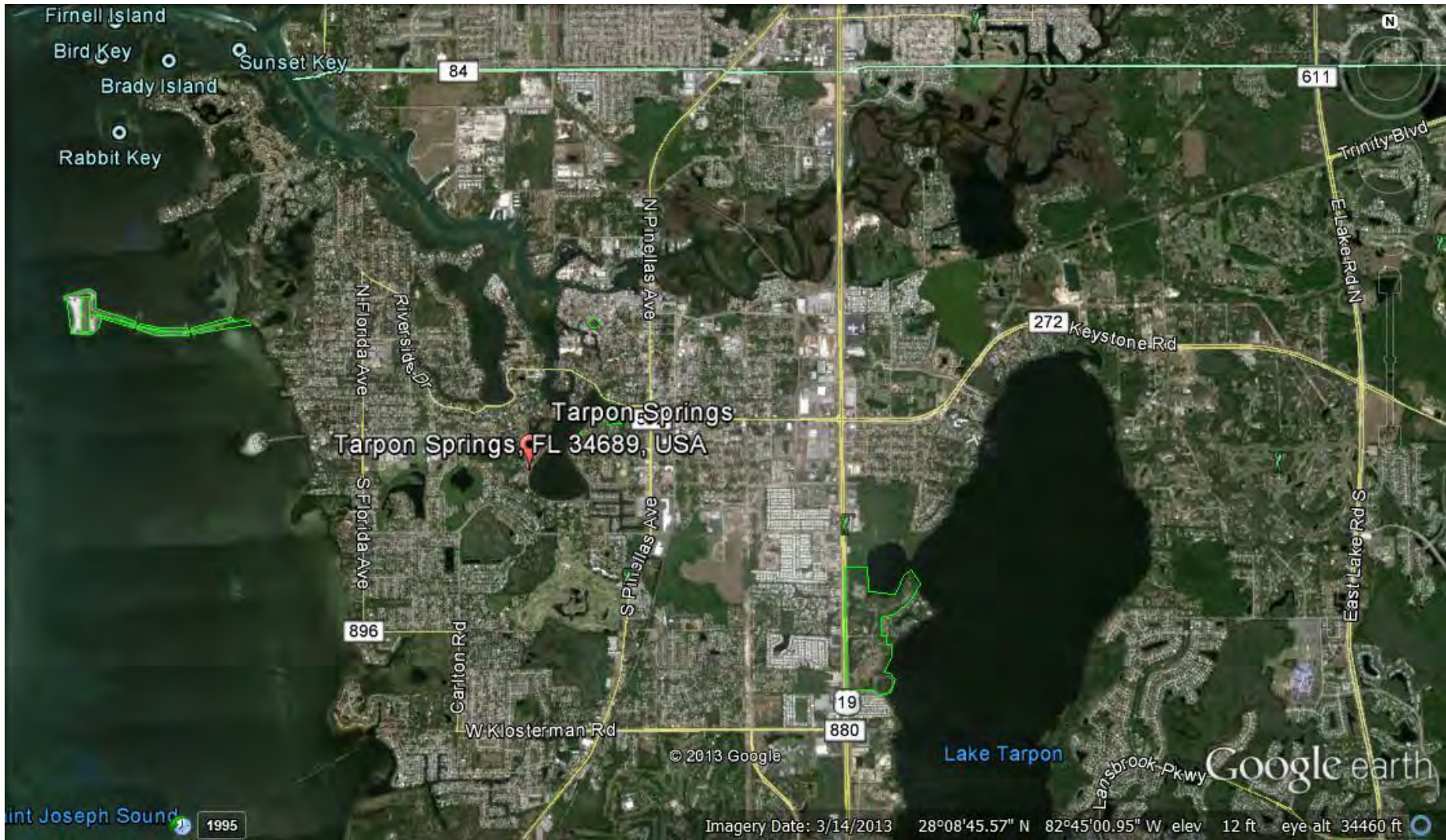
By:

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**Angelo Smirlis and Gus on Greek
Easter 1948?**

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The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



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The New **METROPOLIS**
@ Tarpon Springs, FL

******WORK IN
PROGRESS**



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



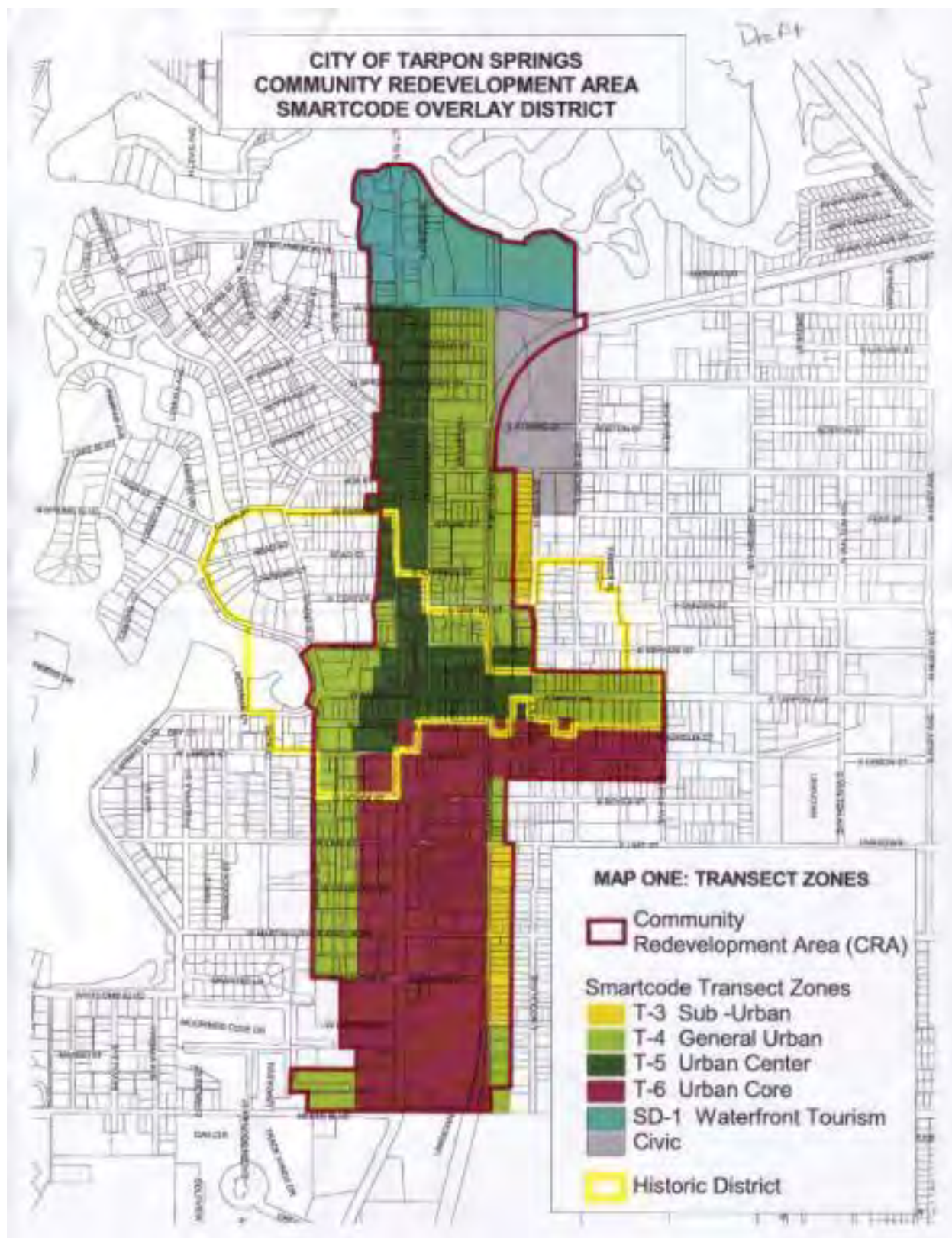
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The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

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Section 7.0

HISTORY of Smith Equity on Lemon Street

AS of :

APRIL 17, 2018
ITN No. 250076-ITN-JL

In:

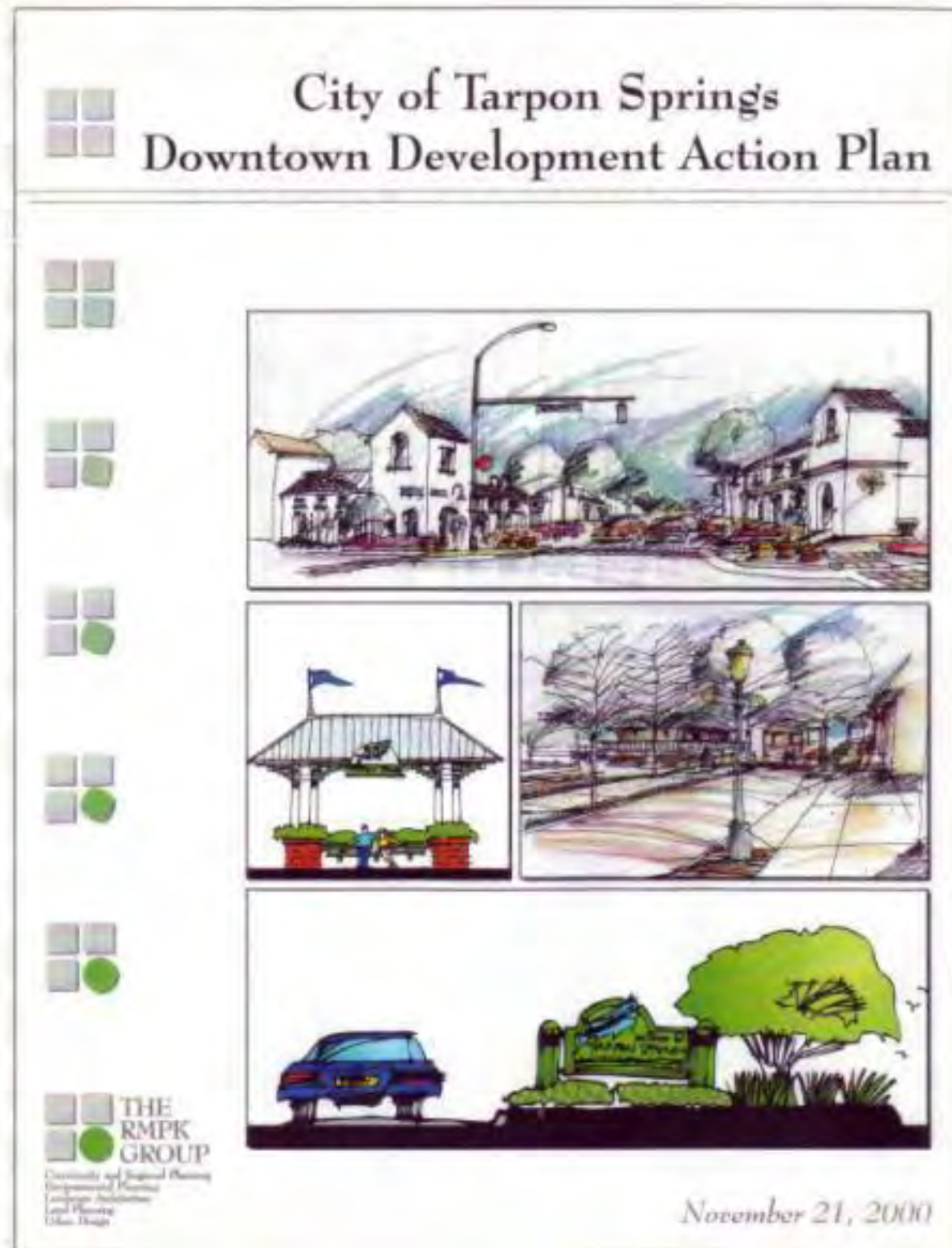


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AS of :

APRIL 17, 2018
ITN No. 250076-ITN-JL



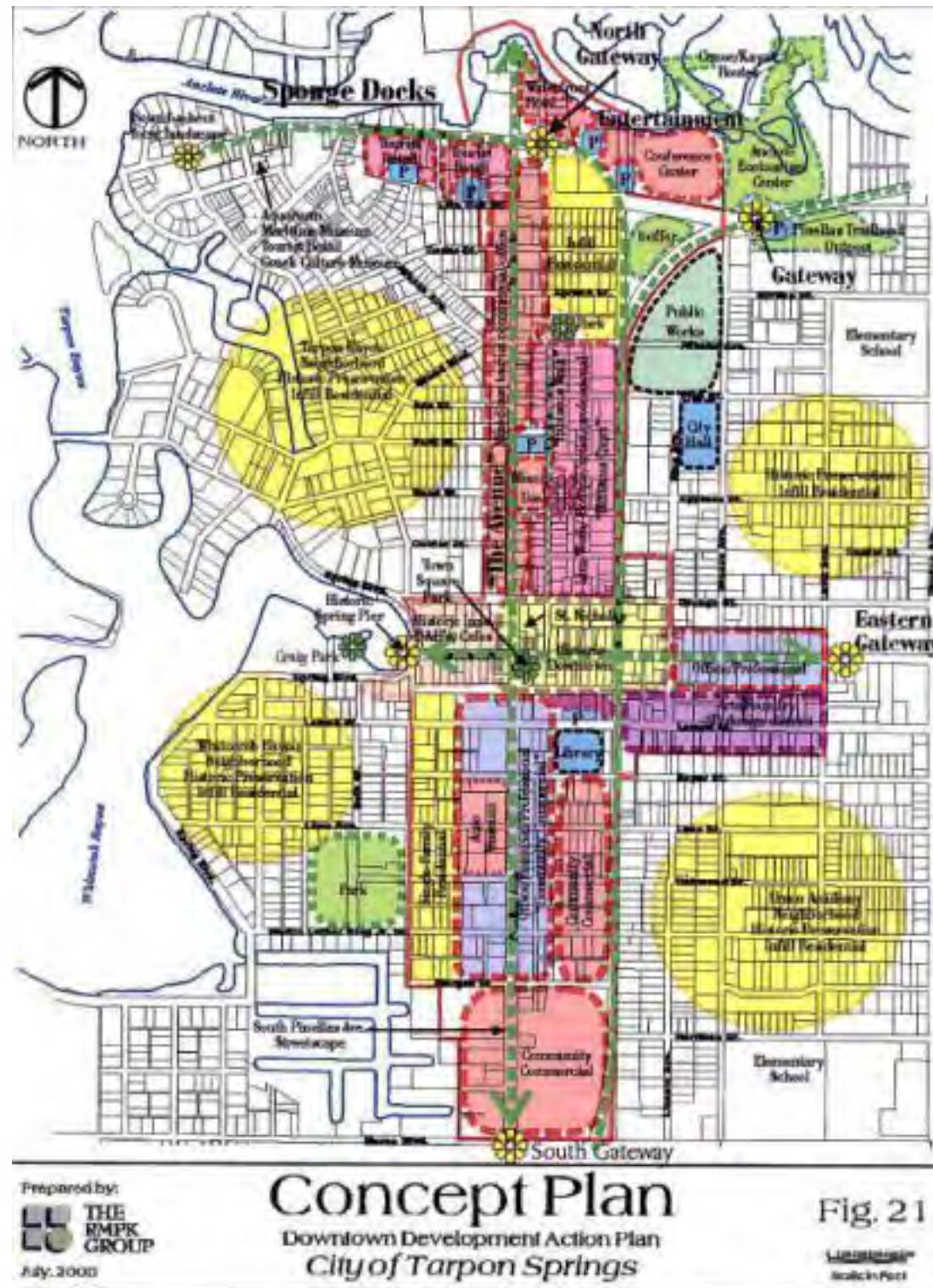
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METROPOLIS on Springs, FL



AS of :

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

Smith Equity Builders, Inc.

