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
FOR THE DOWNTOWN TARPON SPRINGS REDEVELOPMENT AREA
WORK SESSION AGENDA
MEDIA ROOM, 2ND FLOOR
THURSDAY, MAY 7, 2026
12:30PM TO 3:00PM

CALL TO ORDER

ROLL CALL

AGENDA ITEMS

1. Downtown and CRA Master Plan **(Charles Rudd City Manager)**

BOARD AND STAFF COMMENTS

ADJOURNMENT

CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: CRA Board

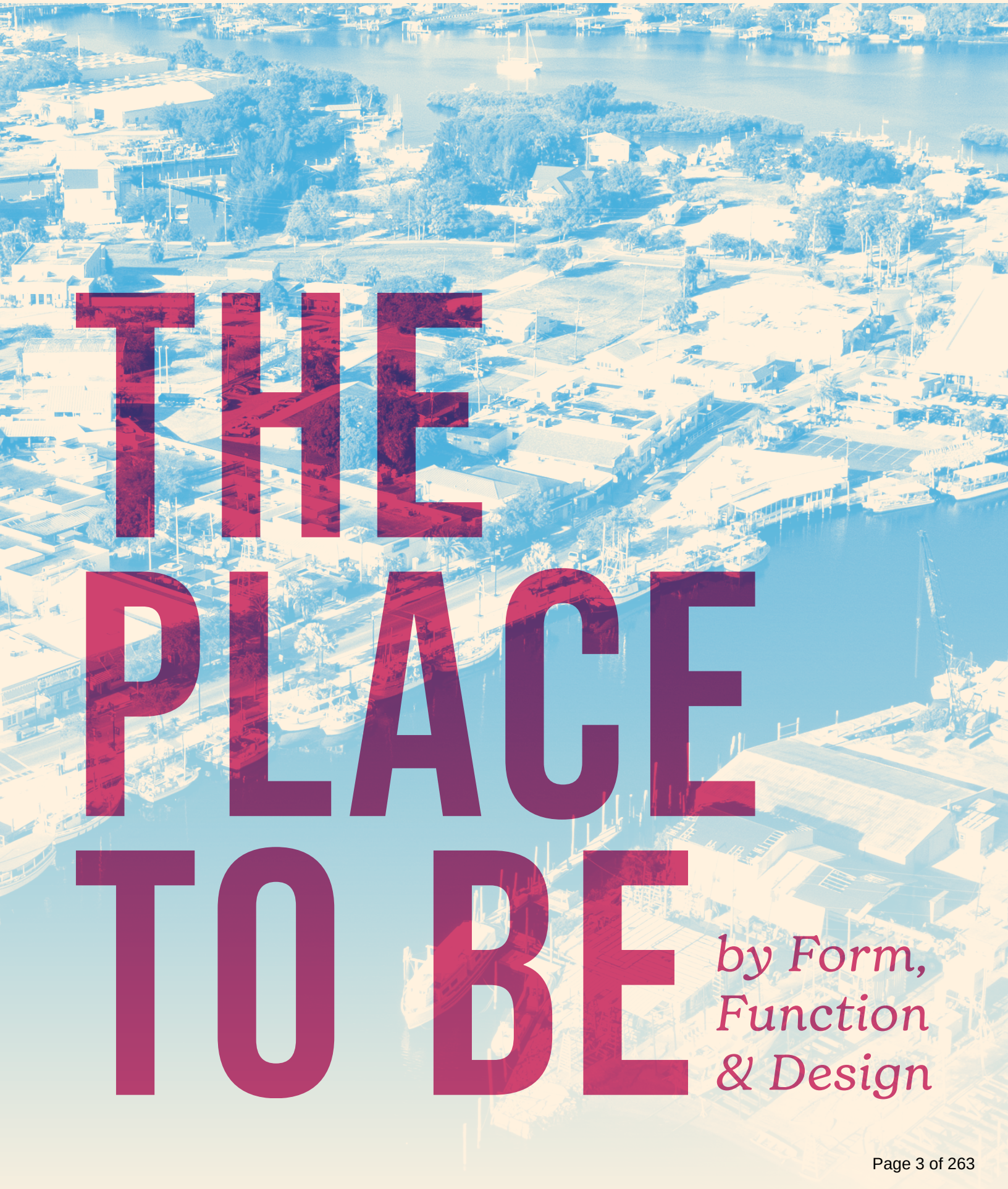
From: Charles Rudd, City Manager

Date: 4/29/2026

Subject: Master Plan Draft

Here is the latest draft of the new Master Plan for the CRA, the Sponge Docks and Greek Town. It is a merger of the Redevelopment Plan, the Greek Town Plan and the Special Area Plan. This is only a draft and everything is still open for discussion. Before we bring it forward for approval, I wanted to have an opportunity to go through it with you and to zoom in on a few actions/projects to get a consensus and how you want to proceed and whether you want certain things in the plan or not. We will not go page by page. I do not plan to go over all the background information, methodology, data, etc. My intention is to start with Chapter 5. I will quickly summarize the goals and then the strategies and focus on the items which need direction. I will step through some of the implementation strategy to highlight a few projects. The plan has some similarities to the current 25-year-old plan in terms of a number of projects that were not completed but may be worth keeping. The consultant will do the presentation for adoption at a regular commission meeting. This workshop is for our in-house huddle prior to adoption.

TARPON SPRINGS



THE PLACE TO BE

by Form, Function & Design

Foreword

The City of Tarpon Springs, in partnership with Inspire Placemaking Collective, is pleased to present The Place to Be: by form, function & design (Master Plan), which is a unified vision and implementation framework for a more resilient, walkable, and vibrant downtown.

As Tarpon Springs grows, this Plan consolidates prior planning and regulation efforts into a single, actionable framework that balances heritage, economic vitality, and the experience of residents and visitors. This plan aligns with and advances the City's existing Redevelopment initiatives including the 2001 Downtown Redevelopment Plan, the Special Area Plan, The Sponge Docks and Greektown Community Placemaking Plan, and the Transect-Based Infill Code. It is designed to integrate with Community Redevelopment Agency (CRA) funding and implementation tools.

While this Plan builds upon prior efforts, it is fundamentally shaped by meaningful community engagement led by the City of Tarpon Springs and Inspire Placemaking Collective. This process included a series of public workshops, surveys, and stakeholder interviews, as documented in Chapter 4: Community Voice. Community input directly informed the Plan's five guiding goals: Connect Tarpon Springs; Strengthen, Preserve, and Protect Community Character; Build a Resilient and Sustainable Tarpon Springs; Diversify Housing Options; and Support Local Business Growth. The Place to Be: by form, function & design delivers a clear path to implementation through maps identifying potential projects and catalyst sites, a detailed implementation matrix outlining partners, priorities, and cost estimates, market-informed strategies, form-based code recommendations, and a practical action plan. Achieving this vision will require sustained collaboration among the City, the CRA, private partners, and the broader community to focus resources, secure funding, and advance priority projects and regulatory updates.

The Place to Be: by form, function & design brings together community aspirations, technical expertise, and practical tools to ensure Tarpon Springs remains a special, thriving, and welcoming place for generations to come.

On behalf of the City of Tarpon Springs and the consultant team, sincere thanks are extended to the City leadership, project staff, stakeholders, and community members whose time, insight, and dedication made this Plan possible.