smithequity.com 139 of 206

The New **METROPOLIS**
@ Tarpon Springs, FL



AS of

APRIL 17, 2018
ITN No. 250076-ITN-JL



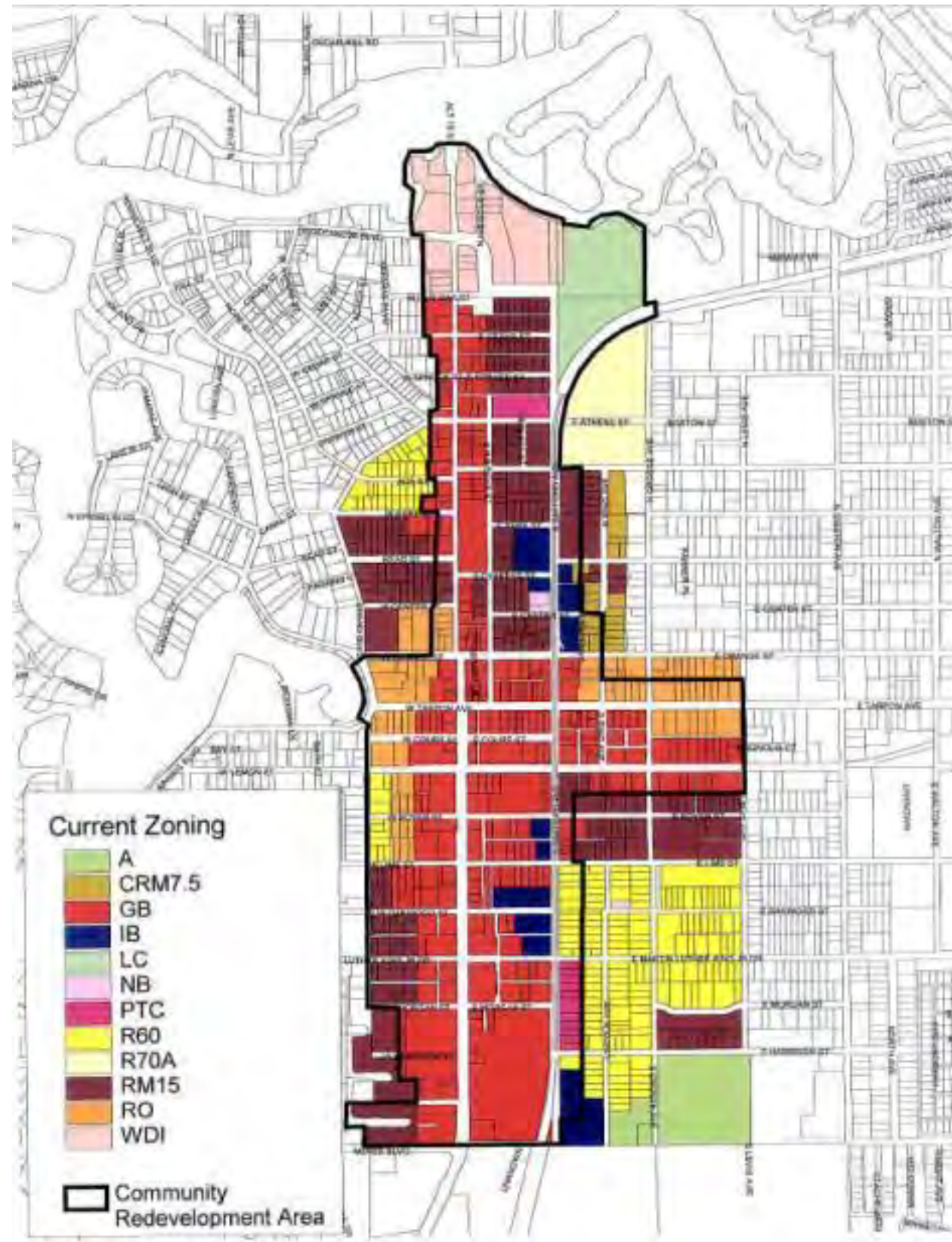
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ETROPOLIS

n Springs, FL



AS of :

APRIL 17, 2018
ITN No. 250076-ITN-JL

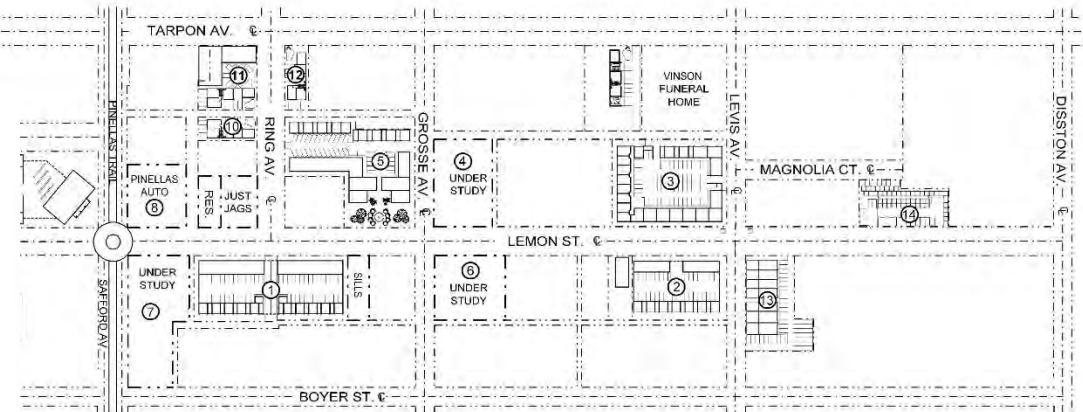


By:

Smith Equity Builders, Inc.

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Sheet #
A1

 Smith Equity Builders, Inc.

The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

**Insert aerial with
highlighted district**

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The New **METROPOLIS**
@ Tarpon Springs, FL



AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 Smith Equity Builders, Inc.

AERIAL Circa 2006

The New **METROPOLIS**
@ Tarpon Springs, FL



Date: 04/24/06	Smith Equity Builders, Inc. smithequity.com 440 E. Lemon Street Suite A Tarpon Springs, FL 34689 (727)814-4135	1058 Bishop Street Suite 1101 Honolulu, HI 96813 (808)638-0501	Concept Study for Lemon Street	Overall Photo of Lemon Street Project	Scale :	Sheet # A3
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Drawing Circa 2006

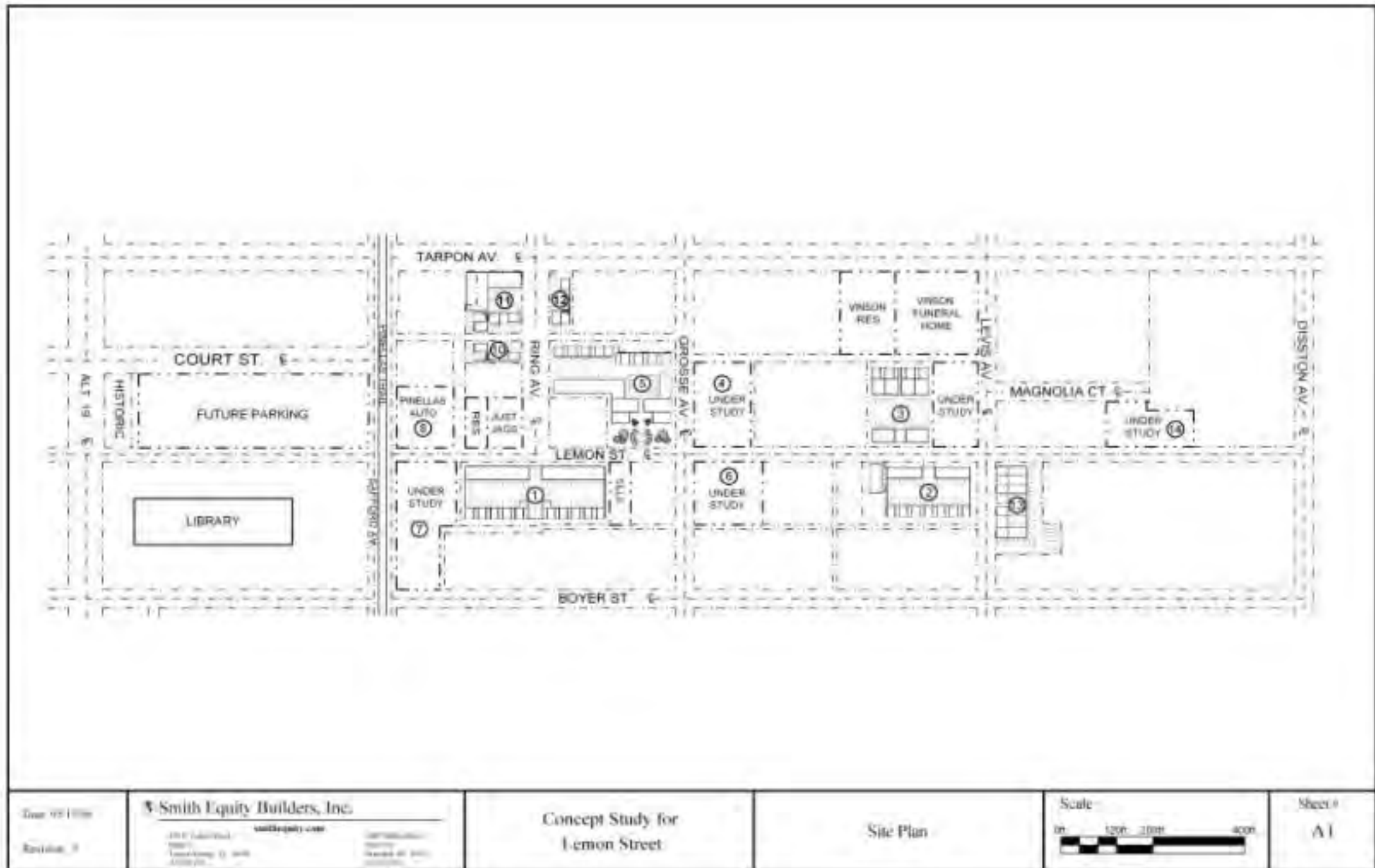
AS of :
APRIL 17, 2018
ITN No. 250076-ITN-JL

In:



By:

Smith Equity Builders, Inc.
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AS of :

In:

APRIL 17, 2018
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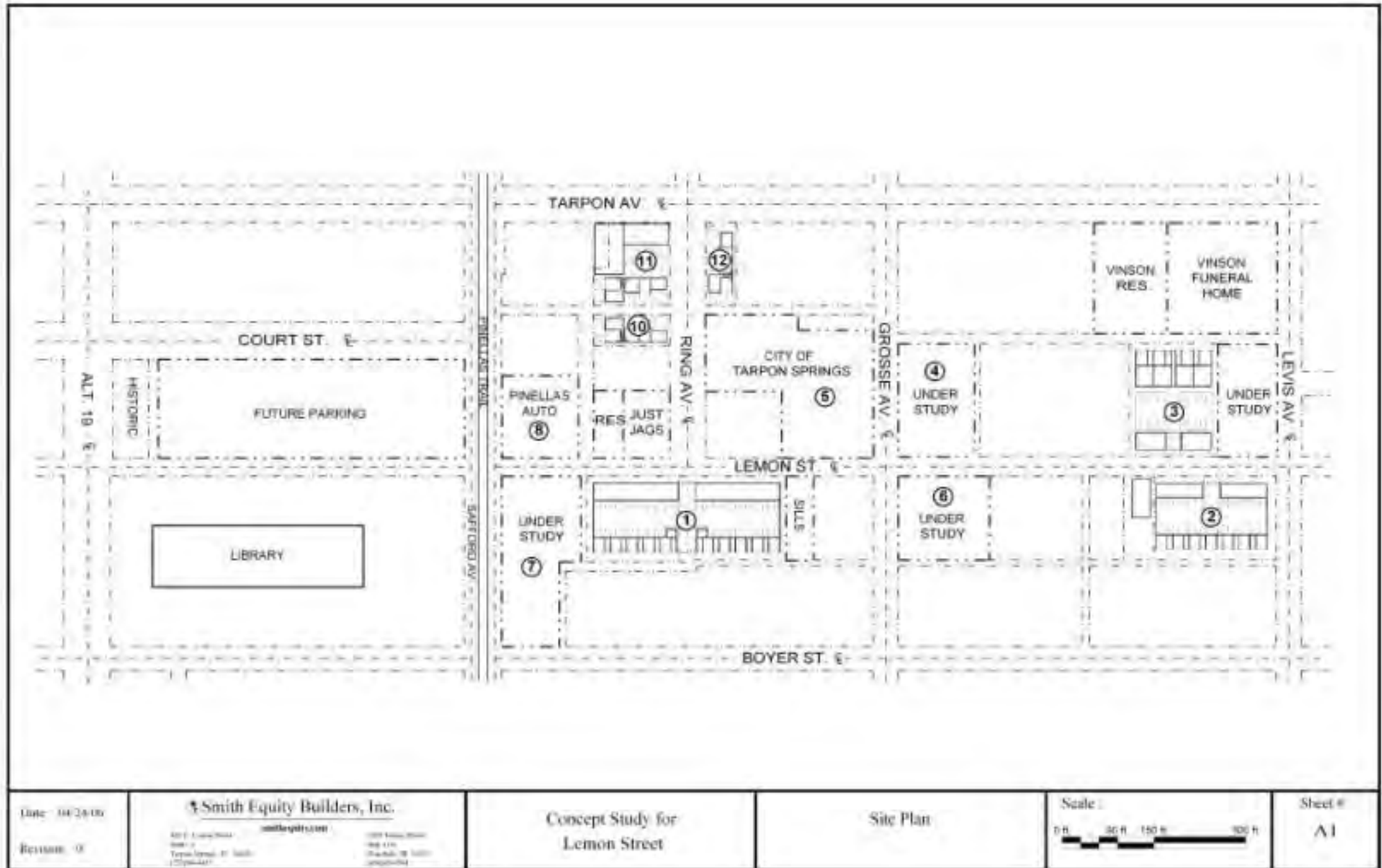


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 **Smith Equity Builders, Inc.**

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APRIL 17, 2018
ITN No. 250076-ITN-JL

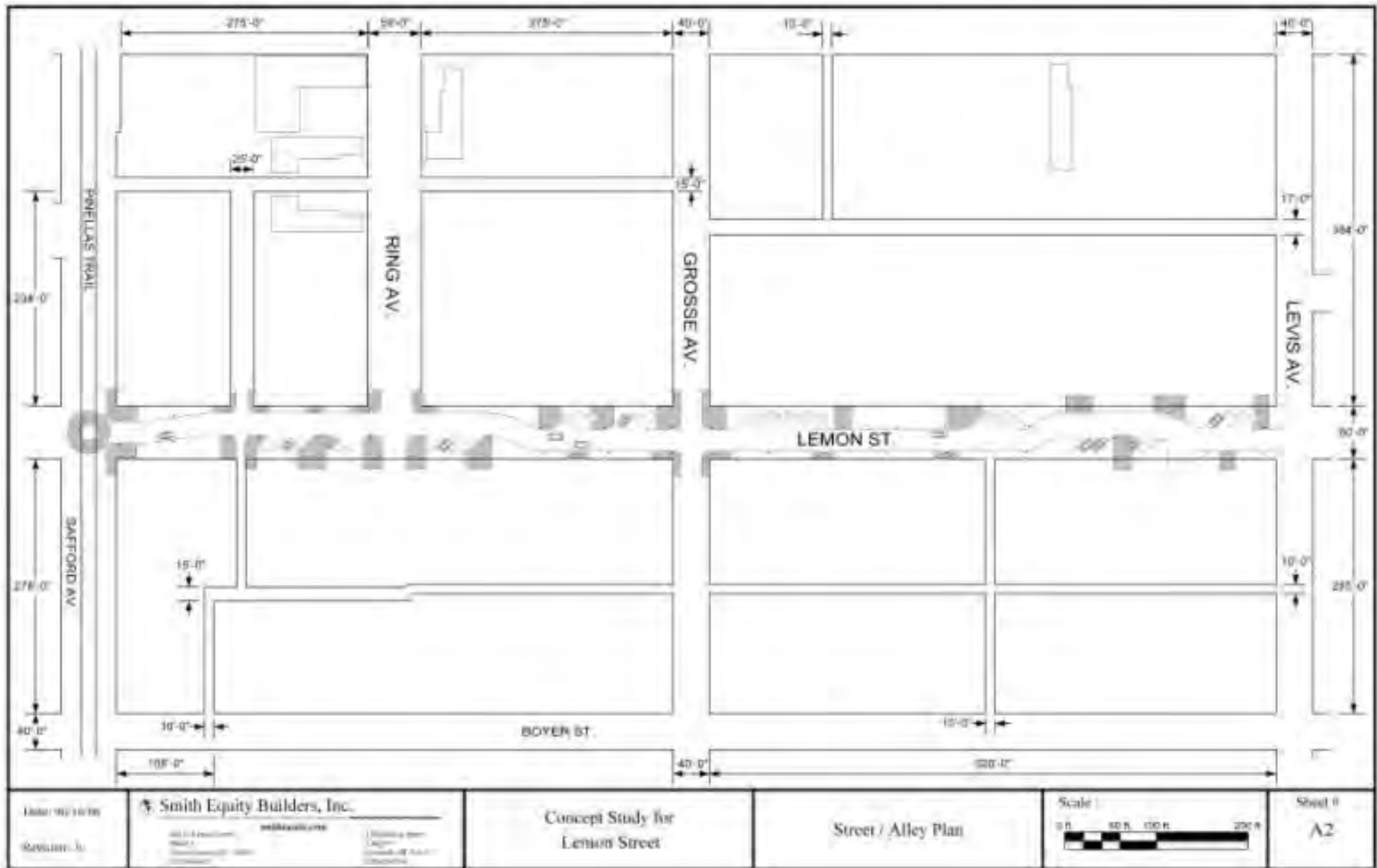


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AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

 **Smith Equity Builders, Inc.**

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ALLEY ISSUES

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



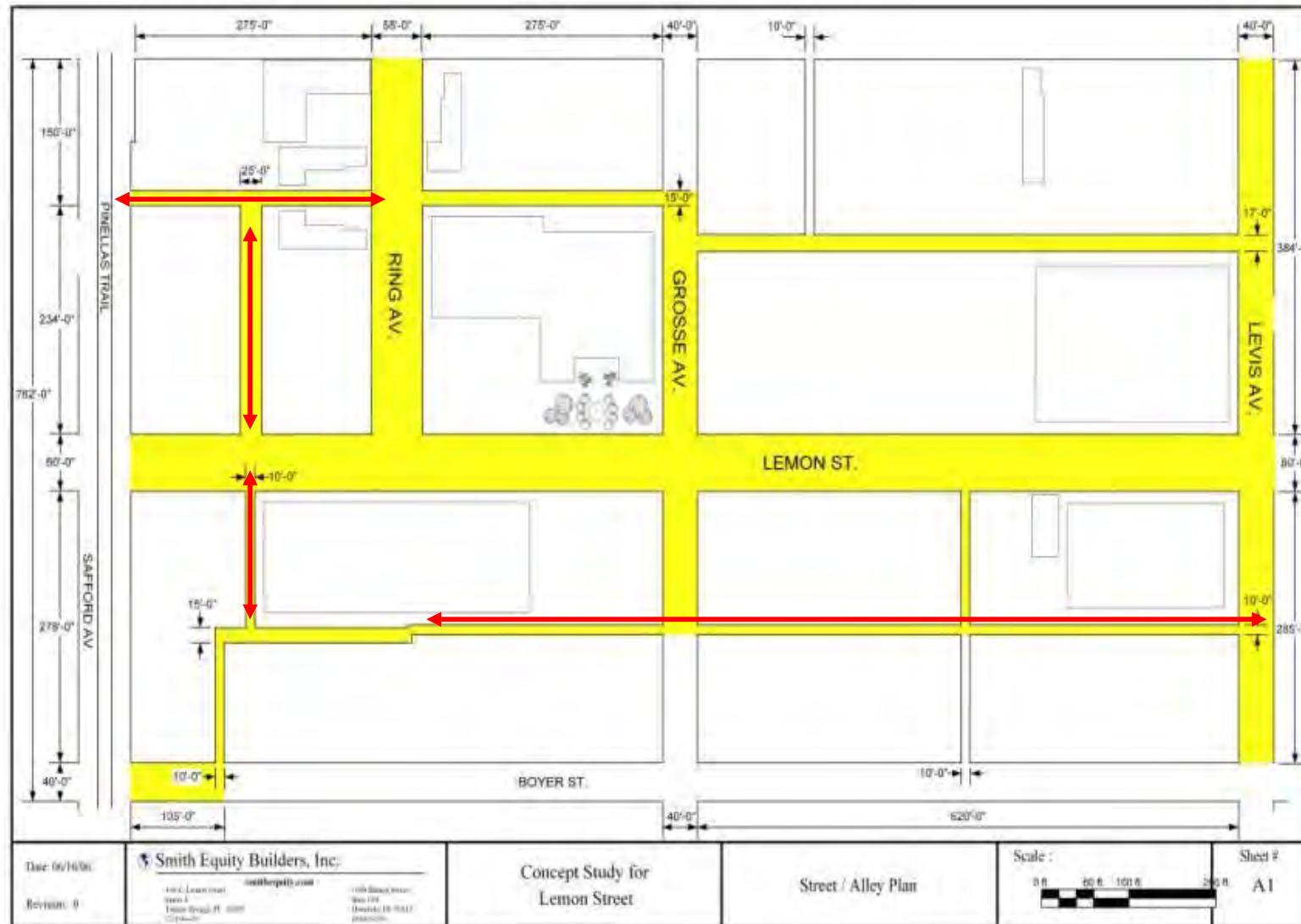
By:

 Smith Equity Builders, Inc.

smithequity.com

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The New **METROPOLIS** @ Tarpon Springs, FL



Red Alleys Are
Important to SEB

ALL ALLEYS ARE
IMPORTANT to CITY

Drawing Circa 2011

AS of :

In:

APRIL 17, 2018
ITN No. 250076-ITN-JL



By:

Smith Equity Builders, Inc.

smithequity.com 150 of 206

******WORK IN
PROGRESS**

The New **METROPOLIS**
@ Tarpon Springs, FL

Color	Meaning	Linear Footage (ft)	Square Footage (ft ²)
	Total Alley	7,754	55,077
	Proposed Alley Maintenance Area	2,596	18,215
		33%	33%
	City Tarpon Property (Inc Police)	n/a	71,175
	Smith Equity Owned, Contracted or authorized	3,303	116,485
	Tarpon Springs Housing Authority	1,614	53,649

TOTALS

15,268

314,601

	Lemon Street	2,668	n/a
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AS of :

In:



By:

 **Smith Equity Builders, Inc.**

APRIL 17, 2018
ITN No. 250076-ITN-JL

151 of 206



AS of :

In:

APRIL 17, 2018
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Drawing Circa 2011

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SECTION 8.0

Parking Discussions

AS of :

APRIL 17, 2018
ITN No. 250076-ITN-JL

In:



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The New **METROPOLIS**
@ Tarpon Springs, FL

PARKING EXISTING and POSSIBLE

Existing City Owned

New Ring Surface Lot 26 Ea
Trail and Lemon 40 Ea
Tarpon Alt 19 Surface 45 Ea
Orange and Trail 40 Ea
Hibiscus and Orange 25 Ea

TOTAL DISTRICT Parking Inventory 150 Ea +/-

Borrowed

Suntrust Surface 40 Ea
Wells Fargo/Latour 40 Ea
Cosgrove n S 40 Ea

POSSIBLE

Library Lacy Structured 160 Ea Net New
City Latour Structured 320 Ea Net New
City Wells fargo Structured Ea Net New
Cosgrove n S Structured 160 Ea Net New
Kokolakis/North Surface 75 Ea Net New Temporary
Kokolakis/North Structured 300 Net New

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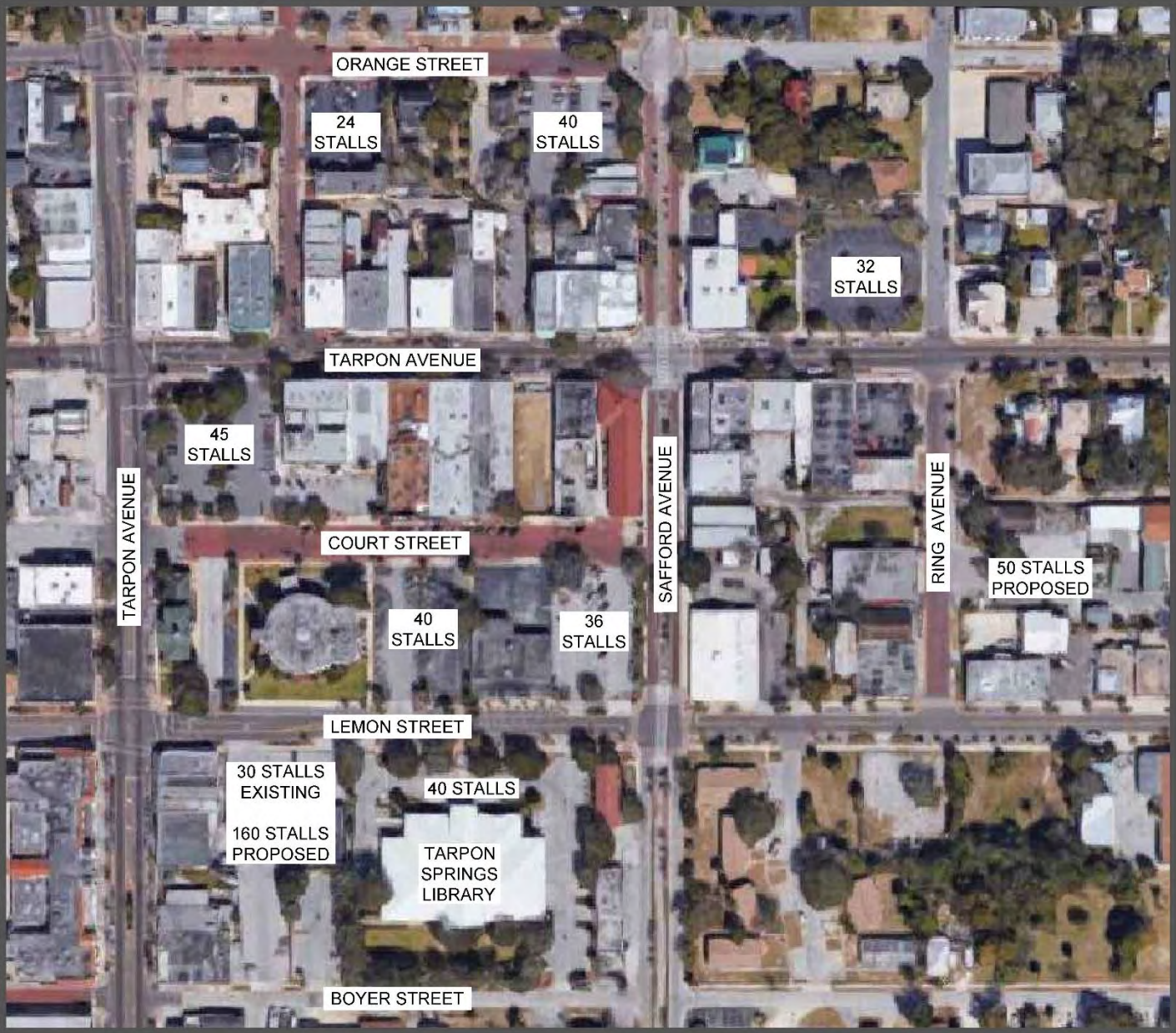


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The New **METROPOLIS**
@ Tarpon Springs, FL



******WORK IN
PROGRESS**

APPROX Parking Inventory Existing

Approx Parking Inventory Borrowed

APPROX Parking Inventory Possible

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APRIL 17, 2018
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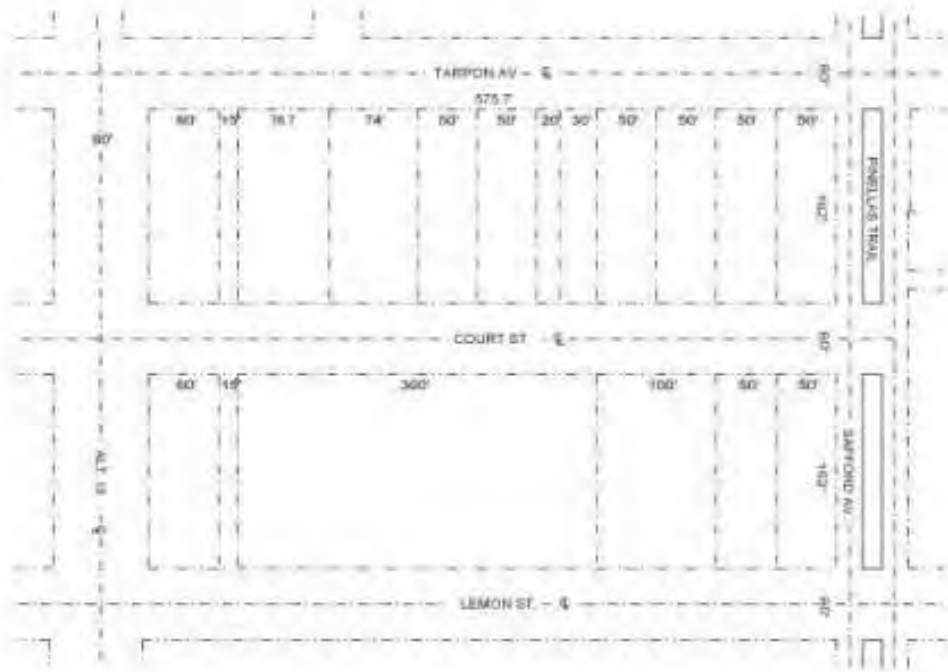
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The New **METROPOLIS**
@ Tarpon Springs, FL



10/10/14/10	Smith Equity Builders, Inc. www.smithequity.com 400 E. Landmark Tarpon Springs, FL 34689 (727) 941-1111	Concept Study for City Parking	Site Plan	Scale: 0 ft. 50 ft. 100 ft. 200 ft.	Sheet 3 A2
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APRIL 17, 2018
ITN No. 250076-ITN-JL

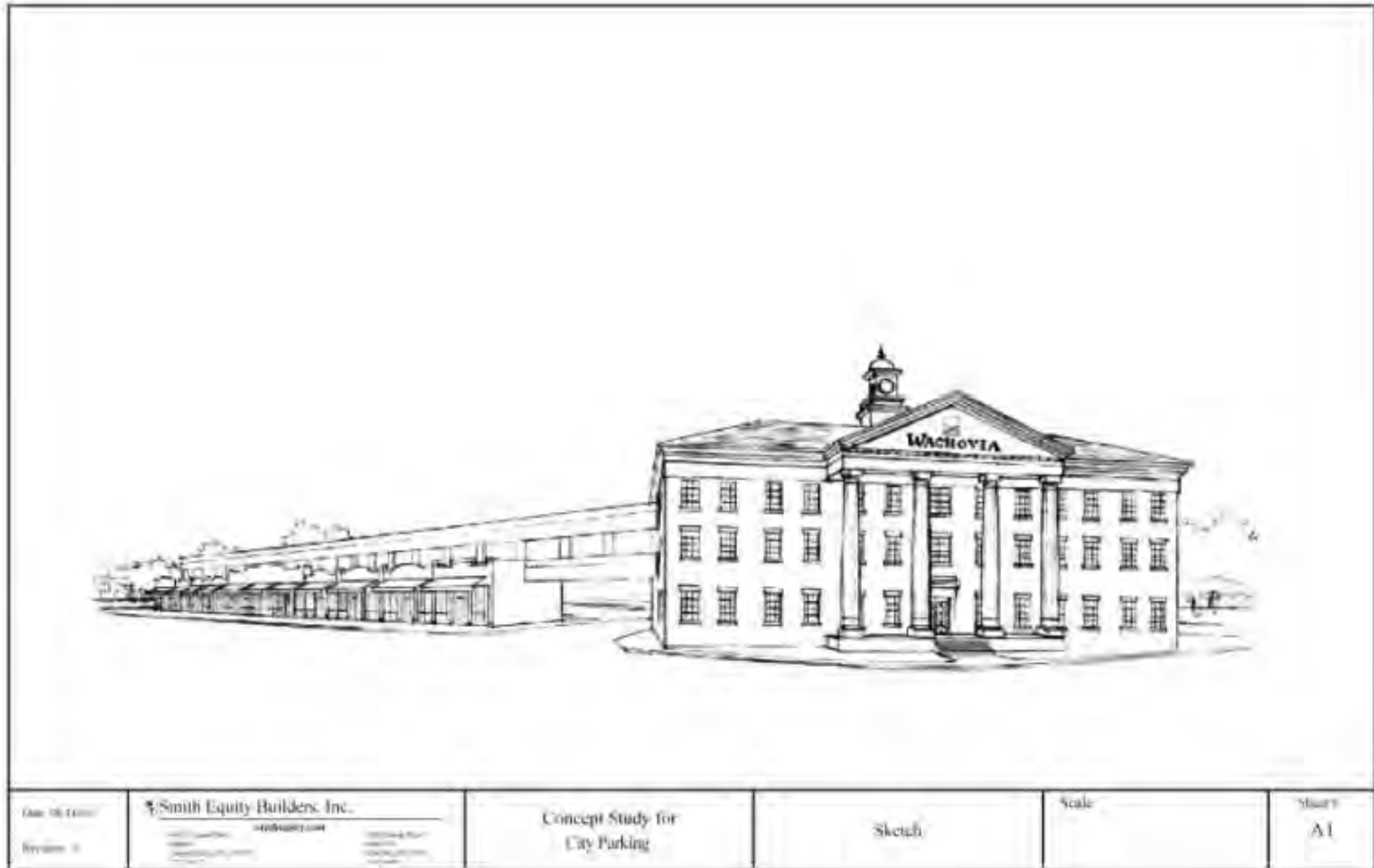
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SEB Plans Circa 2005