Table of Contents

01 WHY THIS PLAN, WHY NOW? | 4

1.1 Project Introduction....7
1.2 Purpose....10
1.3 Alignment....12

02 TARPON SPRINGS IN CONTEXT | 16

2.1 Focus....18
2.2 Legacy....22
2.3 People....24

03 DOWNTOWN TODAY | 30

3.1 Observe....32
3.2 Reflect....36
3.3 Evaluate....38
3.4 Synthesize....48

04 COMMUNITY VOICE | 56

4.1 Voice....58

05 DESIGNING THE FUTURE TOGETHER | 66

5.1 Vision....68
5.2 Goals....70

06 ACTION PLAN | 90

6.1 The Plan....114
6.2 Implementation Strategy....116
6.3 Moving Forward....122

07 APPENDICES | 140

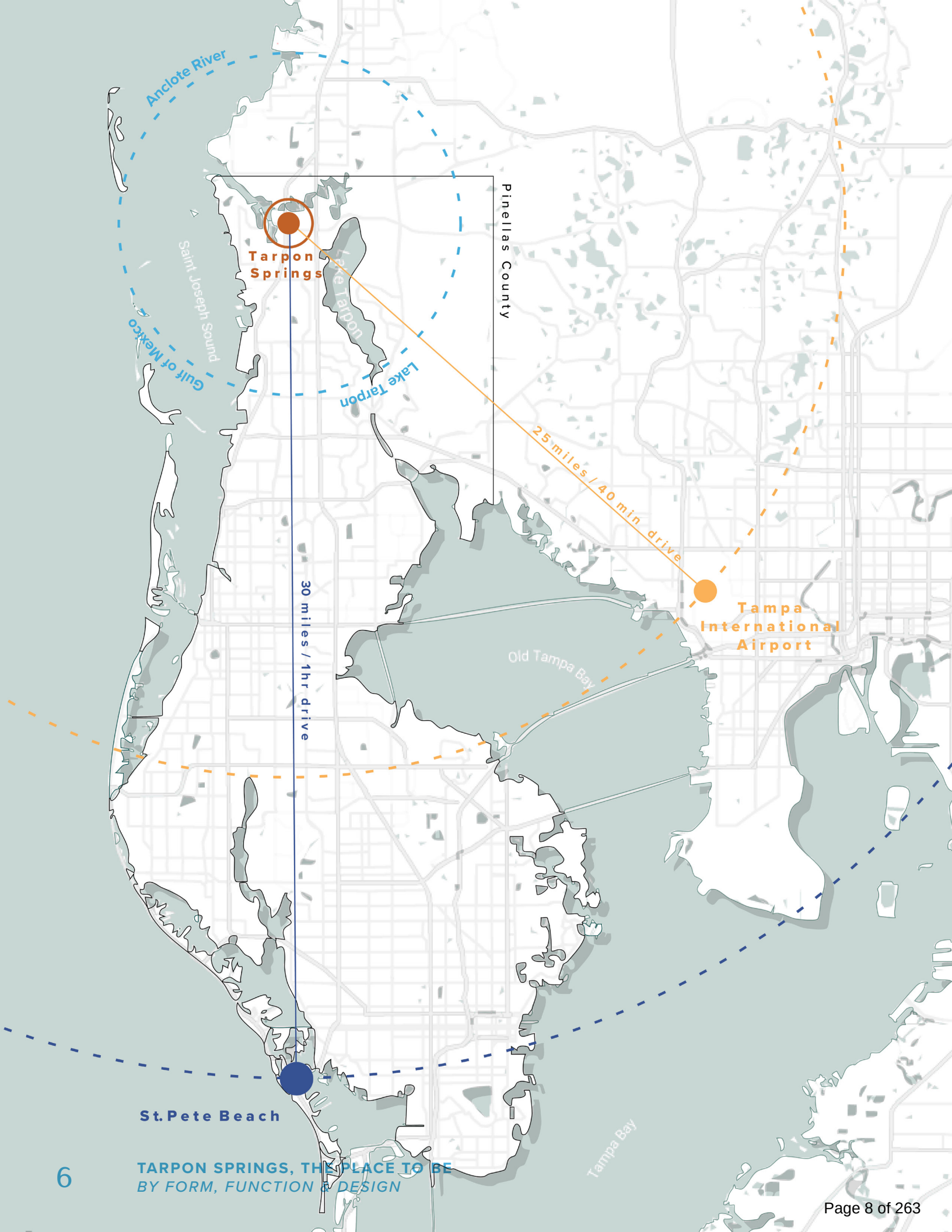
Chapter 1

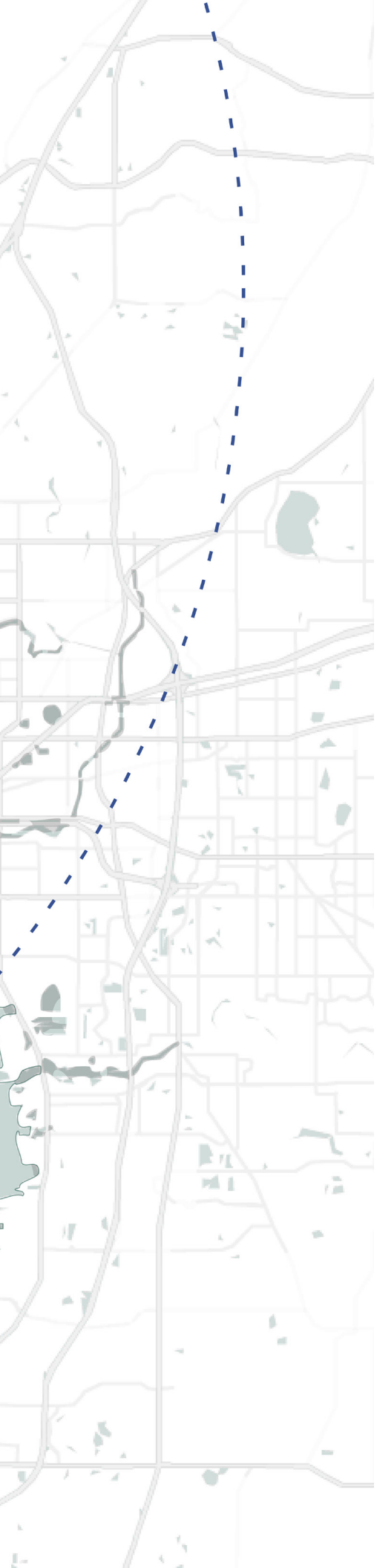
WHY THIS PLAN, WHY NOW?





Chapter 1 presents the context and purpose of this plan — outlining why a unified strategy is needed now, how it builds on existing efforts, and what it intends to achieve for the future of Tarpon Springs.


Anclote River
Tarpon Springs
Pinellas County
Saint Joseph Sound
Gulf of Mexico
Lake Tarpon
25 miles / 40 min drive
Tampa International Airport
30 miles / 1hr drive
Old Tampa Bay
St. Pete Beach
Tampa Bay



1.1 Project Introduction

THIS IS TARPON SPRINGS

Tucked away in the northern reaches of Pinellas County, FL, lies a city that feels like a world all its own. Surrounded by water on three sides, the City of Tarpon Springs falls between the Gulf of Mexico and Lake Tarpon and just below the winding Anclote River. While not directly connected to a major interstate, the city sits within easy reach of important regional features. It's just a 40-minute drive from Tampa International Airport and an hour north of St. Pete Beach.

As the first city incorporated on the Pinellas Peninsula, Tarpon Springs carries the air of a small town with a big history. Its population of around 26,000 makes it the eighth-largest city in Pinellas County. Spread across just 8.5 square miles, the city is laced with over 46 miles of shoreline. Its geography, woven with bays, rivers, and coastal inlets, has long shaped its traditions, economy, and way of life.



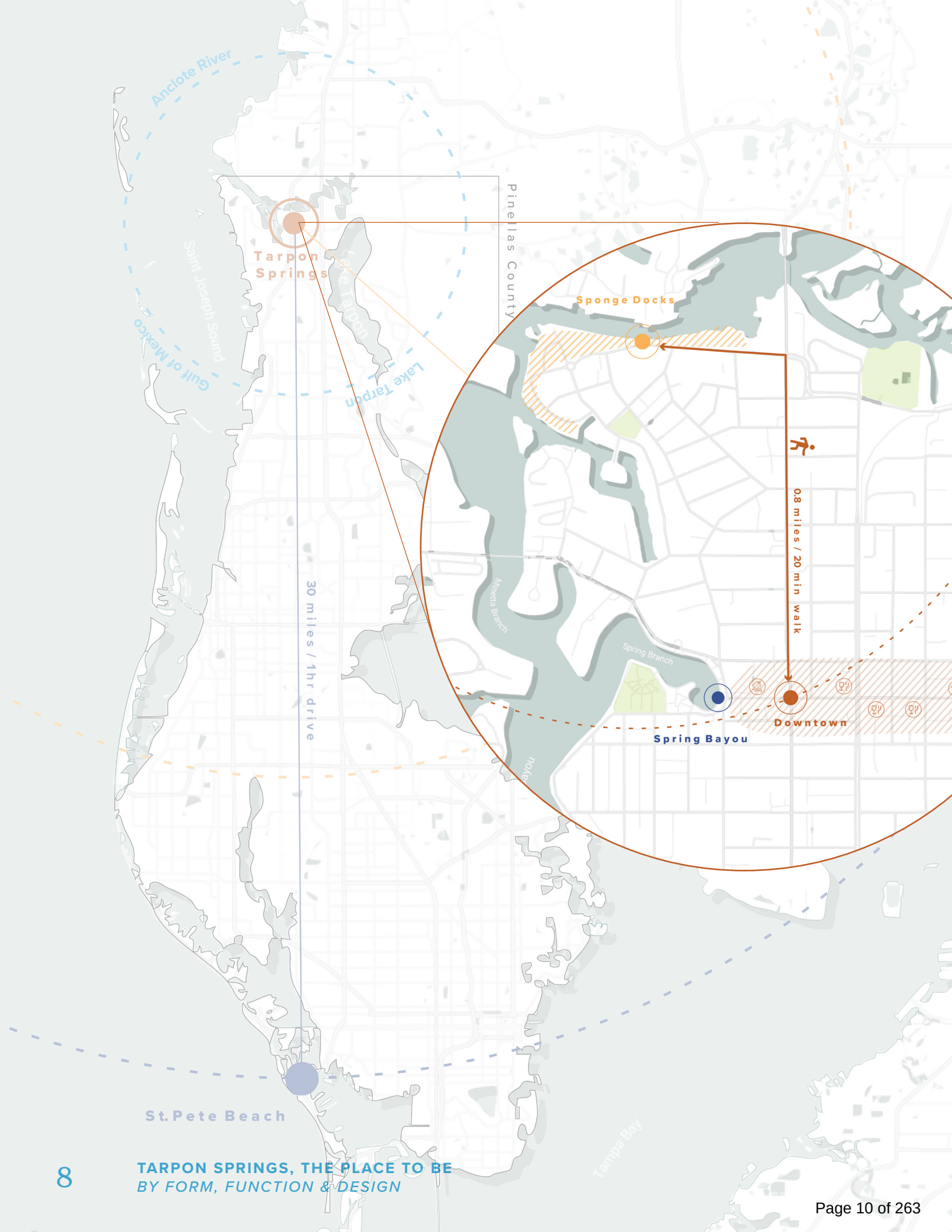
POPULATION OF

26,000



46 Miles

OF SHORELINE


Anclote River
Tarpon Springs
Pinellas County
Saint Joseph Sound
Gulf of Mexico
Lake Tarpon
30 miles / 1hr drive
St. Pete Beach
Tampa Bay
Sponge Docks
0.8 miles / 20 min walk
Minnetta Branch
Spring Branch
Spring Bayou
Downtown



CULTURAL IDENTITY AND DAILY LIFE

One of Tarpon Springs' most defining features is the abundance of natural sea sponges that thrive in its waters. In the early 1900s, Greek immigrants settled here, establishing a thriving sponge diving industry that would earn the city the title, "Sponge Capital of the World." Today, the legacy of this community endures at the Sponge Docks, where the sound of Greek phrases exchanged between boats serves as a living reminder of the city's distinct cultural identity.