SEB Plans Circa 2005

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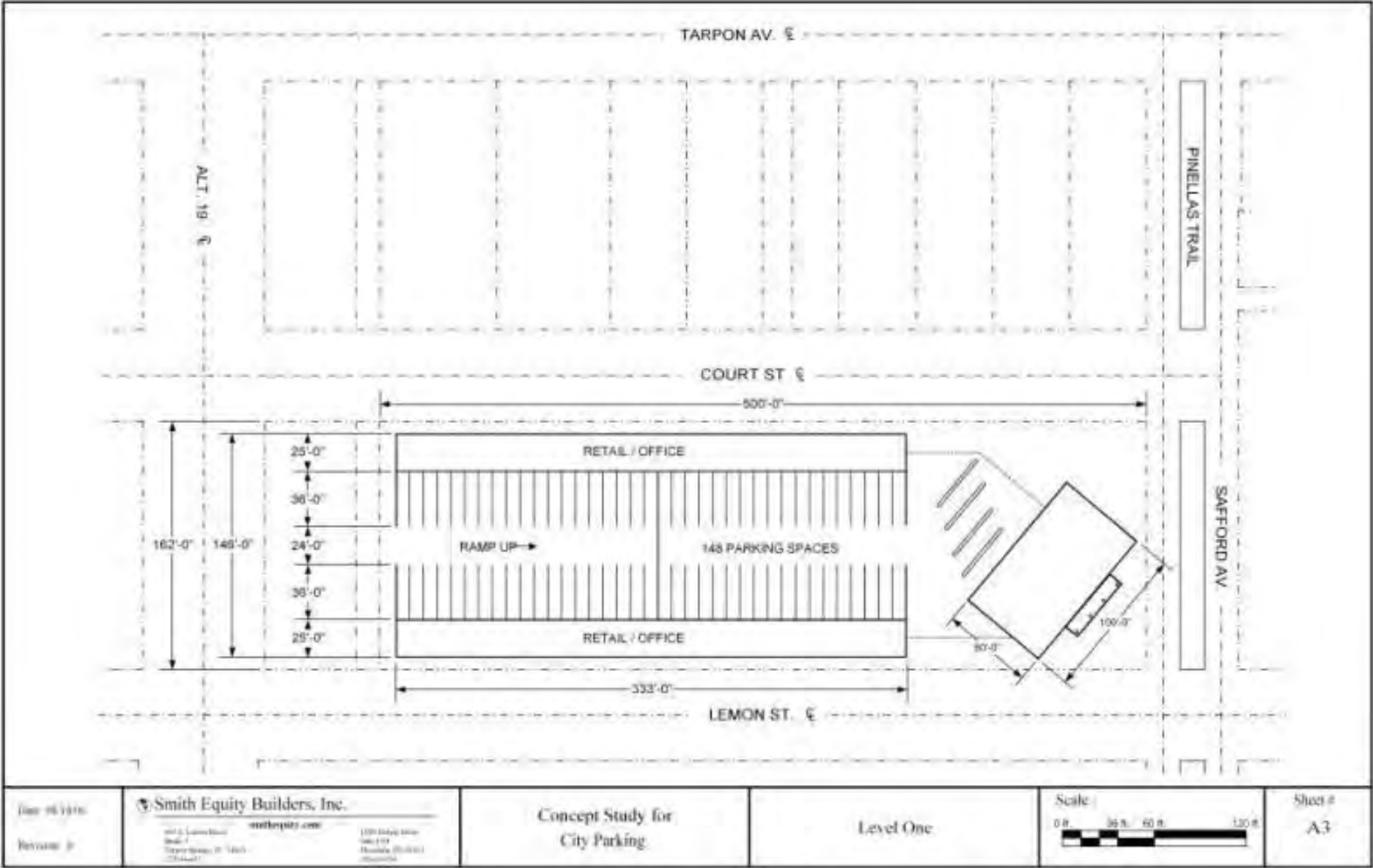
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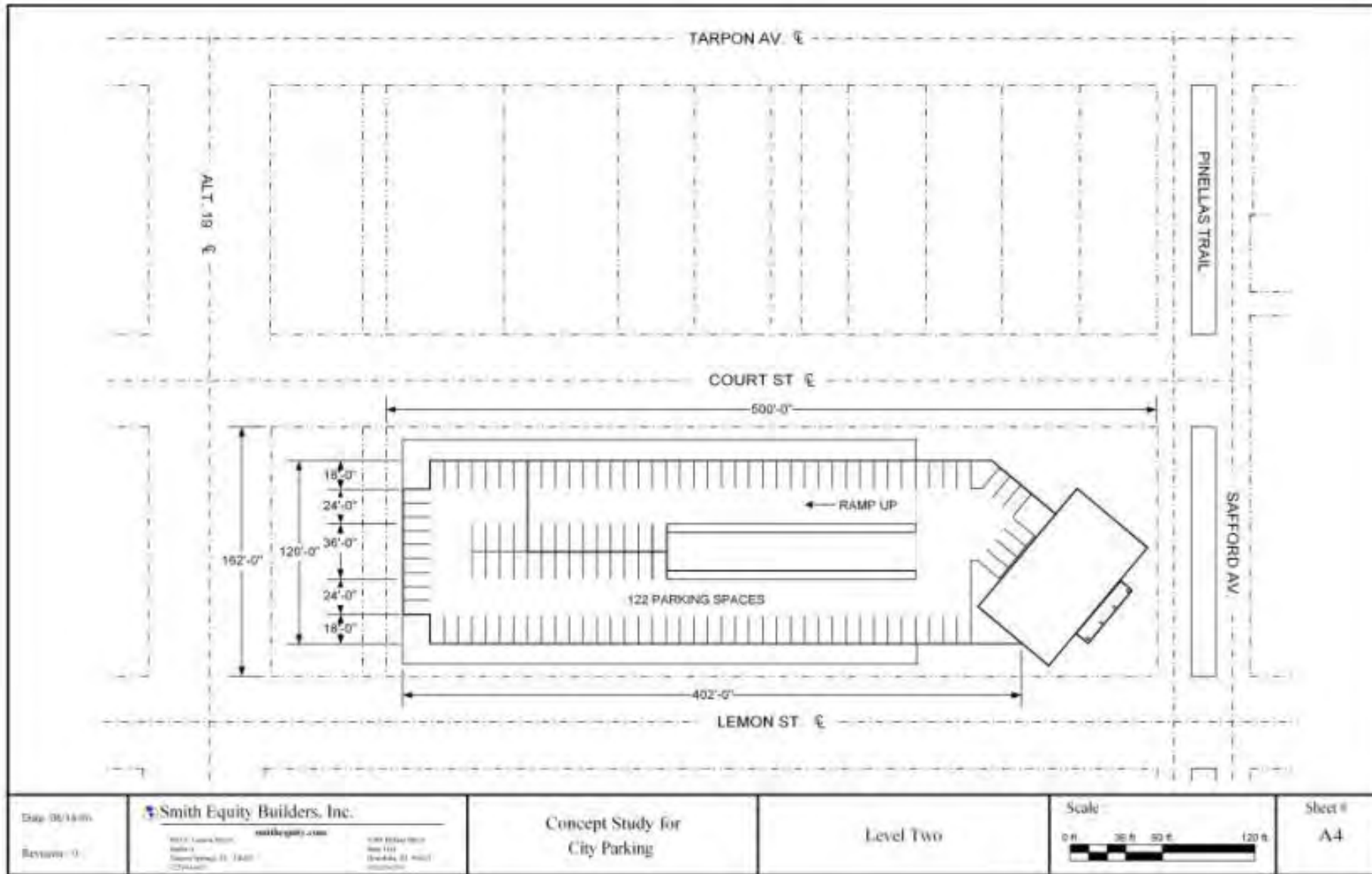
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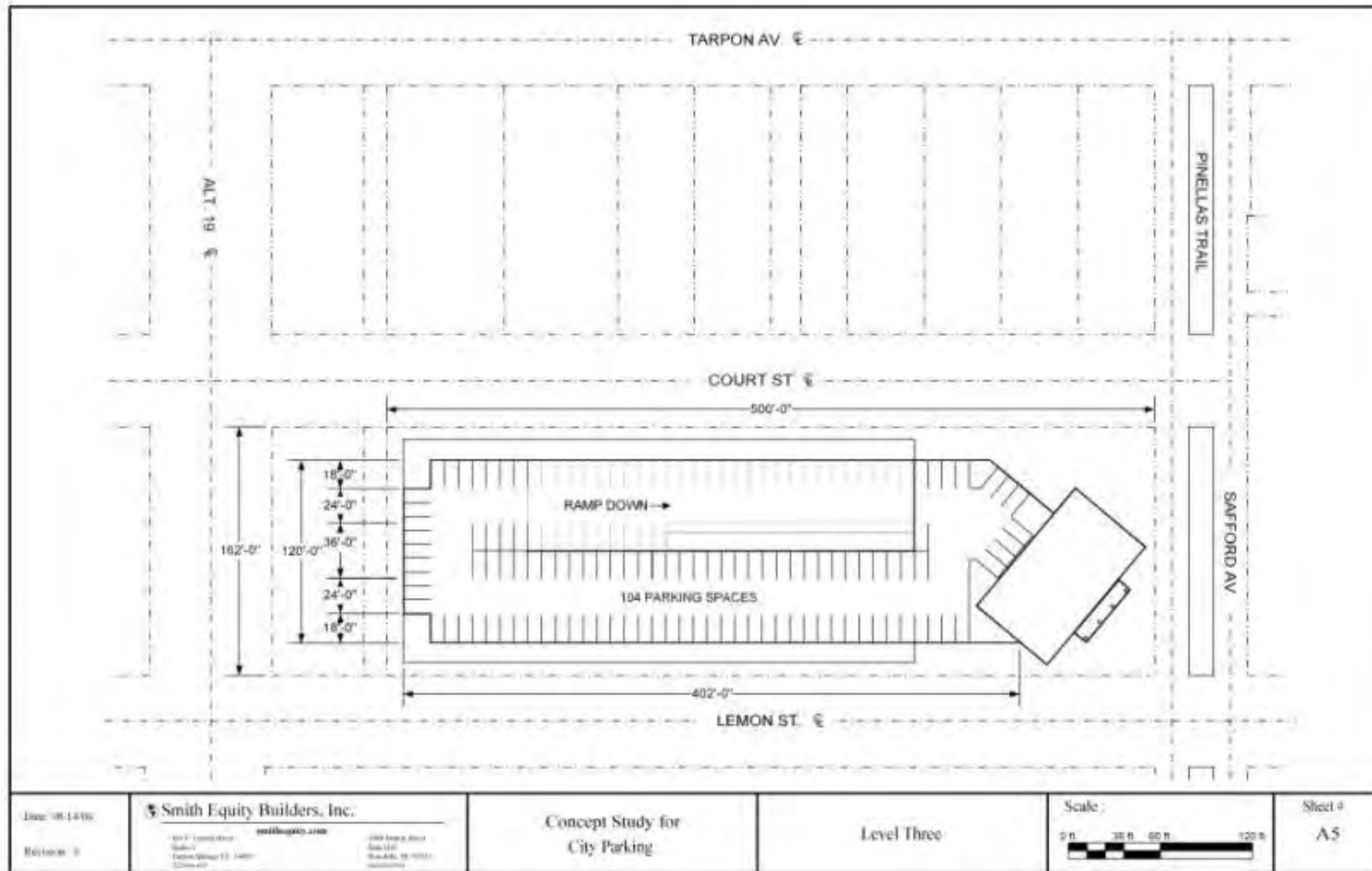
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100 E. Lemon (Library/Lacy)

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@ Tarpon Springs, FL

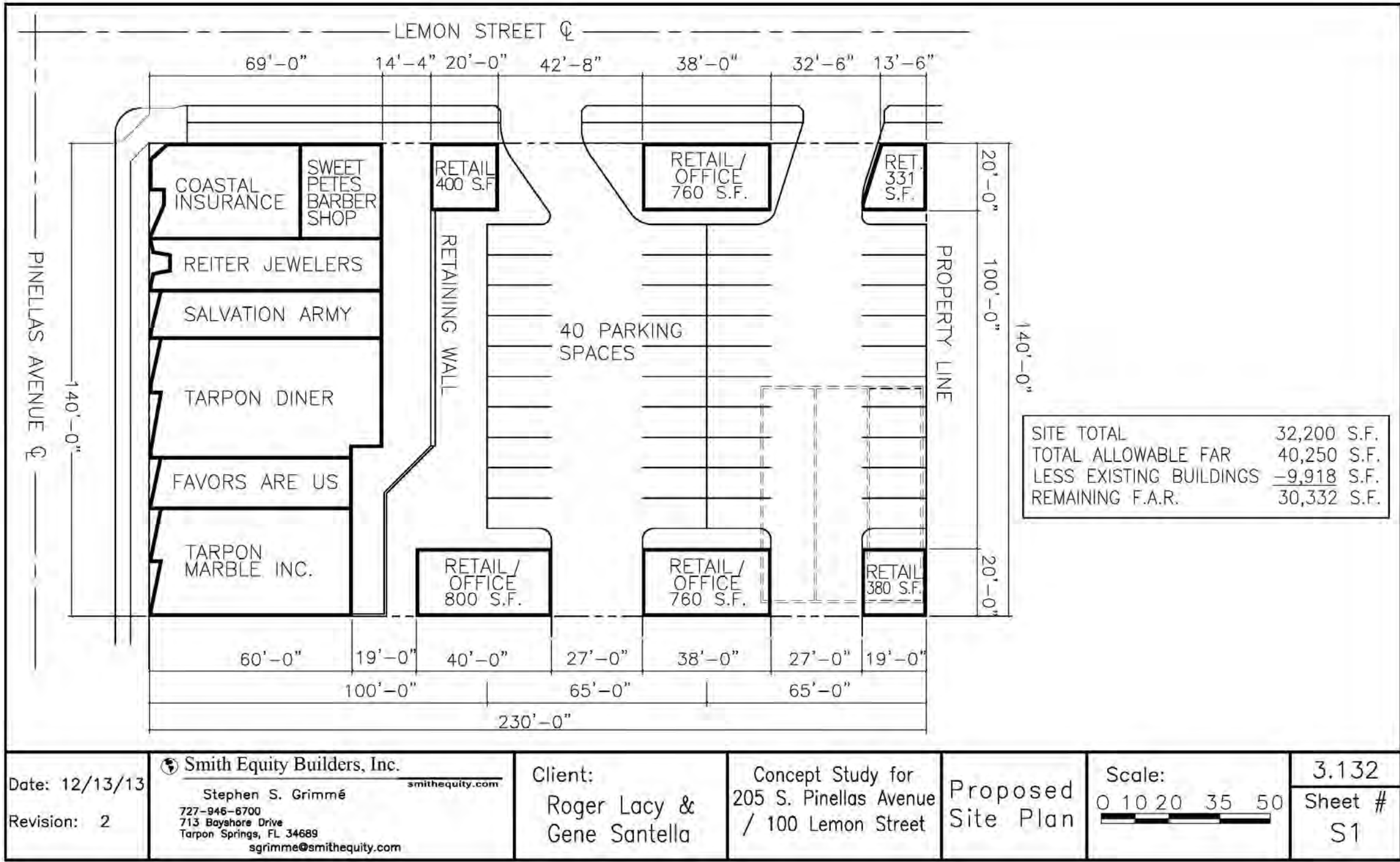


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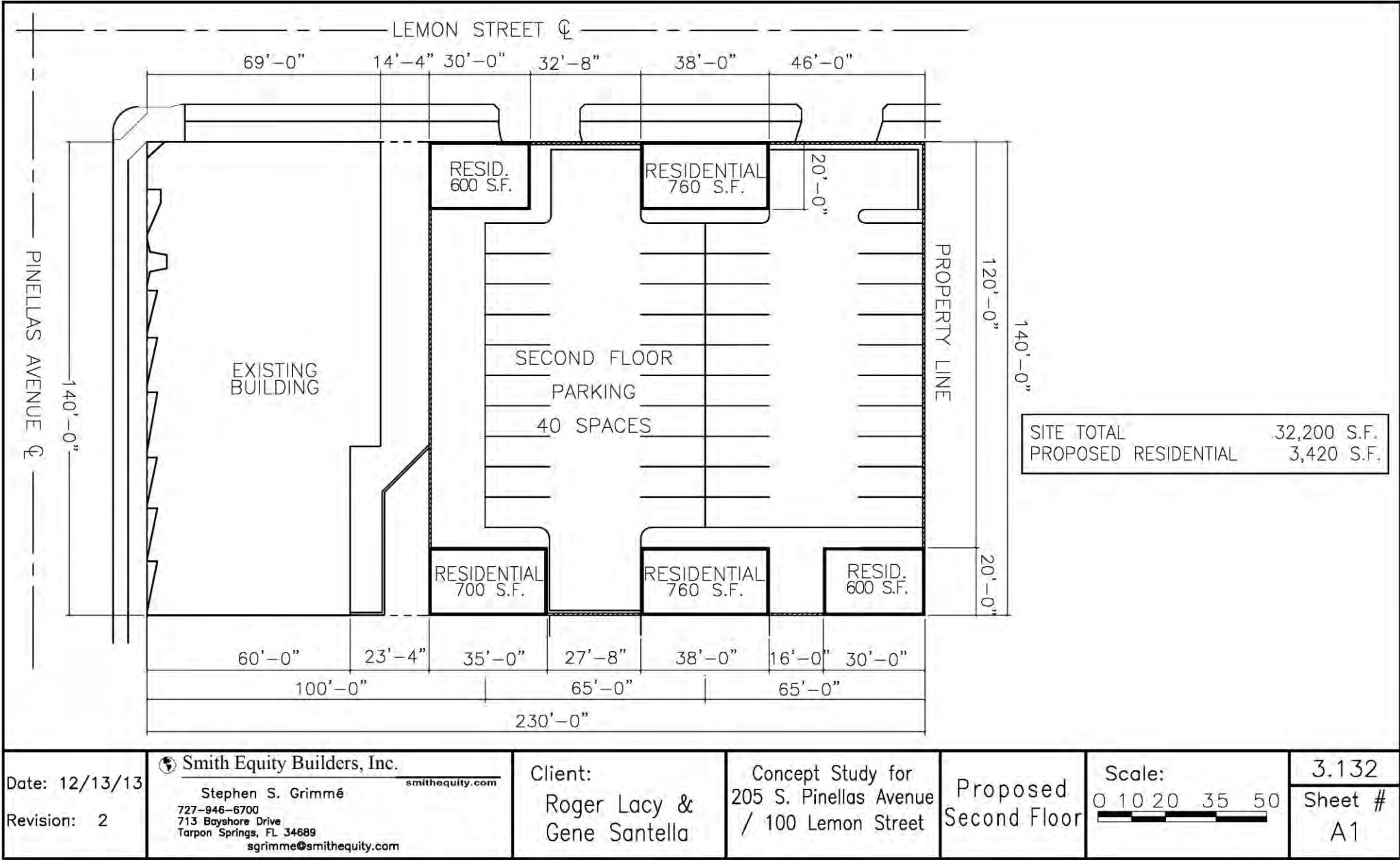


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[utm_medium=pn&utm_source=pushly&utm_content=262786&utm_campaign=17348293](https://www.bizjournals.com/bizjournals/news/2025/05/15/opportunity-zone-rural-revamp-republican-tax-plan.html?utm_medium=pn&utm_source=pushly&utm_content=262786&utm_campaign=17348293)

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Government & Regulations

Opportunity Zones could get a big makeover under tax proposal



Opportunity Zones, which sparked a number of projects in urban areas during the first Trump administration, could see an extension and some big changes under a new tax bill.



By [Andy Medici](#) – Senior Reporter, The Playbook, The Business Journals
May 15, 2025 **Updated** May 15, 2025 8:38am EDT



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Story Highlights

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The most significant shift in the program, beyond the time extension, is a new focus on rural development, according to Tadd Miller, CEO and co-founder of Indianapolis-based multifamily developer Milhaus.

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The legislation would do that through rural Qualified Opportunity Funds, with a 30% step-up basis for rural investments – substantially higher than the 10% or 15% offered in the original program. That means investors who put money into an Opportunity Zone can cut their capital-gains taxes even further for projects in rural areas, if those investments are held for at least five years.

The proposal also requires at least 33% of newly-designated Opportunity Zones to be in rural areas. A new rule included in the proposal would also lower the “substantial improvement” threshold from 100% to 50%, potentially encouraging more renovation projects, Miller said.

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National developer closes on 74 acres in Tarpon Springs, lands \$68 million loan



Anclore Harbor will add 404 apartments across five buildings along U.S. Highway 19.

CITY OF TARPON SPRINGS



By [Henry Queen](#) – Reporter, Tampa Bay Business Journal
Dec 31, 2024



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A Houston-based developer has closed on approximately 74 acres in Tarpon Springs and landed a \$67.7 million loan to facilitate the construction of a riverfront apartment complex.

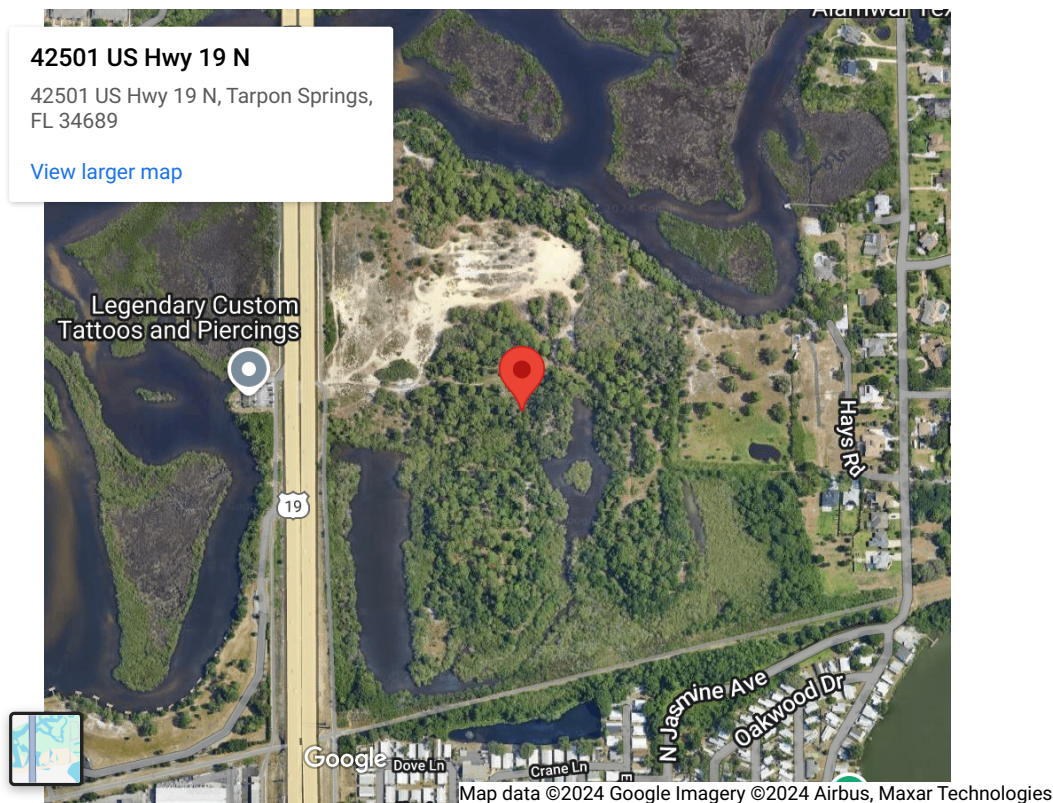
The Morgan Group purchased the vacant site on U.S. Highway 19 from [Walmart](#) on Dec. 26 for \$8.125 million, according to Pinellas County property records. It received the loan from [PNC Bank](#), records show.

Plans for Anclothe Harbor Apartments call for 404 rental units across five buildings. A permit for site work has already been issued, and a project schedule published earlier this year said vertical construction should start in February 2025. The Morgan Group didn't immediately provide a comment.

Walmart sells after drawn-out legal fight

The 74-acre site has a long and controversial history.

Walmart received approval to build a supercenter store in 2005, but environmentalists successfully warded the project off by stalling it in the legal system. The Arkansas-based retail giant, which purchased the parcel for \$8.3 million in 2005, eventually found a contracted buyer in the Morgan Group.



Anclore Harbor Apartments was approved by the Tarpon Springs city commission in 2021, sparking a similar outcry from environmentalists. The Concerned Citizens of Tarpon Springs filed a lawsuit to overturn the approval, and the Pinellas County Circuit Court appellate panel ruled in favor of the city in 2022.

A new set of commissioners skeptical of the project lodged accusations of criminal wrongdoing against city staff and the Morgan Group in 2022, according to the Tampa Bay Times. An investigation by Carlton Fields [concluded in November 2023](#) that there was "no evidence of outsized influence by employees or agents of the Morgan Group over city planning staff to advance or recommend the Anclore Harbor apartment project."

In September, the Tarpons Springs city commission approved the Morgan Group's request to change the future land use of 22 acres of the property's wetlands from commercial to preservation and 14.6 acres of pine habitat from commercial to recreation/open space.

Before construction can commence, all on-site gopher tortoises must be protected and relocated.

Anclote Harbor Apartments to offer upscale options

The project will include a mix of one-, two- and three-bedroom layouts.

According to the project's promotional website, Anclote Harbor will have amenities "superior to any garden-style apartment community in Tampa Bay." Those include boat docks, private canoe and kayaking areas, nature trails, access to the Pinellas Trail, a dog park, outdoor grill areas, a playground, a resort-style pool, a 10,000 square-foot clubhouse and a 2,000 square-foot fitness center.

The Morgan Group's portfolio consists of more than 10,000 units across the country. The company's development team is actively hiring in the Tampa area, according to LinkedIn.

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Government & Regulations

Opportunity Zones could get a big makeover under tax proposal



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By [Andy Medici](#) – Senior Reporter, The Playbook, The Business Journals
May 15, 2025 **Updated** May 15, 2025 8:38am EDT



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Developers pay \$9.3M for downtown Clearwater site as part of the Bluffs project



< 1 OF 4 >

The Harborview site will include ground-floor retail activation. [Expand to read more](#)
BEHAR + PETERANECZ



By [Henry Queen](#) – Reporter, Tampa Bay Business Journal
Jan 3, 2025



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The city of Clearwater has sold a prime parcel for \$9.3 million to a team of developers who aim to activate the downtown waterfront.

Palm Harbor's The DeNunzio Group and New York-based Gotham Organization closed on the site of the former Harborview Center on Dec. 31, 2024, according to property records. The purchase was made through an affiliated entity.

It marks a major step forward for the hotel portion of the Bluffs mixed-use development, which will border the city of Clearwater's recent additions of Coachman Park and The BayCare Sound amphitheater.

Preliminary site work is underway for the new 158-key hotel, said Dustin DeNunzio, president of The DeNunzio Group. The hotel – which will also include 175 parking spaces, a rooftop bar and about 20,000 square feet of retail space – will bear [Hilton](#)'s Tapestry brand.

"To watch this start to come to fruition after decades and decades of working on it and talking about it, I think this is a huge step," DeNunzio said. "We're working with some great retailers to get in there and create an active addition to Coachman Park and to the Sound. We'll have a vibrant 365-day community."

In 2019, Clearwater demolished the Harborview Center, which was home to department stores, trade shows, conventions and more before it was abandoned in 2009.

Clearwater voters in 2022 [approved the sale of the property](#) for a redevelopment project. The \$9.3 million sales price is the same as it always was.

But the neighboring parcel needed for the rest of the Bluffs project – the old city hall site – is expected to close at a lower price than originally contracted. That

portion of the development needed to be scaled down amid a downturn in commercial real estate. Instead of 600 apartment units, 400 units will be built.

Clearwater City Council approved a revised agreement in February 2024, and the city expects the sale to close in the first quarter of 2026. The city will contribute \$17 million to parking at the city hall site as long as the deal closes by the end of 2026. The city also contributed \$5 million from its parking fund to the Harborview project in the form of a closing credit, according to city attorney David Margolis.

"I feel inspired and optimistic for the future of downtown Clearwater," Margolis said in a statement. "In November 2022, our voters resoundingly said they want to see downtown succeed and they support the city's specific agreements with DeNunzio and Gotham as our partner for the Harborview parcel. The Harborview project, which includes retail and other public amenities, will serve as the perfect complement to Coachman Park."

The city chose The DeNunzio Group and Gotham to serve [as project developers over two competing bids](#) in June 2022.

Kast Construction will serve as the general contractor for the Hilton hotel. DeNunzio expects construction to take about two years.



Dunedin commission backs parking garage concept

By TOM GERMOND, TBN Correspondent
Mar 20, 2025



Renderings of a proposed 192-space parking garage at Scotland Street and Douglas Avenue.
Images courtesy of the CITY OF DUNEDIN

DUNEDIN — A new parking garage is going to live in the community for decades so it needs to represent the character of the city.

That's what THA Consulting President Jim Zullo told city commissioners March 6 as design concepts were discussed.

City officials hope to issue a notice to a firm to proceed with construction of a 192-space parking garage at Scotland Street and Douglas Avenue in September and with substantial completion by December 2026.

Commissioners looked at concepts for the garage that evening and gave staff general direction to move forward with the project.

"Ambitious timeline. But regardless it is on time so far," City Manager Jennifer Bramley said.

Zullo said although the garage, which has an estimated cost of \$10 million, was still in the preliminary design phase, he has heard loud and clear that aesthetics are very important to Dunedin.

Among the proponents of plans for a parking garage is the Dunedin Chamber of Commerce.

Chamber Board Chair Katie Ducharme said the City Commission has been working on parking issues in the city for 20 years.

The city is tied in fourth place in the county with St. Pete Beach in the amount of visitors it attracts, 1.8 million, she said.

The most crucial parking space shortages are at Main Street and Douglas Avenue, she said.

The chamber, along with city officials, are concerned about the eventual loss of 60 spaces to development at what's known as the Ocean Optics site on Douglas Avenue.

She strongly urged the commission to move forward with the design process and pricing for the garage.

Taking these steps will help to meet the city's parking challenges while supporting businesses, residents and visitors, DuCharme said.

Bramley said in considering the need for the project the issue of paid parking discussions over the years has to be considered.

“I know that them's fighting words here in the city of Dunedin,” Bramley said, joking.

During prime periods and the peak seasons, people have a difficult time finding available parking spaces without circulating around and parking along the streets in residential areas, she said.

Some people park at Mease Hospital and walk to downtown on Friday and Saturday nights, she said.

Commissioner Robert Walker said he thinks it's the commissioners' job to make sure they are maintaining economic viability and supporting small businesses.

But he also believes there needs to be alternative modes of transportation in the city, mentioning ferry service and the frequency of trolley service.

“All works in progress, and you know we will continue those efforts to minimize the traffic flow,” Walker said.

Commissioner Jeff Gow said he doesn't have any comments on the design of the parking garage because he is not in favor of the project.

“My concerns are certainly with the roads, the traffic and the congestion. And I think those are a huge problem,” he said. “We have all this car traffic because we don't offer them any alternative.”

He said the Chamber of Commerce should be talking with other chambers of commerce, city and county officials about the amount of car centrlicity in towns.

Commissioner Tom Dugard said he supports the garage plans. As for location, he might have picked another, “but we are too far down that track.”

Saying he shares some of Gow's views, Dugard said city officials should do everything they can to encourage the walkability of the town.

“The behavior of our visitors or residents is they're wedded to a four-wheel beast. That's where we are right now. That's been an evolution that's gone on for the last 100 years. A little longer now,” Dugard said.

Mayor Moe Freaney said she respected Gow's viewpoints but also noted the city has alternatives to automobiles.

“And we have the trail. And we have lots of bikes and electric bikes. And Uber and Lift. We're getting award after award for walkable city. So we are not sitting here not trying to encourage those kind of behaviors. We've invested money in trying to change those behaviors,” Freaney said

Commissioner Steven Sandbergen said he stands behind the small businesses of the community.

“This gives them a place for their customers and their clients to park. Visitors to downtown, to the merchants just to visit to spend the day, park and ride to get on their bike on the trail. Their vehicle has a shaded spot to sit in,” he said.

He said he think the architectural review committee did a nice job on the concept.