While the sponge industry may have initially put Tarpon Springs on the map, its charming Downtown scene, less than a mile down the road from the docks, offers a different, but equally rich experience. Brick streets lead to boutique stores, craft breweries, family-run bakeries, art galleries, and charming eateries. Locals and visitors alike can stroll to Spring Bayou to spot manatees, admiring historic Victorian homes along the way, or explore the Greek Orthodox Cathedral and the historic train depot to learn about the city's past. People come from near and far to experience the seamless blend of Greek and Floridian culture, whether for a weekend on the water, a taste of authentic Greek cuisine, or simply to stroll the waterfront.

LIVING WITH WATER: RISKS AND RESILIENCE

Life on Florida's west coast comes with its own challenges. While Tarpon Springs' seaside location offers breathtaking views and diverse economic opportunities, it also comes with the realities of coastal living, including hurricanes, flash floods, and the quiet threat of rising seas. The certainty of storms is an enduring challenge and defining element of life in Tarpon Springs. The city's ability to adapt to these challenges is rooted in generations who have built their lives on and around the water, forging a resilient community that knows how to recover and find its rhythm again.

The regional context of Tarpon Springs reveals both its distinct character and its place within the broader, ongoing struggle faced by coastal communities to adapt to an increasingly challenging environment.

1.2 Purpose

WHY THIS PLAN MATTERS

Across the United States, downtowns are experiencing renewed interest, investment and population growth that now outpaces suburban expansion. The demand for walkable, mixed-use communities with vibrant public spaces, access to local business, and rich cultural experiences is driving this urban resurgence. A strong downtown benefits the entire community: it attracts investment, strengthens the local economy, and offers both residents and visitors an authentic experience rooted in culture and connection.

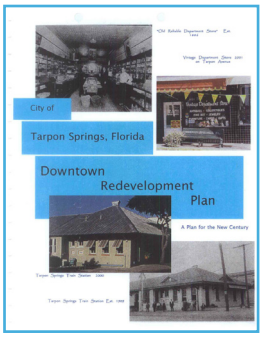
In Florida—now the fastest-growing state in the country—this trend presents both opportunity and urgency. As growth across the Tampa Bay region accelerates and environmental pressures mount, the future of Tarpon Springs will depend on how it adapts—and how it plans. To harness the growing demand for walkable, mixed-use environments, the city must act with intention—to safeguard what makes it unique, embrace needed change, and prepare for a more resilient future.

Tarpon Springs has already taken meaningful steps in this direction through key initiatives, including the 2001 Downtown Redevelopment Plan, the Special Area Plan, the Transect-Based Infill Code and the Sponge Docks and Greektown Community Placemaking Plan. Nevertheless, the need remains for a clear, unified vision supported by an effective regulatory framework. This updated Master Plan is the critical next step—integrating previous efforts into a single, actionable framework built on decades of planning, investment, and community input.

Grounded in market realities and community priorities, this plan provides practical tools to strengthen key commercial areas, enhance mobility options, support mixed-use development, and protect the historic and natural assets that define Tarpon Springs. It offers clear direction for public and private investment, coordinates development activity, and ensures decisions reflect shared community values.

01

Downtown Redevelopment Plan

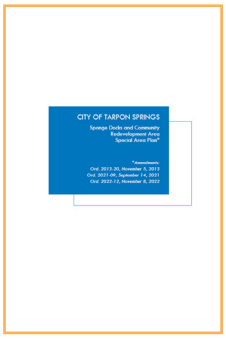


2001

VIEW HERE

02

Special Area Plan

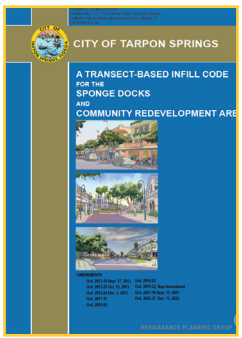


2010

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03

Transect-Based Infill Code

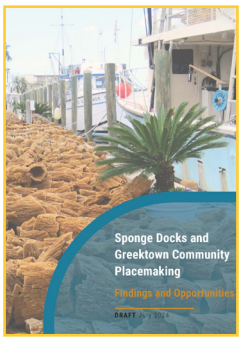


2011

VIEW HERE

04

Sponge Docks and Greektown Community Placemaking Plan



2024

VIEW HERE

Consolidating previous efforts into a single, actionable framework provides regulatory clarity needed to coordinate development, support investment, and protect Tarpon Spring's unique character and community values.

1.3 Alignment

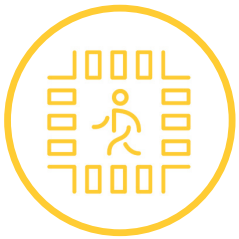
WORKING TOGETHER FOR IMPACT

This Master Plan outlines the foundation for the long-term development of the Tarpon Springs community. The plan builds upon and advances the established goals of the previous planning efforts with the intention to help drive the implementation. The strategies proposed in this plan coordinate a clear vision towards walkable, mixed-use neighborhoods, improved connectivity, and enhanced public realm design through form-based regulation, ensuring that development remains context-sensitive and consistent with prior planning efforts.

The following Chapter dives more into detail about the history and context that has led to the Plans and Goals set out for Tarpon Springs. Mandated regulatory documents, including the Comprehensive Plan (Future Land Use) and Land Development Code (Zoning), are often shaped by Plans which explore special topics and areas more deeply. The Special Area Plan explored and established the Area's Character Districts, which set out to define Tarpon Springs through urban design. The Smart Code utilized Form-Based Code to define "transect zones" which direct building form, rather than architectural design. The Sponge Docks and Greektown Community Placemaking Plan explored Tarpon's vibrant tourist scene and surrounding residential neighborhood and organized the challenges and potential for economic development in this area. Lastly, the Downtown Redevelopment Plan analyzed the conditions of the area and identified opportunities for redevelopment and investment through the Tax Increment Financing tool.

Given the CRA's significant success in revitalizing and redeveloping areas within the City, a 10-year extension of its operating timeframe is recommended to continue this progress. By integrating with CRA funding mechanisms and previously adopted policies, this plan represents a continuation, not a departure, of Tarpon Springs' broader efforts to create a livable, economically resilient, and well-connected community.

PLAN PRIORITIES



WALKABILITY

MIXED USE



PUBLIC REALM



CONNECTIVITY

GENERAL OBJECTIVES

Align development regulations through coordinated SmartCode transect zones and form-based standards that reflect historic and multimodal district contexts.

Advance a multi-modal and pedestrian-first approach by organizing streets based on their function and enhancing accessibility for pedestrians, transit, and vehicles through clear streetscape guidelines.

Establish a connected open space network with pocket parks, civic plazas, and trails — including a signature public space downtown that serves as Tarpon Springs' town square.

Support implementation with a market study to guide feasible development and a consolidated parking strategy that includes shared and structured parking solutions.

CRA OBJECTIVES

Encourage mixed-use infill and redevelopment along Pinellas and Tarpon Avenues while preserving the scale and character of historic neighborhoods.

Reinforce Tarpon Avenue as a vibrant Main Street with active storefronts, public gathering spaces, and small-scale tourist accommodations.

Support residential and live-work opportunities along Lemon Street to foster creative businesses and diverse housing types.

Strengthen physical and programmatic connections between Downtown and the Sponge Docks through gateways, trails, transit, and shared events.

SPECIAL AREA PLAN AND TRANSECT BASED INFILL CODE OBJECTIVES

Improve the regulatory and planning environment through updated land development regulations and form based design guidelines.

Encourage infill development on underutilized or vacant sites to support growth while respecting and maintaining the historic character of the area.

Improve connections between Downtown, the Sponge Docks and surrounding districts through pedestrian, bicycle, transit and street networks.

Attract businesses, tourism and mixed use development to strengthen the local economy.

SPONGE DOCKS AND GREEKTOWN COMMUNITY PLACEMAKING PLAN OBJECTIVES

Protect the Sponge Docks by developing a design plan for both the working waterfront and the pedestrian areas and remove unnecessary street furnishings and signage to enhance the public realm.