However, Sandbergen expressed concern about people standing on the top floor of the garage and leaning over the ledge.

He said it sounds like a good place to watch the events and parades, but it could be also could be dangerous.

Also speaking that night was Susan Elftman, who lives on Inverness Drive.

“It still fundamentally misses the basic premise that it's in the wrong location, which I think we heard from the traffic analysis,” Elftman said “to make things work.

“We talk about preserving the charm of our city. But this building's function, its access, its scale are all directly in opposition to its goals,” she said.

Have images. Need Tom to answer a question first, though.

FOR THE EXCLUSIVE USE OF SGRIMME@SMITHEQUITY.COM

From the Tampa Bay Business Journal:

[https://www.bizjournals.com/tampabay/news/2025/06/17/the-central-parking-garage-opens.html?](https://www.bizjournals.com/tampabay/news/2025/06/17/the-central-parking-garage-opens.html?utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=TA&j=40331420&senddate=2025-06-17&utm_term=ep2&empos=p2)

[utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=TA&j=40331420&senddate=2025-06-17&utm_term=ep2&empos=p2](https://www.bizjournals.com/tampabay/news/2025/06/17/the-central-parking-garage-opens.html?utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=TA&j=40331420&senddate=2025-06-17&utm_term=ep2&empos=p2)

SUBSCRIBER CONTENT:

Commercial Real Estate

New parking garage doubles public spaces in St. Pete's Edge district



The Central has opened its parking garage, adding 400 public spaces to the Edge district.

EMMA BEHRMANN



By [Emma Behrmann](#) – Reporter, Tampa Bay Business Journal
Jun 17, 2025



Listen to this article 4 min



Business owners in St. Petersburg's Edge district have been pleading for more parking for over a decade – and on Tuesday, their wish was granted.

A 531-space parking garage opened Tuesday morning in The Central, the 2.1-acre property on Central Avenue that was previously the St. Petersburg Police Department headquarters. When the redevelopment is complete, it will be home to a 10-story, 130,000-square-foot office tower called the [Halcyon](#), a 15-story Autograph Collection Hotel, 15,900 square feet of retail and 42 units of affordable housing.

Tampa-based Ellison Cos. is the general contractor and a joint venture partner in the project. The development team, known as Edge Central Development Partners, also includes DDA Development, J Square Developers and Backstreets Capital, along with Place Architecture.

The first phase delivers 400 public parking spaces for those who work at the Edge district. The other 131 spaces are reserved for office tenants and guests. All 531 spaces will be available for public parking until the hotel and office tower open



“Today is more than an opening of a garage,” Casey Ellison, [CEO of Ellison Cos.](#), said at the ribbon-cutting ceremony. “We’re lifting the gate to the future of the district.”



Mayor Ken Welch cuts the ribbon outside the new Edge district parking garage on June 17, 2025, with Casey Ellison, CEO of Ellison Development.

EMMA BEHRMANN



Parking issues in the Edge district are not isolated. All around the city, parking can be tough to find, but each area has its own way of dealing with it, Edge district Director Roger Curlin said. For downtown, it's several garages, and for the Grand Central district, it's the adjacent residential areas, but the Edge district hasn't had either.

"This garage is so needed and timely," Curlin told the Tampa Bay Business Journal. "We've actually been advocating for it for 12 years."

The Edge district parking inventory consists of 400 public parking spaces along Central, First and Palm Avenue and side streets, 200 pay-to-park spaces on private or city-owned lots and, during this [transition period of repairing Tropicana Field](#), there are about 7,000 spots that cost approximately \$10 per day by the baseball stadium.

Curlin said the Tropicana Field spots are not well-used by the community. There's a separation between where those spots are and the district, and people are still unfamiliar with their availability.

The Central's parking garage, in Curlin's perspective, doubles the amount of public parking available, helping small businesses thrive.

"There is definitely a frustration when customers want to be there, and they can't find a parking space. That breaks a business owner's heart," Curlin said. "It's such a hard time right now for small businesses in general, and when you have a customer send you an email or send you a text or put something on social, 'Hey, tried to come by but couldn't find a parking spot. See you again someday.' It really hurts."



Ryan Cavanaugh, who owns kava bar Grassroots, said it's frustrating when customers decide to move on because they can't find a spot.

“They tell me they circle three times, and if they can’t find any parking, then they go elsewhere,” he said. “Any parking in the Edge district is a good thing.”

Even with the garage a little over half a mile away, Cavanaugh said people come to visit the district, not necessarily a single business, so the garage benefits the district and all the small businesses.

Mark Ferguson, who owns Ferg’s Sports Bar & Grill, shared Cavanaugh’s sentiment. He told the Business Journal people can park in the garage and walk the district, not just visit Ferg’s, which is right across the street.

The Edge district has one of the highest densities of bike racks in St. Pete and has the highest scooter corral usage. It also has two SunRunner stops. Now, with more parking, more people can visit the district, and employees can have a stable parking option.

“The more diverse options we have to get there, the more people we can into our small businesses,” Curlin said. “Having 400 new parking spaces definitely adds to the inventory and the flexibility of parking options in the district.”



In the Greek language, "**Anakainosis**" (ἀνακαίνωσις) translates to
"renewal" or "renovation"

. It signifies a complete change for the better, often used in a spiritual or personal context, like
a [makeover of the mind and soul](#).

Here's a more detailed breakdown:

- **Literal Meaning:**

"Anakainosis" is derived from the verb "anakainōō" (ἀνακαίνω), which means "to renew" or "to make new".

- **Biblical Context:**

The word "anakainosis" appears twice in the New Testament, primarily in the context of spiritual transformation.

- **Meaning in the New Testament:**

In the New Testament, it often refers to the renewing of the mind and heart, which leads to a deeper, more meaningful life. For example, in Romans 12:2, it speaks of being transformed by the renewing of your mind, allowing you to discern God's will.

- **Examples:**

- [Titus 3:5](#): "...by the washing of regeneration, and renewing of the Holy Ghost".

- [Romans 12:2](#): "...but be ye transformed by the renewing of your mind".

- **Anakainosis – The Key to Transformation - Ezra Project**

Apr 8, 2019 — The Greek word is anakainōsis, usually translated “renewal, renovation.” This noun only occurs twice in the New Testame...



Ezra Project

- **Anakainosis: God's Inner Renewal Project – Ezra Project**

Mar 11, 2023



Ezra Project

- ἀνακαίνωσις | Free Online Greek Dictionary | billmounce.com

ἀνακαίνωσις, εως, ἡ anakainōsis. anakainosis. 342. 364. 2. n-3e(5b) renewal. renovation, renewal, Rom. 12:2; Tit. 3:5* Greek-Engli...



Bill Mounce

[Anakainosis: God's Inner Renewal Project](#)



ezraproject.com

<https://ezraproject.com> › [anakainosis-gods-inner-renew...](#)

City ROW and
Easement we need
help with



SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: PARCEL A

BEGIN AT THE SOUTHEAST CORNER LOT 1 BLOCK 1, ATHENS SUBDIVISION AS RECORDED IN PLAT BOOK 3. PAGE 47, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, THENCE RUN S00°14'29"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 17, BLOCK 1 OF THE AFOREMENTIONED ATHENS SUBDIVISION; THENCE N89°39'44"W ALONG THE NORTH LINE OF SAID LOT 17, 35.00 FEET TO THE NORTHWEST CORNER OF LOT 17, ALSO BEING THE EASTERLY LIMIT OF A PARTIAL ALLEY VACATION AS RECORDED IN O.R. BOOK 18967, PAGE 1916; THENCE N00°14'29"E, 7.50 FEET; THENCE N89°39'44"W, ALONG THE NORTH LINE OF SAID PARTIAL ALLEY VACATION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOT 2, BLOCK 1, ATHENS SUBDIVISION, 145.00 FEET; THENCE N00°14'29"W, 7.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S89°39'44"E, ALONG THE SOUTH LINE OF SAID LOTS 1 & 2, 180.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL B

THAT PORTION OF THE 10 FEET WIDE "PATAPSCO ALLEY" OF T.G. EDMONDSON'S SUBDIVISION AS RECORDED IN DEED BOOK "S", PAGE 82, RECORDS OF PINELLAS COUNTY, FLORIDA. LYING SOUTH OF LOTS 4,5,6 AND NORTH OF LOTS 7,8,9 THEREOF.

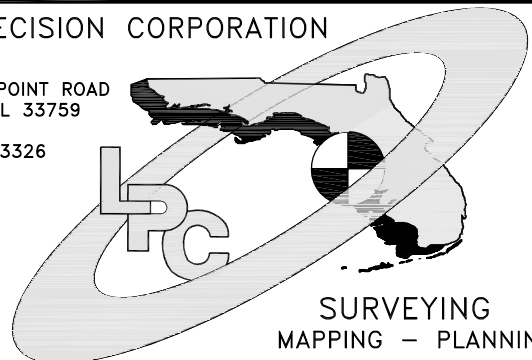
S U R V E Y O R S R E P O R T

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- 7.) RECORD PLAT IS VAGUE AND ILLEGIBLE WITH MINIMAL DIMENSIONS. THE LOT DIMENSIONS SHOW HEREON ARE SUPPORTED BY OTHERS MAPS AS BEING 48' IN WIDTH.

SHEET 1 OF 2

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FAX 727-796-3326



LB#6168

SURVEYING
MAPPING - PLANNING

A B B R E V I A T I O N

L E G E N D

O.R. - OFFICIAL RECORDS
R/W - RIGHT-OF-WAY
PG - PAGE
POB - Point Of Beginning
PCP - Permanent Control Point
POC - Point Of Commencement
BRL - Bearing Reference Line
FRL - Field Reference Line
⊕ - Section Corner

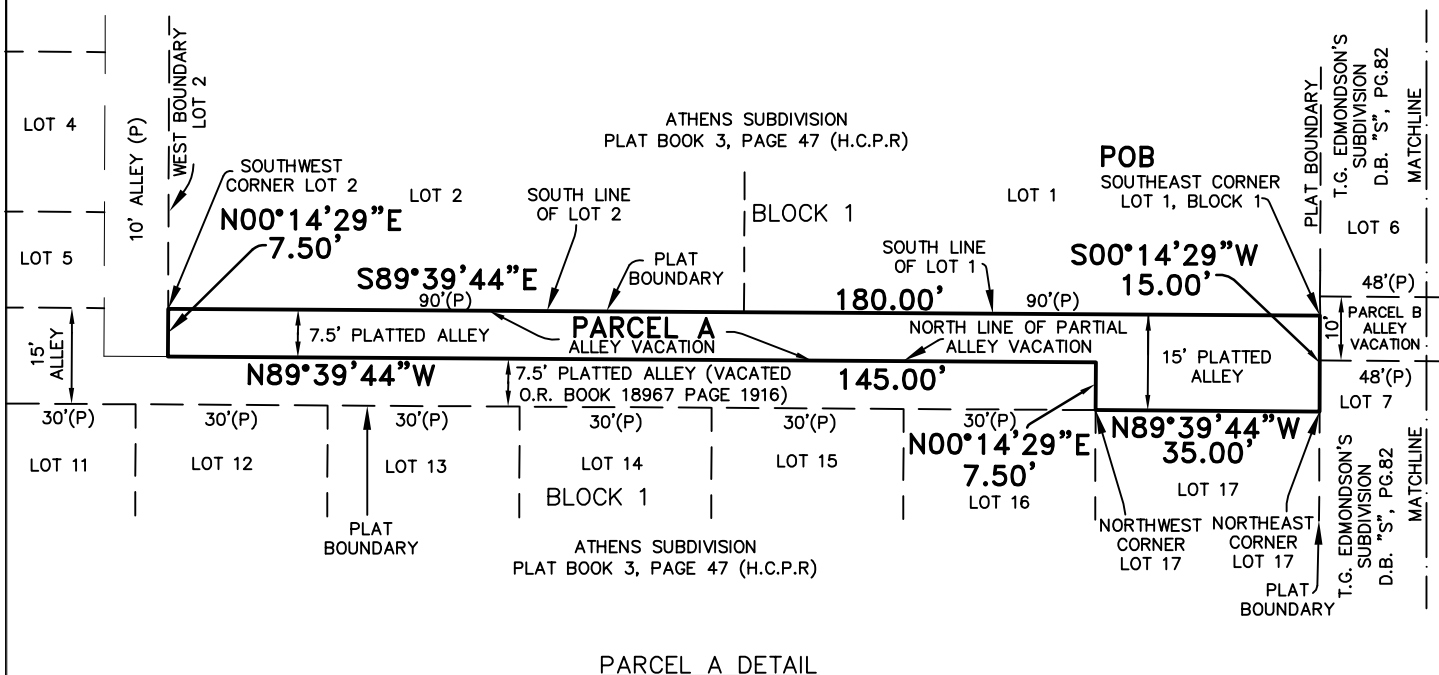
H.C.P.R-Hillsborough
County public records
PC - Point Of Curve
POL - Point On Line
℄ - Centerline
(P) - Plat
NTS - NOT TO SCALE

JOB# 18152ALLEYVACATION"A&B"

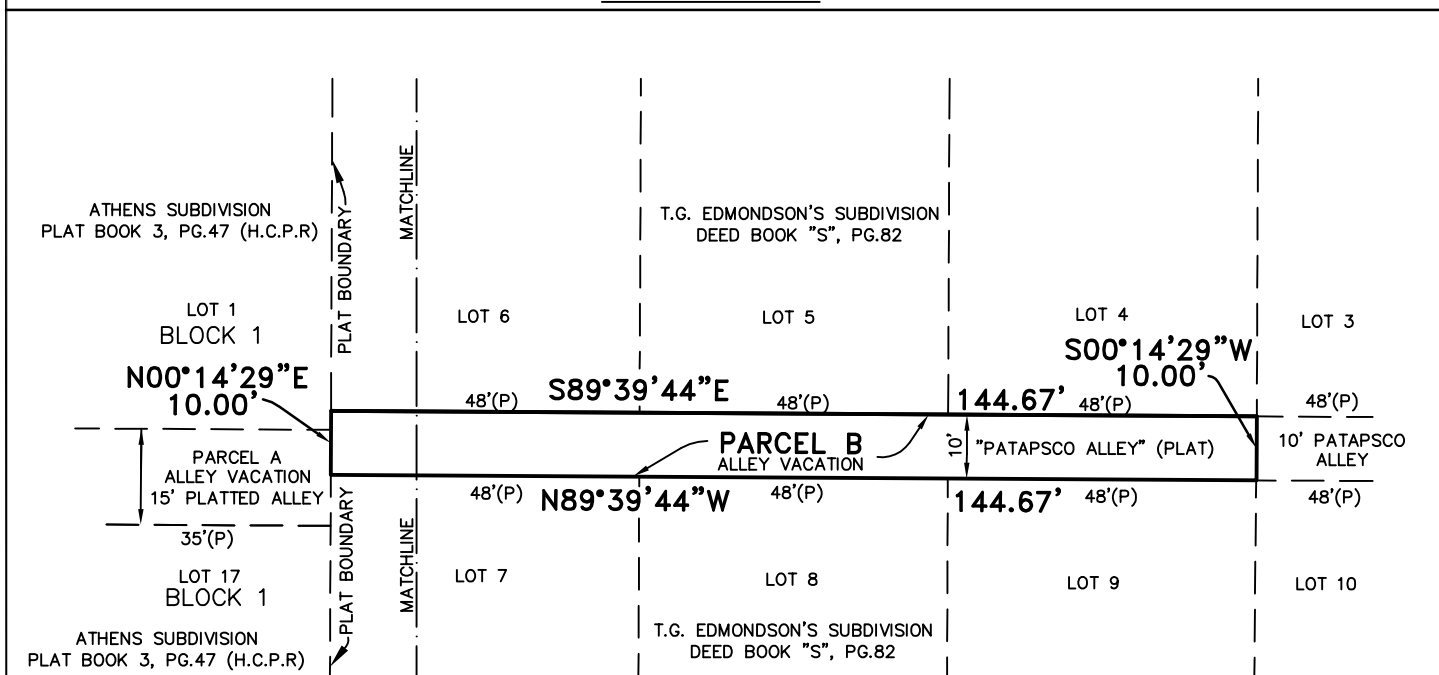
DATE: 2/28/19

DWAYNE A. RUTH, FLA. LICENSED SURVEYOR AND MAPPER No. PSM5635
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SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

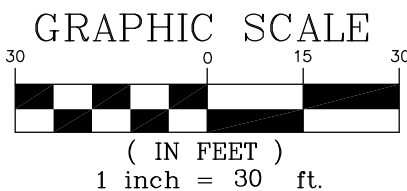


PARCEL A DETAIL



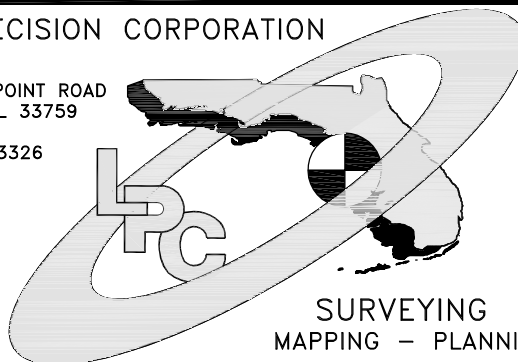
PARCEL B DETAIL

SHEET 2 OF 2



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SURVEYING
MAPPING - PLANNING

JOB# 18152ALLEYVACATION"A&B"

DATE: 2/28/19

T.G. EDMONDSON'S SUBDIVISION
DEED BOOK "S", PG.82

LOT 4 LOT 3 LOT 2 LOT 1

LOT 9 LOT 10 LOT 11 LOT 12

PARCEL 3B

10' ALLEY VACATION

PATAPSCO ALLEY (PLAT)

48'(P) 48'(P) 48'(P) 48'(P)

N00°14'29"E 10.00'

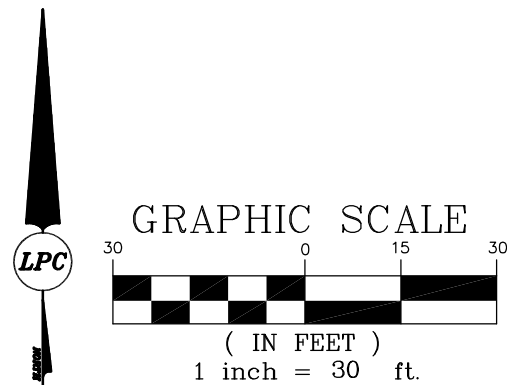
S89°39'44"E 144.66'

N89°39'44"W 144.66'

S00°14'29"W 10.00'

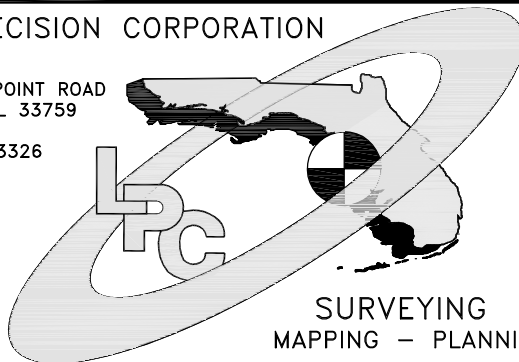
GROSSE AVENUE
(40' RIGHT-OF-WAY PLAT)

THAT PORTION OF THE 10 FEET WIDE "PATAPSCO ALLEY" OF T.G. EDMONDSON'S SUBDIVISION AS RECORDED IN DEED BOOK "S", PG. 82, RECORDS OF PINELLAS COUNTY, FLORIDA, LYING SOUTH OF LOTS 1,2,3, AND NORTH OF LOTS 10,11,12 THEREOF.



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SURVEYING MAPPING – PLANNING

JOB# 18152ALLEYVACATION"C"

DATE: 2/28/19

O.R. - OFFICIAL RECORDS
R/W - RIGHT-OF-WAY
PG - PAGE
POB - Point Of Beginning
PCP - Permanent Control Point
POC - Point Of Commencement
BRL - Bearing Reference Line
FRL - Field Reference Line
⊙ - Section Corner

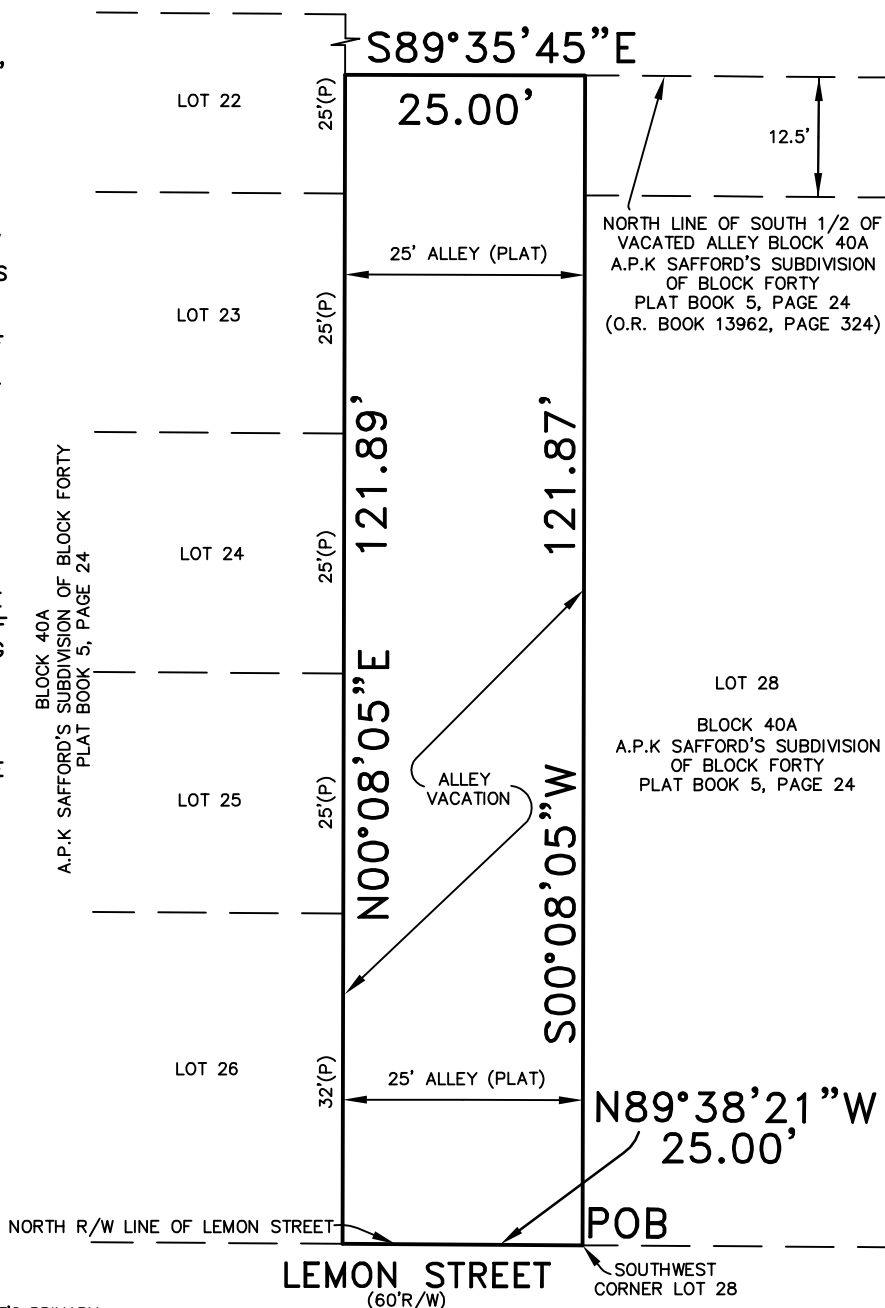
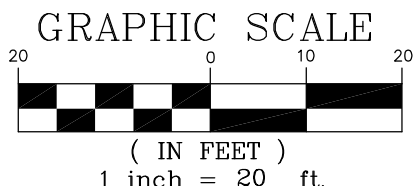
PC - Point Of Curve
POL - Point On Line
CL - Centerline
(P) - Plat
NTS - NOT TO SCALE

DWAYNE A. RUTH, FLA. LICENSED SURVEYOR AND MAPPER No. PSM5635
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 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.)

SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF A 25' ALLEY LYING WEST OF LOT 28, BLOCK 40A OF A.P.K SAFFORD'S SUBDIVISION OF BLOCK FORTY, AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND THE SOUTH 1/2 OF VACATED ALLEY ON THE NORTH AS RECORDED IN O.R. BOOK 13962, PAGE 324, PUBLIC RECORDS OF PINELLAS COUNTY, AND LYING EAST OF LOTS 23 THROUGH 26, AND THE SOUTH 1/2 OF LOT 22 OF AFORESAID BLOCK 40A OF A.P.K SAFFORD'S SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 40A, OF THE AFORESAID A.P.K SAFFORDS SUBDIVISION, THENCE N89°38'21"W, ALONG THE NORTH RIGHT-OF-WAY OF LEMON STREET, ALSO BEING THE SOUTH LINE OF THE AFORESAID ALLEY 25.00 FEET; THENCE N00°08'05"E, ALONG THE EAST LINE OF LOTS 23 THROUGH 26 AND THE SOUTH 1/2 OF LOT 22, 121.89 FEET; THENCE S89°35'45"E, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF AFORESAID VACATED ALLEY, 25.00 FEET; THENCE S00°08'05"W, ALONG THE WEST BOUNDARY OF THE AFORESAID SOUTH 1/2 VACATED ALLEY AND LOT 28, 121.87 FEET TO THE POINT OF BEGINNING.

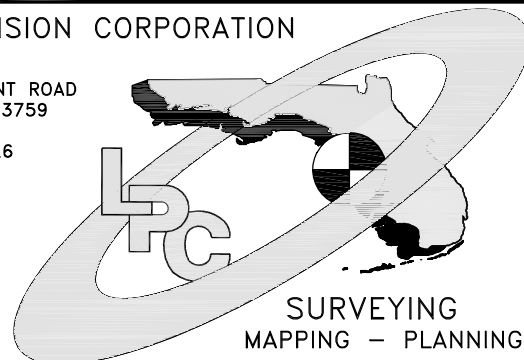


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ABBREVIATION LEGEND

O.R. - OFFICIAL RECORDS	PC - Point Of Curve
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JOB# 18152ALLEYVACATION"D"

DATE: 2/28/19

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ASK ME WHY
THESE ARE IN
HERE



Lucy the Elephant

Article Talk



Lucy the Elephant is a six-story elephant-shaped wood frame and tin clad building, constructed in 1882 by James V. Lafferty in Margate City, New Jersey. Lucy was built with the purpose of promoting real estate sales and attracting tourists to the area. Today, Lucy remains the oldest surviving roadside tourist attraction in America.^[4]

Lucy, the Margate Elephant

U.S. National Register of Historic Places

U.S. National Historic Landmark

New Jersey Register of Historic Places



Lucy in 2019



THE TARPON REGISTRY



CASEY SMITH
Operating Partner



JOE HARRINGTON
Architect & Developer



GENERAL PARTNERS



Joe Harrington
Architect/Developer

Casey Smith
Operations



Frank Starkey
Development Advisor



Todd Unbehagen
Strategic Partner



Ken Franklin Jr.
General Contractor



Jeet Singh
Design Architect

Engineers



220 W. 7TH AVE - NEW CONSTRUCTION (LEED SILVER)



U-LE-LE RESTAURANT - HISTORIC



LE MERIDIEN - HISTORIC



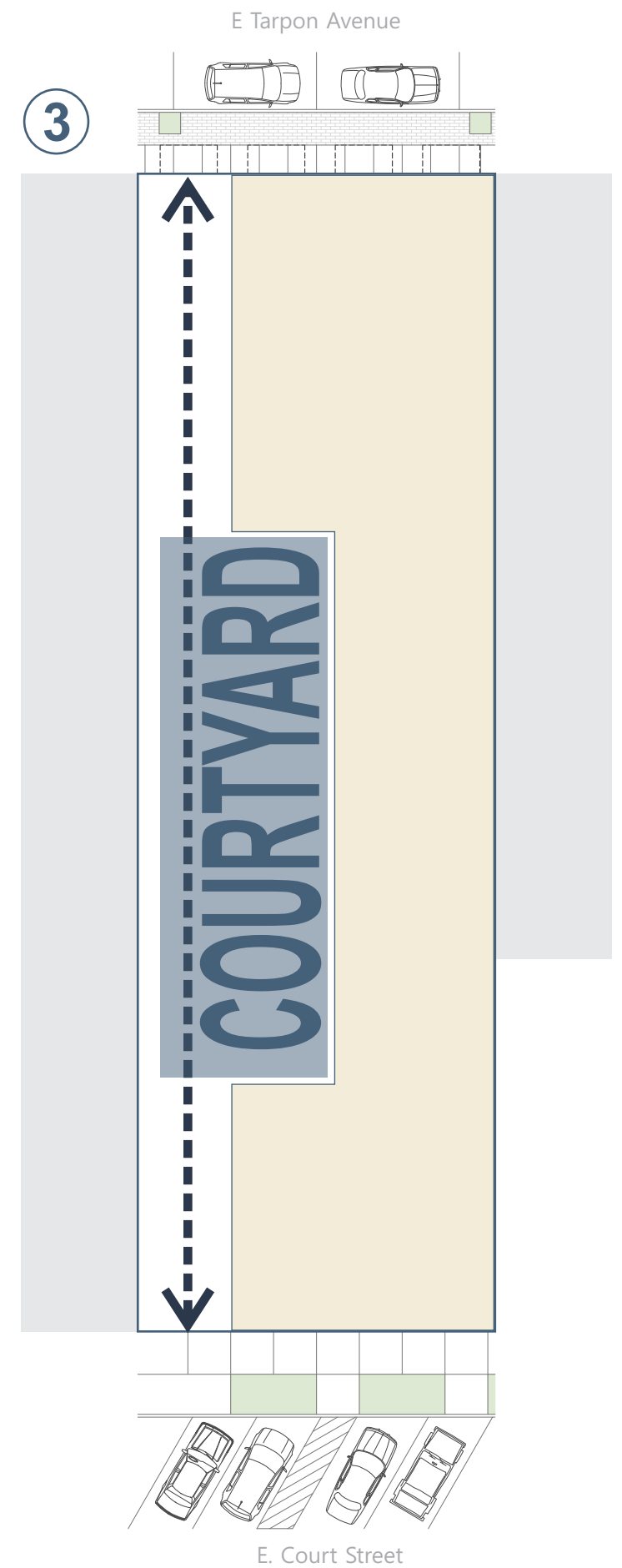
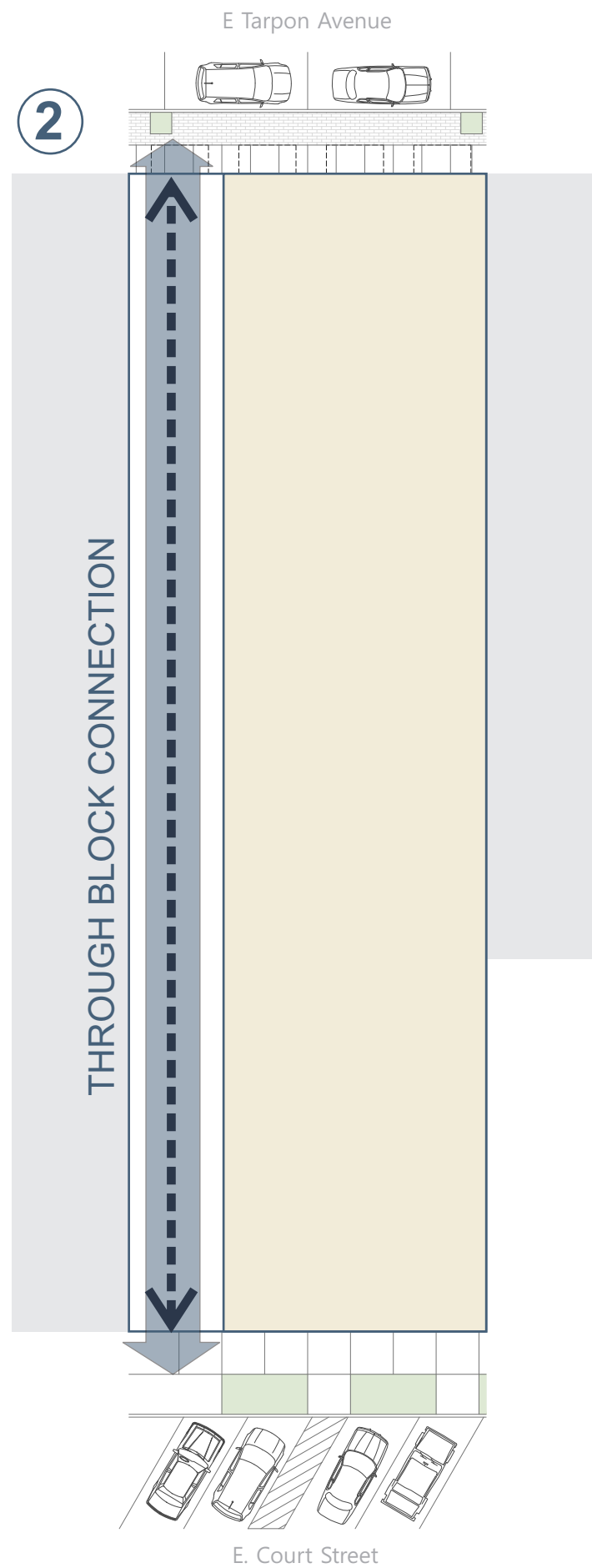
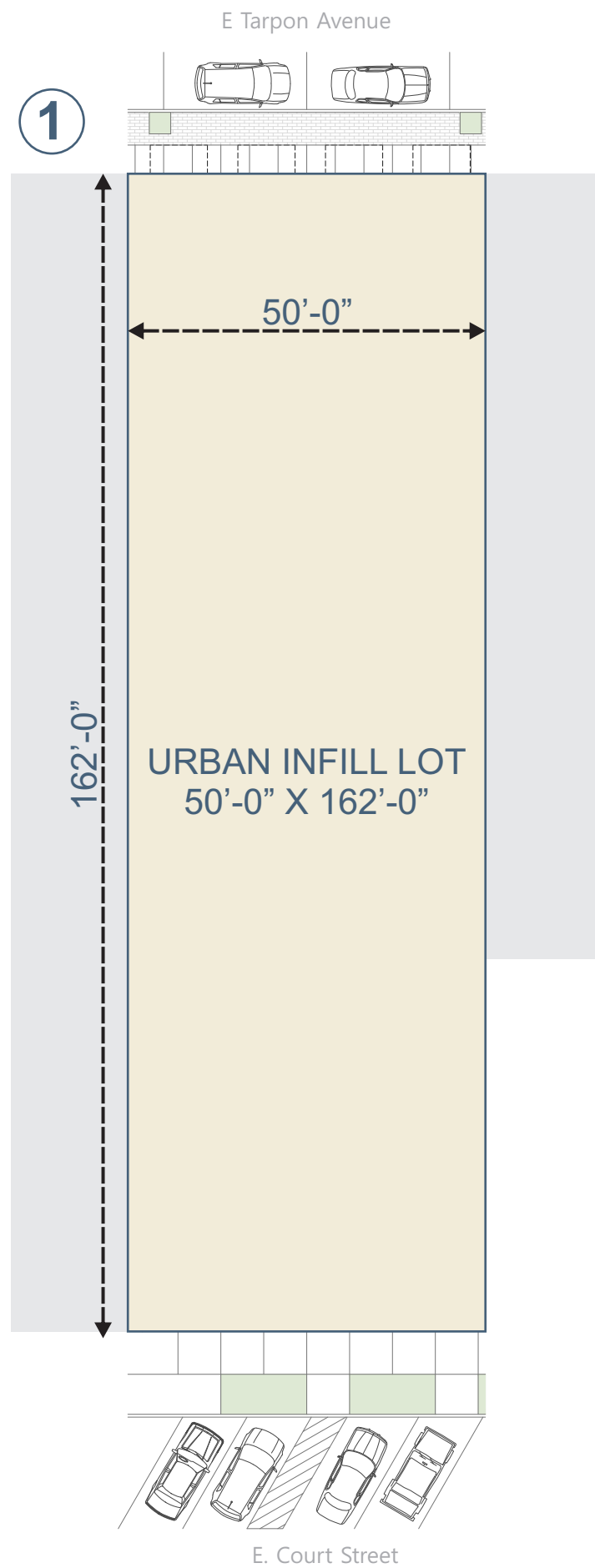
5800 MAIN - URBAN REVITALIZATION