Strengthen the preservation efforts of cultural assets through the organization of an association, assessments, grant funding for adaptive reuse and redevelopment, and code enforcement and demolitions where necessary.

Organize the business community and strengthen communications to develop a plan that balances private sector benefits and public sector needs.

Reinforce consistency in the public realm through design code regulation updates.

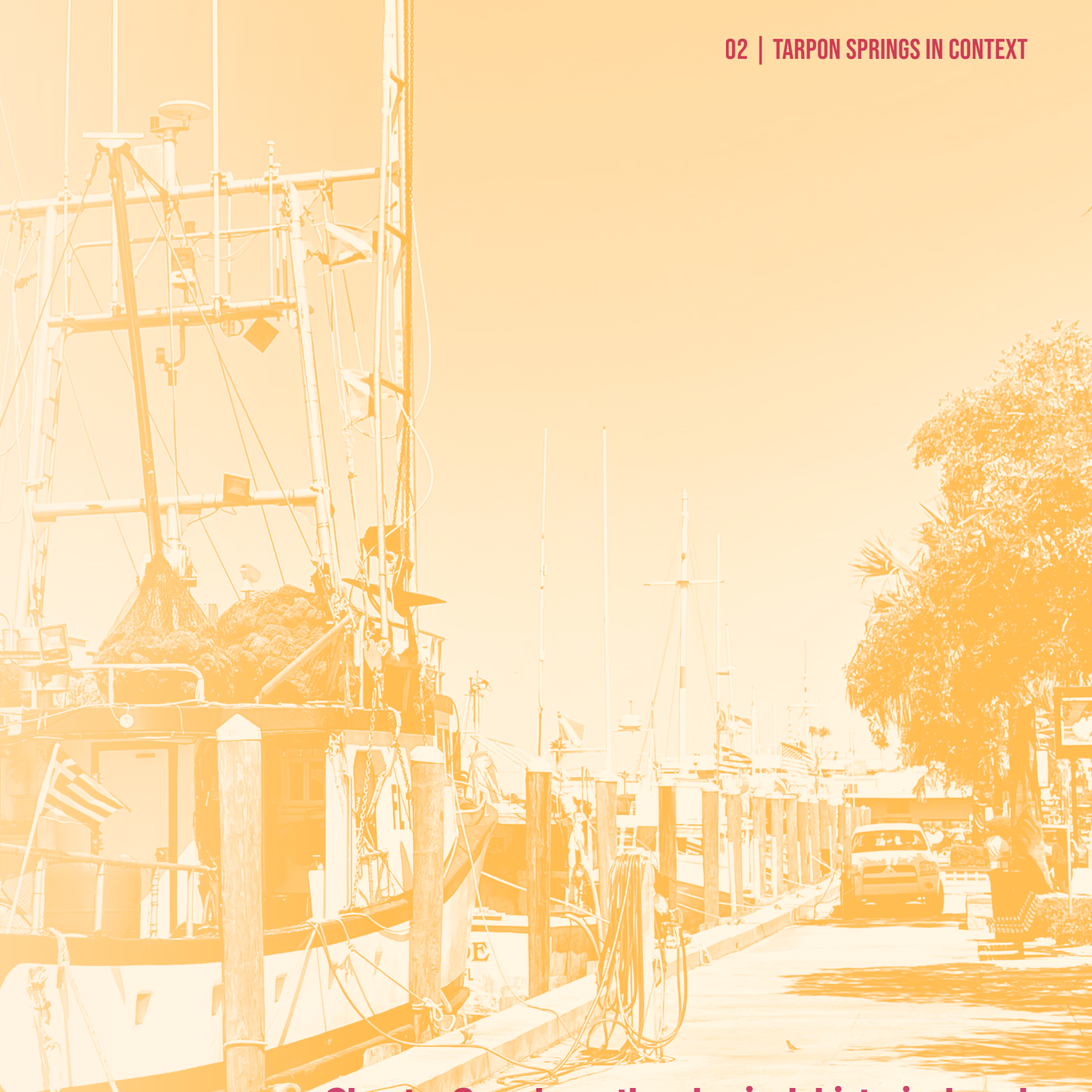
Bolster resiliency through implementation of the City's vulnerability assessment objections.

Enhance multi-mobility through beautification, traffic calming, improvements to lighting, shading, streetscape furnishings and landscaping, and ADA compliance.

Resolve traffic & parking concerns through implementation of a parking management strategy, working with local businesses and residential areas for designated special parking restrictions, and utilizing innovative strategies to traffic and parking issues.

These pages present key place-based objectives outlined in the Sponge Docks and Greektown Community Placemaking Plan and the Special Area Plan.

Chapter 2
TARPON SPRINGS IN CONTEXT



Chapter 2 explores the physical, historical, and cultural foundations that shape Downtown Tarpon Springs today. It defines the planning area, traces the city's layered legacy, and highlights the people, places, and momentum that make this district unique.

2.1 Focus

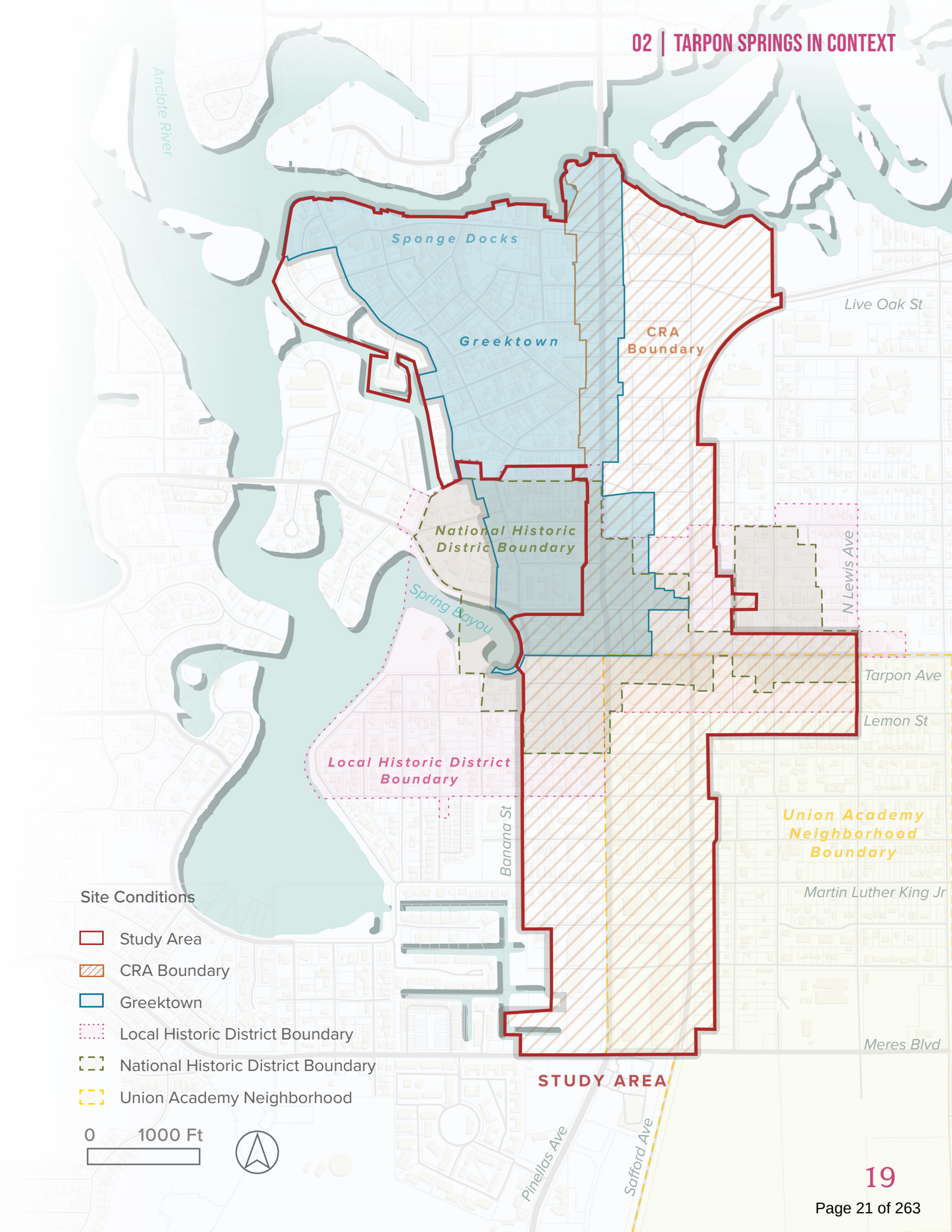
DISTRICTS, CODE, AND CHARACTER

The study area spans a broad and diverse section of Tarpon Springs, anchored by key corridors and civic destinations. It extends from the Anclote River in the north to Meres Boulevard in the south, and from the waterfront and Banana Street on the west to points just east of Safford Avenue. At its widest extent, the boundary reaches to North Levis Avenue, encompassing the city's Downtown Gateway District. Covering approximately 344 acres the area includes the full Downtown Community Redevelopment Area (CRA), the iconic Sponge Docks, and significant portions of the Greektown neighborhood. This boundary reflects how people move through and experience Tarpon Springs—as a network of walkable streets, active corridors, and overlapping districts rather than isolated zones.

Within this area, distinct neighborhoods contribute to the city's layered identity. The Greektown neighborhood, concentrated near the Sponge Docks, is nationally recognized for its cultural heritage and strong maritime character, with a walkable street pattern that supports mixed-use activity and tourism. Downtown Tarpon Springs serves as the civic and historic heart of the city, blending government buildings, small businesses, public spaces, and cultural landmarks that draw both residents and visitors. Just west of Downtown, the Spring Bayou neighborhood offers a unique blend of natural beauty, historic homes, and civic landmarks such as the Heritage Museum and Safford House—anchored by the bayou itself, which serves as both a visual focal point and site of the city's annual Epiphany celebration. To the south, the Union Academy neighborhood offers a deep connection to the city's African American history and civic life. Anchored by schools, churches, and residential streets, it reflects a legacy of resilience and community pride.

The character of development in Downtown Tarpon Springs is guided by a number of regulatory documents. A detailed transect analysis of this area reveals a complex regulatory patchwork. Multiple zoning districts, transect zones, and character districts apply within short distances, often overlapping in ways that create confusion or conflict. This fragmented framework limits predictable development outcomes and poses challenges for mixed-use or context-sensitive projects—particularly along key commercial corridors and waterfront areas. While the current system allows a variety of uses and building forms, it lacks clarity and consistency, which hinders investment and slows implementation of community goals.

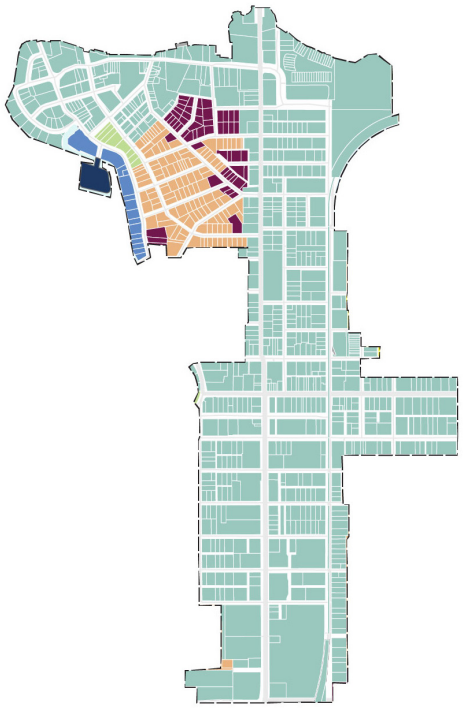
The regulatory framework is illustrated on pages 20 and 21. For additional detail on each zoning district and transect analysis, refer to page 185 in the Appendix.


Anclote River
Sponge Docks
Greektown
CRA Boundary
Live Oak St
National Historic Distric Boundary
Spring Bayou
N Lewis Ave
Tarpon Ave
Lemon St
Local Historic District Boundary
Banana St
Union Academy Neighborhood Boundary
Martin Luther King Jr
Meres Blvd
STUDY AREA
Pinellas Ave
Safford Ave
Site Conditions
Study Area
CRA Boundary
Greektown
Local Historic District Boundary
National Historic District Boundary
Union Academy Neighborhood
0
1000 Ft

EXISTING REGULATORY ENVIRONMENT

1. COMPREHENSIVE PLAN
(FUTURE LAND USE)

This map shows long-range land use categories designated in the City's 2045 Comprehensive Plan. The area is a mix of activity center, residential neighborhoods, and water-dependent uses.

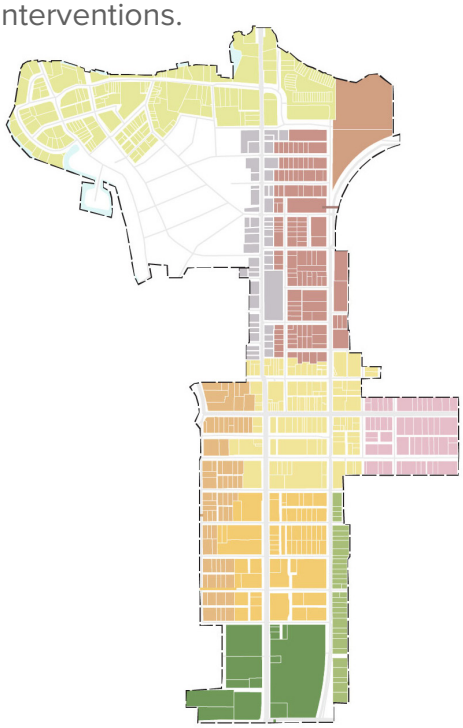


FLU CATEGORIES

- AC — Activity Center
- R/OS — Recreation/Open Space
- R&S — Retail & Services
- RM — Residential Medium
- R&S-WD — Retail & Services - Water Dependent
- IE-WD — Industrial/Employment - Water Dependent

2. SAP
(CHARACTER DISTRICTS)

The Special Area Plan divides the Sponge Docks area and the CRA into unique districts like Sponge Docks, Municipal Gateway, and S Pinellas Ave. Each reflects distinct form, function, and identity. These districts serve as a framework for place-based design and policy interventions.

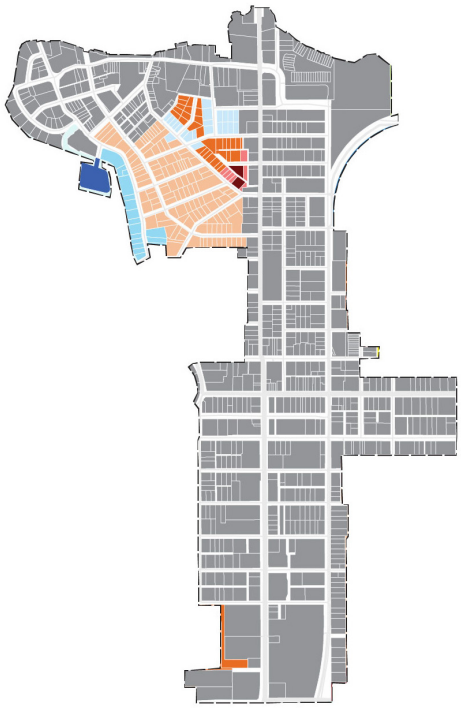


CHARACTER DISTRICTS

- Sponge Docks
- Spring Bayou
- Municipal Gateway
- Downtown Gateway
- Uptown
- S Pinellas Ave
- N Pinellas Ave
- S Safford Ave
- Downtown
- South Gateway
- Outside SAP Boundary

3. ZONING

Current zoning regulations define what is permitted on each parcel—including use, height, and setbacks. Parcels with SAP zoning are regulated by the SmartCode (see Map #4). All other zoning designations are regulated by the Land Development Code.

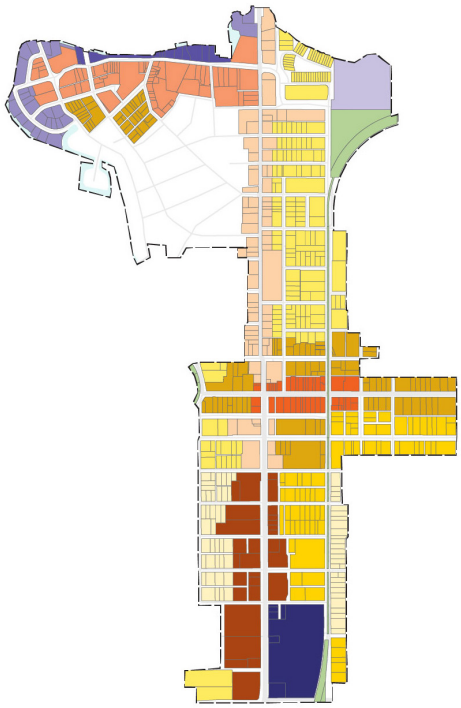


ZONING

- SAP — Special Area District
- IB — Intensive Business
- GB — General Business
- WDI-A — Waterfront Commercial Fishing Development
- RM — Residential Multifamily
- R60 — One & Two Family Residential
- WDI — Waterfront Development
- WDII — Waterfront Marine Industry Development

4. SMART CODE

The SmartCode offers form-based guidance across different “transect zones” (T4a, T5c, SDa, etc.) based on walkability and intensity.



SMART CODE

- T4a — Residential + Retail/Office
- T4b — Residential + Industrial/Office
- T4c — Residential District
- T4d - Residential District
- T5a — S Pinellas Ave Corridor
- T5b — Tarpon Ave Main Street
- T5c — Dodescanese Ave Main St
- T5d — N. Pinellas Ave Corridor
- SDa — South Gateway Special District
- SDb — Marine - Tourist
- SDc — Marine - Industrial / Commercial
- SDd - Municipal Gateway Special District
- Outside SAP Boundary

2.2 Legacy

A PLACE BUILT OVER TIME

From working waterfront to cultural landmark, the story of Tarpon Springs is one of resilience, reinvention, and deep community roots. This timeline highlights key moments that shaped the town — from early settlement and the rise of the sponge industry, to waves of Greek immigration, civic growth, and economic transition.