THE TARPON REGISTRY

- A cornerstone that restores tradition as a city built on tourism, creating lasting value for our community
- An anchor for Main Street, driving foot traffic, evening energy, and year-round activity citywide
- A catalyst for local spending, with guest dollars flowing to restaurants, shops, entertainment, and services

-
- 10,000 sq. ft. mixed-use destination with 12–24 boutique hotel rooms
 - 4,600 sq. ft. of curated retail and market space with a flexible courtyard and pedestrian connection
 - 40% of the site dedicated to open-air gathering space, managed for guest use in the evenings through secure technology
 - A permanent, owner-operated investment designed to last for generations. Built, owned, and managed locally.



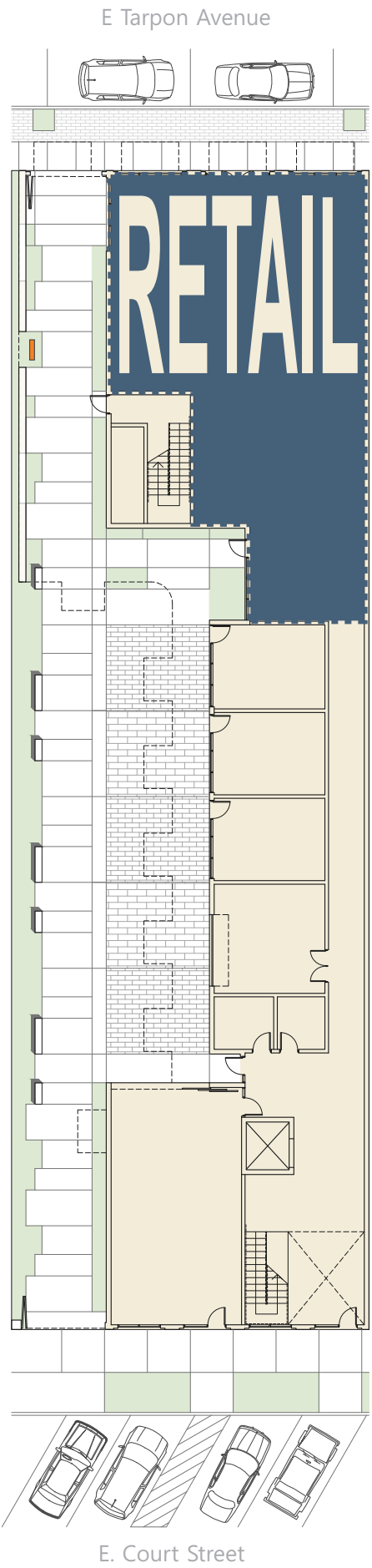


E. Tarpon Avenue - Elevation



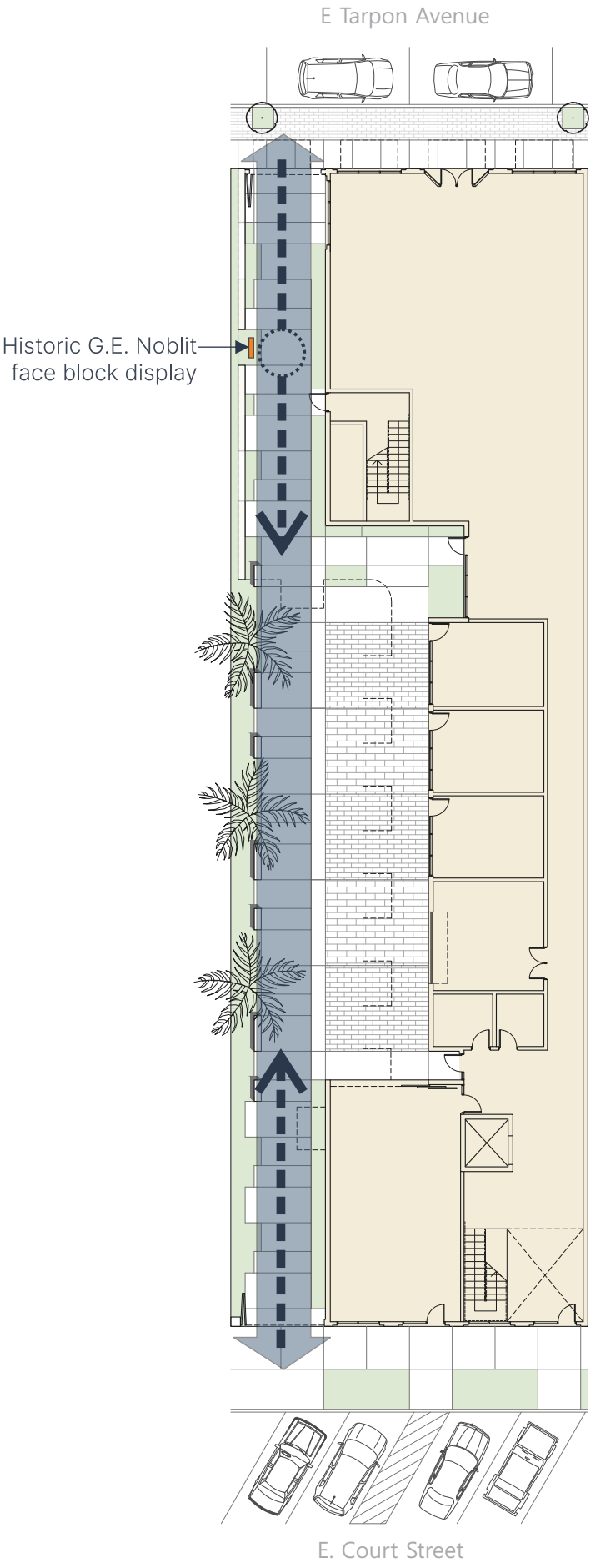
E. Court Street - Elevation







Historic G.E. Noblit
face block display



COURTYARD MURAL: Public art inspired by the local context and historic places of interest



1. Anclote Key Lighthouse

2. Sponge Docks Heritage

3. Spring Bayou



ART

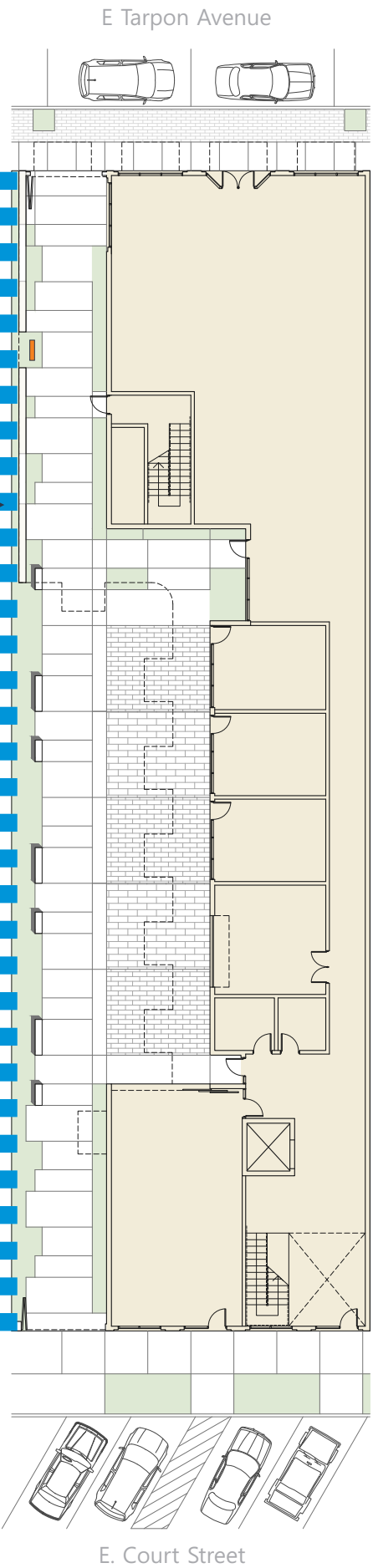
- Anclote Key Lighthouse
- Tarpon Sponge Docks
- Spring Bayou

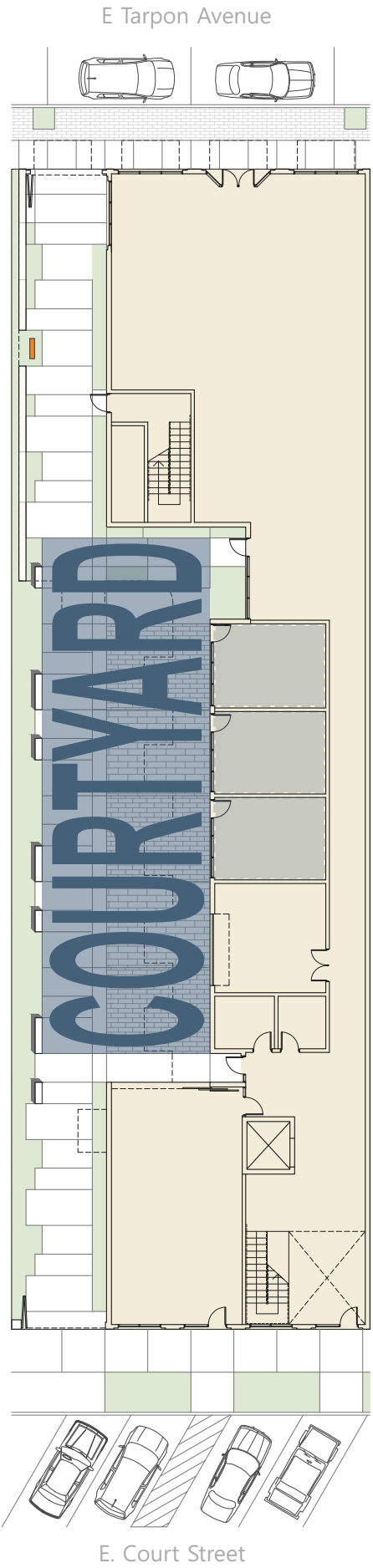


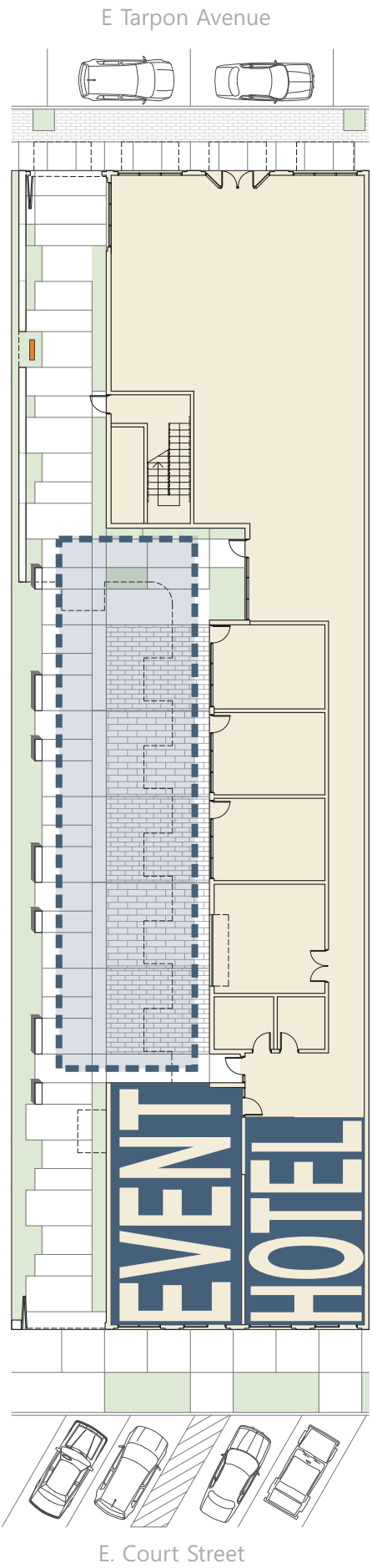
MATERIALITY

- Costal Blues & Gulf Inspiration
- Maritime Heritage Lighting
- Historic Brick, re-imagined
- Metalwork & Railings

Public Art: mural on courtyard wall









- **Visitor Spend Beyond the Property:** Dollars flow to dining, shopping, and attractions, directly fueling the local economy. A hotel allows longer stays, supporting businesses across the city.
- **Local Community Impact:** Provides lodging for family and friends, serves as a community gathering spot, and helps fund city services through visitor spending.
- **Tax Contributions:** Provides over \$1.6 million over a 10 year period in direct tax revenue through property tax, tourist development tax, and retail sales tax.



DESIGN AND PRE-DEVELOPMENT

Begin after successful award

PERMITTING: JULY 2026

(expedited permitting requested 6 weeks assumed)

CONSTRUCTION: AUGUST 2026

GRAND OPENING: 4TH QUARTER 2027