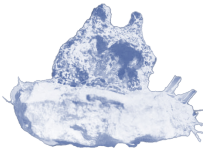
1860s–1880s
A TOWN TAKES ROOT

1864
Captain Samuel Hope settles the area.



1890
First major sponge company opens.

1908
Sponge Exchange opens, global sponge trade hub.



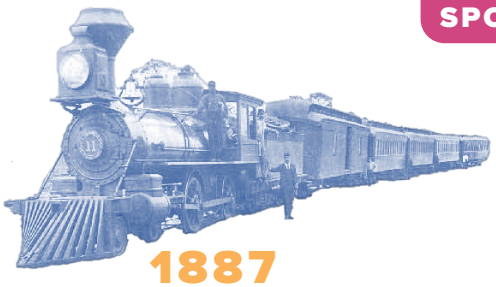
1925
Tarpon Avenue expands; Tarpon Arcade Hotel built.

1938
Sponge blight hits, crippling the local economy.



1920s–1930s
EXPANSION, CRISIS & RECOVERY

1890s–1910s
SPONGE BOOM & GREEK LEGACY



1887
Tarpon Springs incorporates as the first city in Pinellas County. Orange Belt Railway arrives, spurring tourism and trade.

1905
500 Greek sponge divers arrive, revolutionizing the industry.



1913
Half the population is Greek; bilingual signage becomes common.

1940s
WARTIME REVIVAL & CIVIC GROWTH



1943
Iconic St. Nicholas Cathedral constructed.



1947
Red tide devastates sponge beds; synthetics begin replacing natural sponges.



1953
Sponge Docks shift to tourism hub.



1975
Tarpon Springs declared the "Epiphany City" of the U.S.



1979
St. Nicholas elevated to cathedral status for West Florida.



1990
Downtown Historic District added to National Register.



2001
CRA (Community Redevelopment Area) established to guide reinvestment.

2008
Designated a Preserve America Community for cultural heritage.

PRESERVE AMERICA
Explore and Enjoy Our Heritage

2010
Special Area Plan (SAP) adopted to align waterfront development with local heritage and economic goals.

2014
Greektown added to the National Register of Historic Places as Florida's first Traditional Cultural Property District.



NOW
A new unified Master Plan brings these efforts together, charting the next chapter for a place built on resilience, culture, and community.

1950s–1970s
TOURISM & TRADITION

1980s–2000s
PRESERVATION & RECOGNITION

2010s–Today
PLANNING FOR THE FUTURE

2.3 People

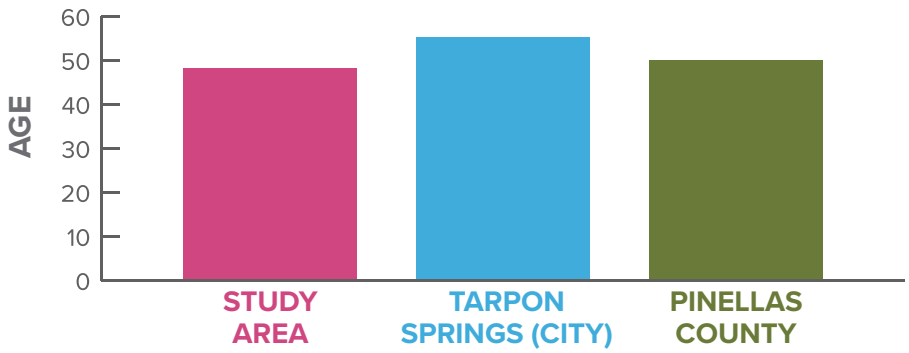
COMMUNITY & CULTURE TODAY

POPULATION

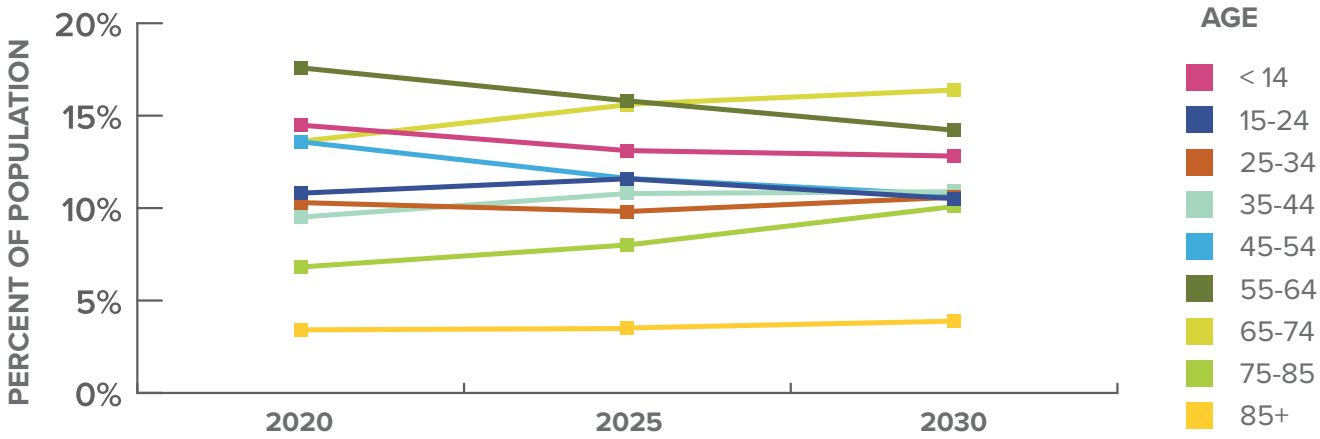
The Tarpon Springs study area is home to a diverse mix of residents, spanning young families, working professionals, and older adults. In 2025, the total population within the study area is roughly 1,082 people. With a median age of 49.7, the study area skews a bit younger than the broader City (54.2) and County (50.0), which is higher than national trends and reflects its unique draw as a multigenerational community. The largest age group is 55 to 64, followed closely by adults aged 65 to 74 and children under the age of 14, highlighting the CRA's appeal across life stages. Looking ahead, the population is projected to hover at the same median age with some slight shifts in each age group. It's important to plan for a community that supports both aging in place and intergenerational vibrancy.



MEDIAN AGE



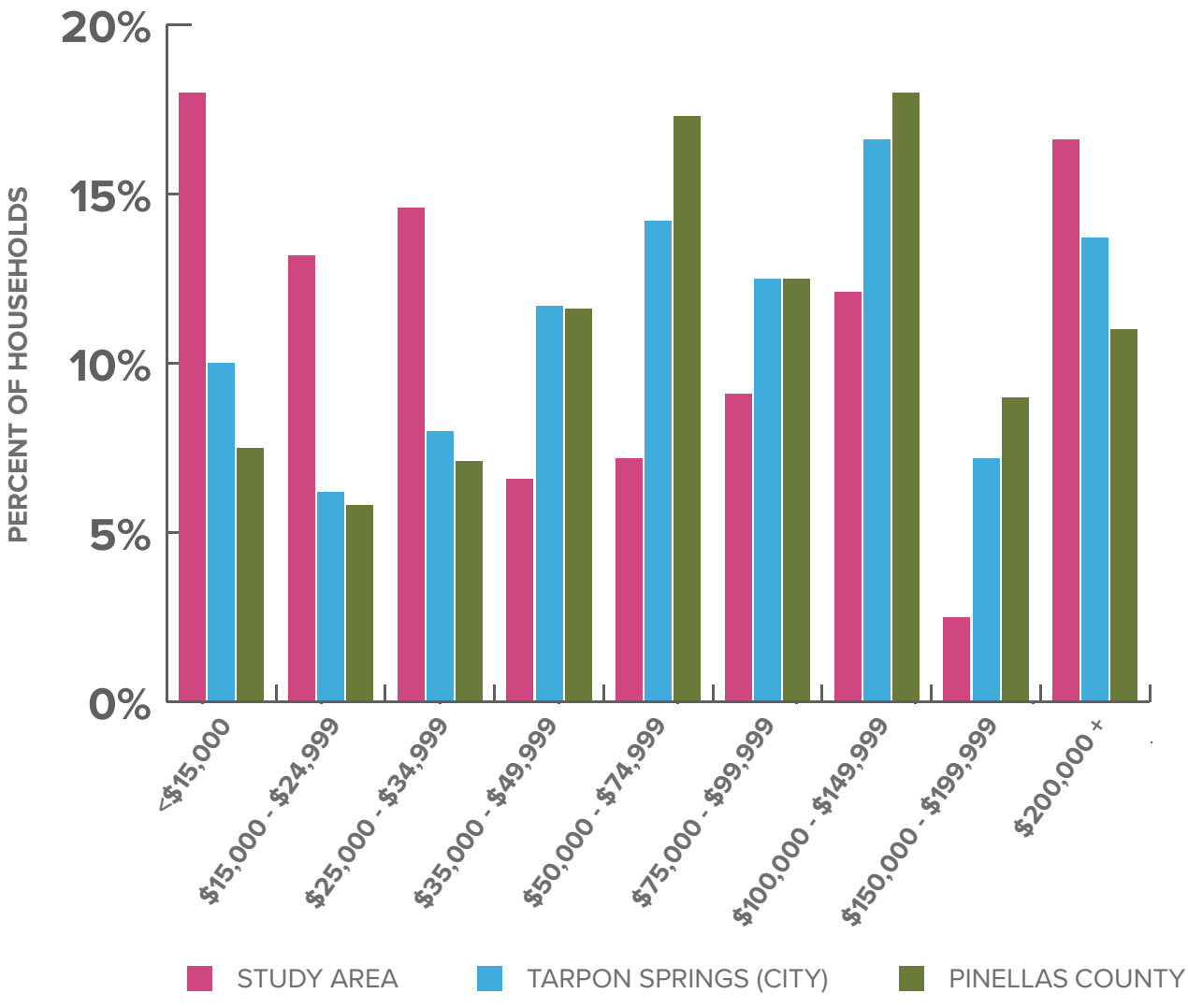
CRA'S POPULATION BY AGE



INCOME

The median household income within the study area is $46,092, which is significantly lower than the national median household income, as well as the City, County, and Metropolitan Statistical Area in comparison. This could be partially attributed to the significant number of residents who fall into the Small Town Sincerity and Midlife Constants ESRI tapestry segments*. These segments include young families, senior householders, and retirees who often live in modest, semirural or small-town environments with limited access to high-wage employment opportunities. Many households rely on fixed incomes, such as Social Security, public assistance, or low-wage jobs, and frequently include single-parent or multigenerational families. With a strong emphasis on family, faith, and community, these residents tend to live frugally, prioritize caregiving responsibilities, and keep their finances simple. The lower income levels reflect both the life stage of many residents and the economic realities of these tightly knit, value-driven communities.

HOUSEHOLDS BY INCOME



RACE

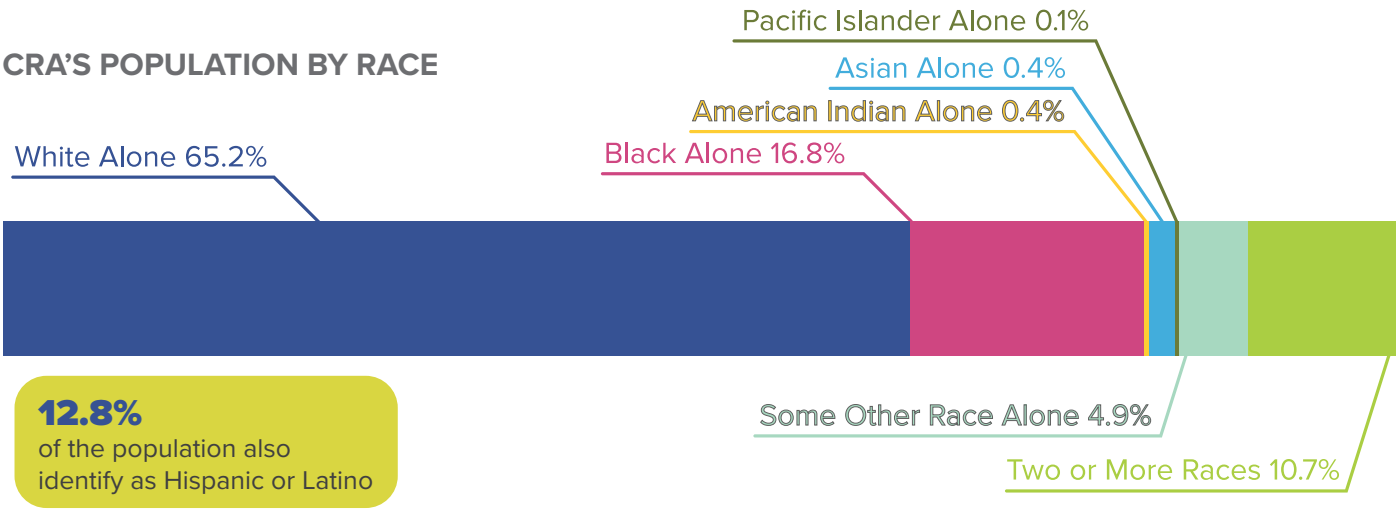
The study area community is majority White (65.2%), which is lower than the surrounding City and County. While still the majority, this proportion has declined since 2010, driven in part by growth among residents identifying as Some other Race and Two or More Races. Additionally, 11.7% of residents identify as Hispanic or Latino. The study area's moderate Diversity Index of 63.7 reflects a shift in the diversity of its residents since 2010.

63.7

DIVERSITY INDEX

Probability that two randomly chosen people in an area belong to different racial or ethnic groups. 0 (no diversity) to 100 (complete diversity)

CRA'S POPULATION BY RACE



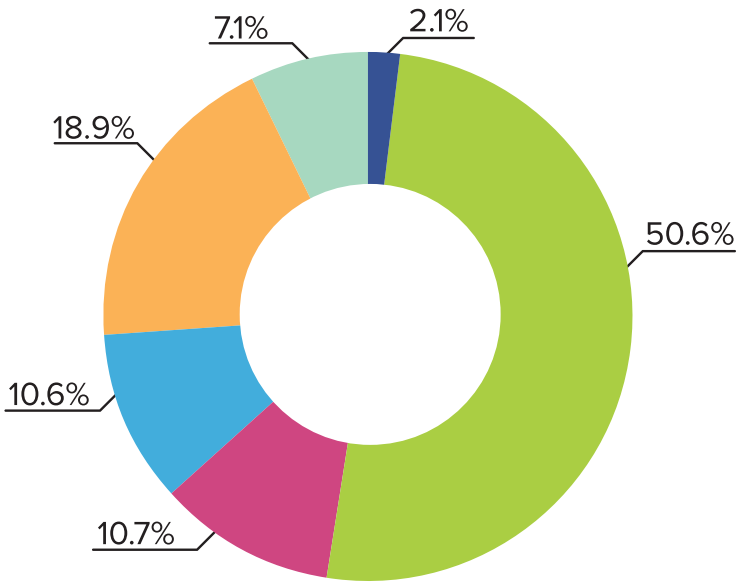
12.8%
of the population also identify as Hispanic or Latino

EDUCATION

Educational attainment varies widely within the study area. The majority of adults (61.3%) have a high school diploma or some college experience, whereas about 26% hold a bachelor's or graduate degree. With such a wide array of educational backgrounds for residents, it is important to foster inclusive economic and educational opportunities.

- High School Diploma/GED
- Some College, No Degree
- Associate Degree
- Bachelor's Degree
- Grad/Professional Degree
- Less than High School

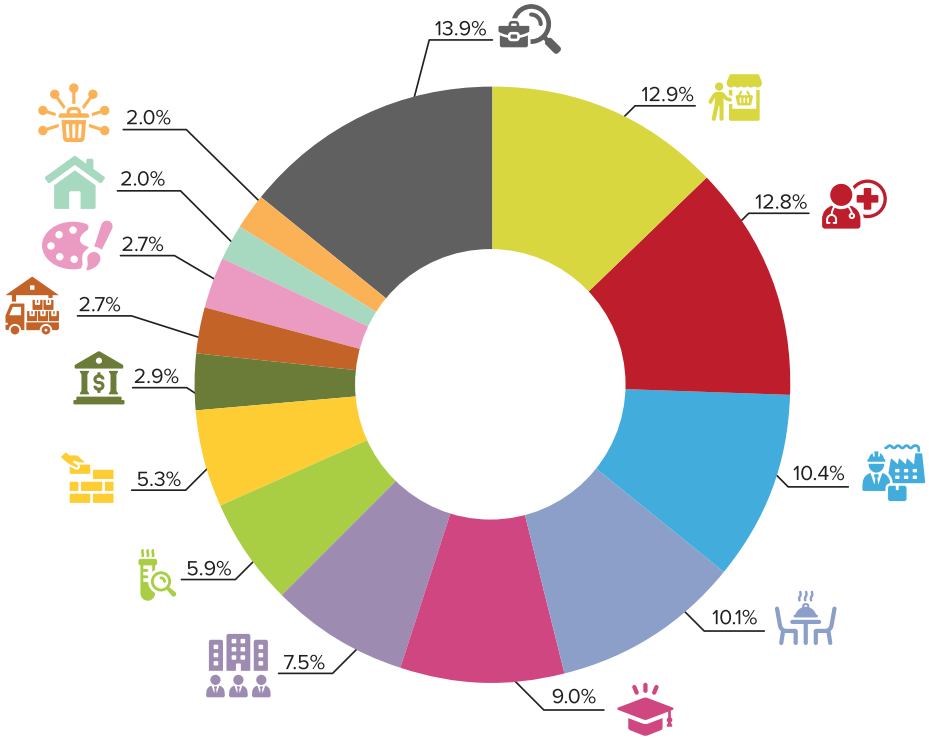
CRA'S POPULATION BY EDUCATION



EMPLOYMENT

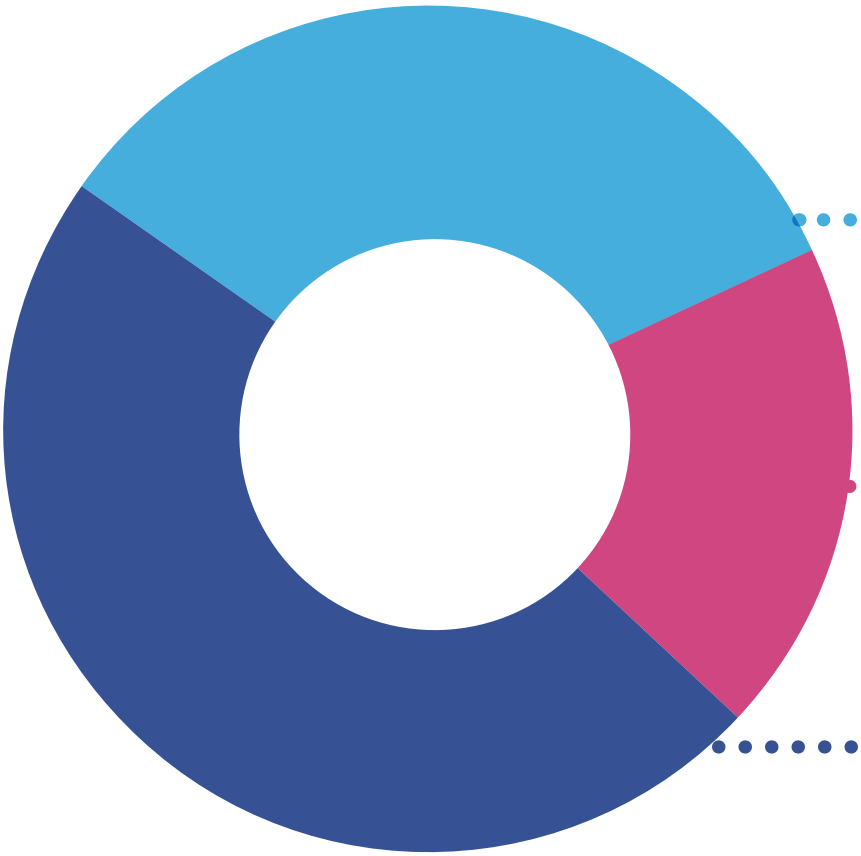
The employment landscape within the Tarpon Springs study area is shaped by a mix of service-oriented and goods-producing industries. The largest employment sector is Retail Trade at around 13.0%, followed by Health Care & Social Assistance (12.8%), and Other Services (except Public Administration) (11.9%), reflecting the area's growing focus on serving residents, retirees, and visitors. Manufacturing, Accommodation & Food Services, as well as Educational Services also play significant roles. While sectors like Finance & Insurance, Wholesale Trade, and Arts, Entertainment & Recreation represent smaller shares, their presence supports the broader economic ecosystem. These trends point to a local economy driven by tourism, community services, and a modest but important base of traditional industries.

CRA'S EMPLOYMENT LANDSCAPE



- Retail Trade
- Health Care & Social Assistance
- Manufacturing
- Accommodation & Food Services
- Educational Services
- Public Administration
- Professional, Scientific, & Tech Services
- Construction
- Finance/Insurance
- Wholesale Trade
- Arts, Entertainment, & Rec.
- Real Estate, Rental, & Leasing
- Admin., Support, & Waste Management
- Other (Transport & Warehousing; Information; Other Services [except Public Administration]; Agriculture, Forestry, Fishing & Hunting; Unclassified Establishments; Mining)

OWNER-TO-RENTER RATIOS



33.3%

RENTER OCCUPIED

18.7%

VACANT UNITS

48.0%

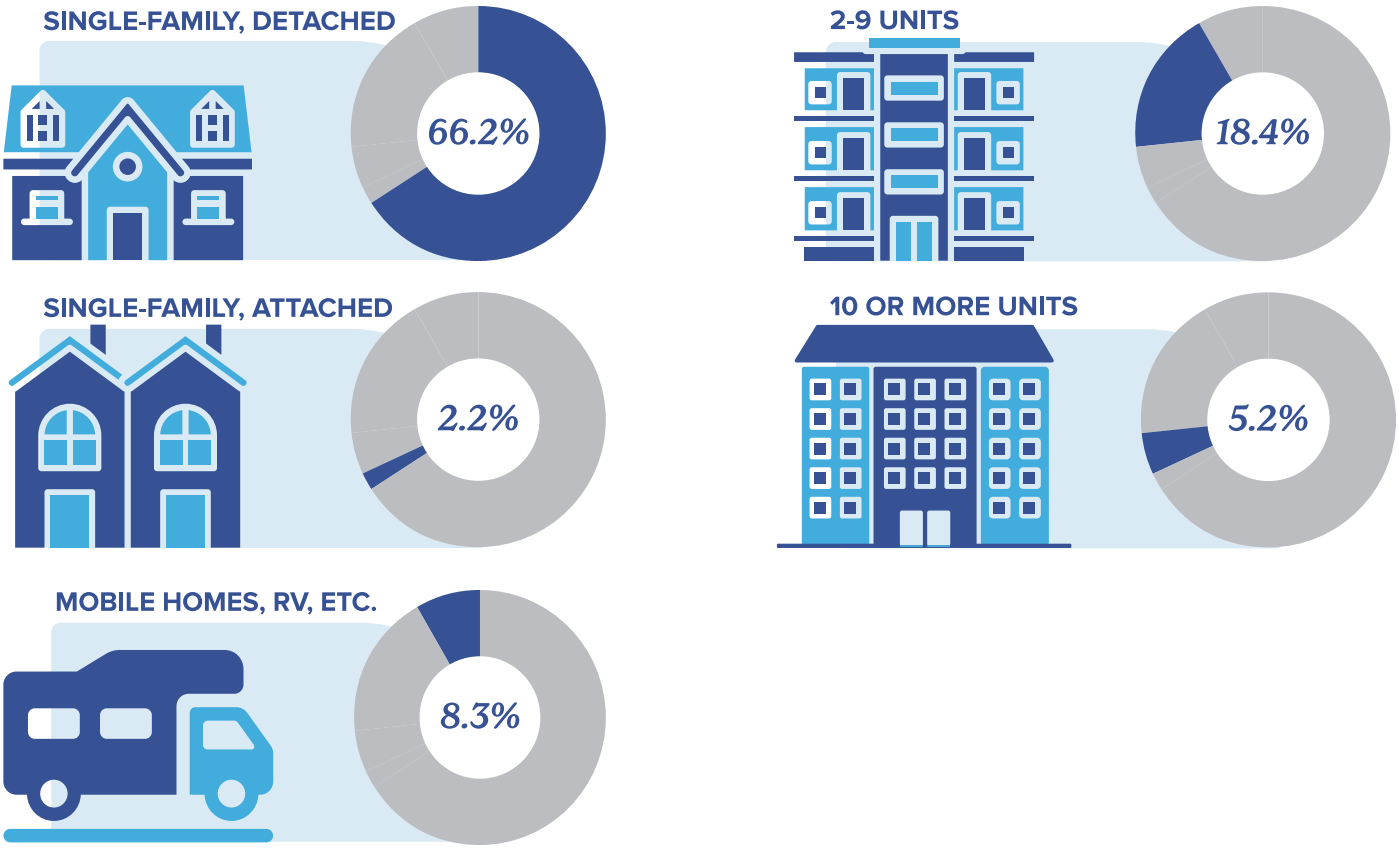
OWNER OCCUPIED

HOUSING

The housing stock in the Tarpon Springs study area has remained relatively stable in number, with only modest growth over the past two decades. In terms of owner-to-renter ratios, 48% of residents own their homes and 33.3% are renters, while 18.7% of units are currently vacant.

The Tarpon Springs study area features a diverse mix of housing types, reflecting its urban character and the varied needs of residents. Single-family detached homes make up the majority of the housing stock (66.2%), followed by low-rise multifamily units with 2 to 9 units (18.4%). Larger apartment buildings with 10 or more units account for 5.2%, while attached single-family homes, such as townhomes and duplexes, represent 2.2%. This composition reflects a somewhat denser, more compact residential fabric often associated with downtown and mixed-use areas. Mobile homes and other non-traditional housing types, such as boats or RVs, also make up a notable share at 8.3%. Together, this mix provides both rental and ownership opportunities and supports walkability, access to services, and multigenerational living. While the study area is characterized by a higher share of single-family detached homes, the City of Tarpon Springs offers a more varied housing mix, with larger proportions of townhomes, mobile homes, and multifamily buildings.

HOUSING UNITS BY STRUCTURE TYPE



Chapter 3



DOWNTOWN TODAY



Chapter 3 offers a ground-level view of Tarpon Springs' Downtown and Sponge Docks — its streets, storefronts, housing, and public spaces. Through real-time observations and community insight, it highlights where the district is thriving, where it's in transition, and where investment is most needed.

3.1 Observe

A TOUR OF TARPON SPRINGS

GROUND-EYE VIEW

Tarpon Springs is experienced as a collection of distinct street environments, each offering a different pedestrian condition. This section highlights key streets that represent the range of walkability across downtown. Some corridors demonstrate strong pedestrian character and identity, while others reveal opportunities for improvement in comfort and safety. Together, they illustrate how sidewalk quality, shade, frontage, traffic, and activity shape the ground-level experience. This lens helps identify both strengths to build on and areas to strategically enhance.



1. Sponge Docks (Dodecanese Blvd)



2. Downtown (Tarpon Ave)



3. Spring Bayou (Tarpon Ave)



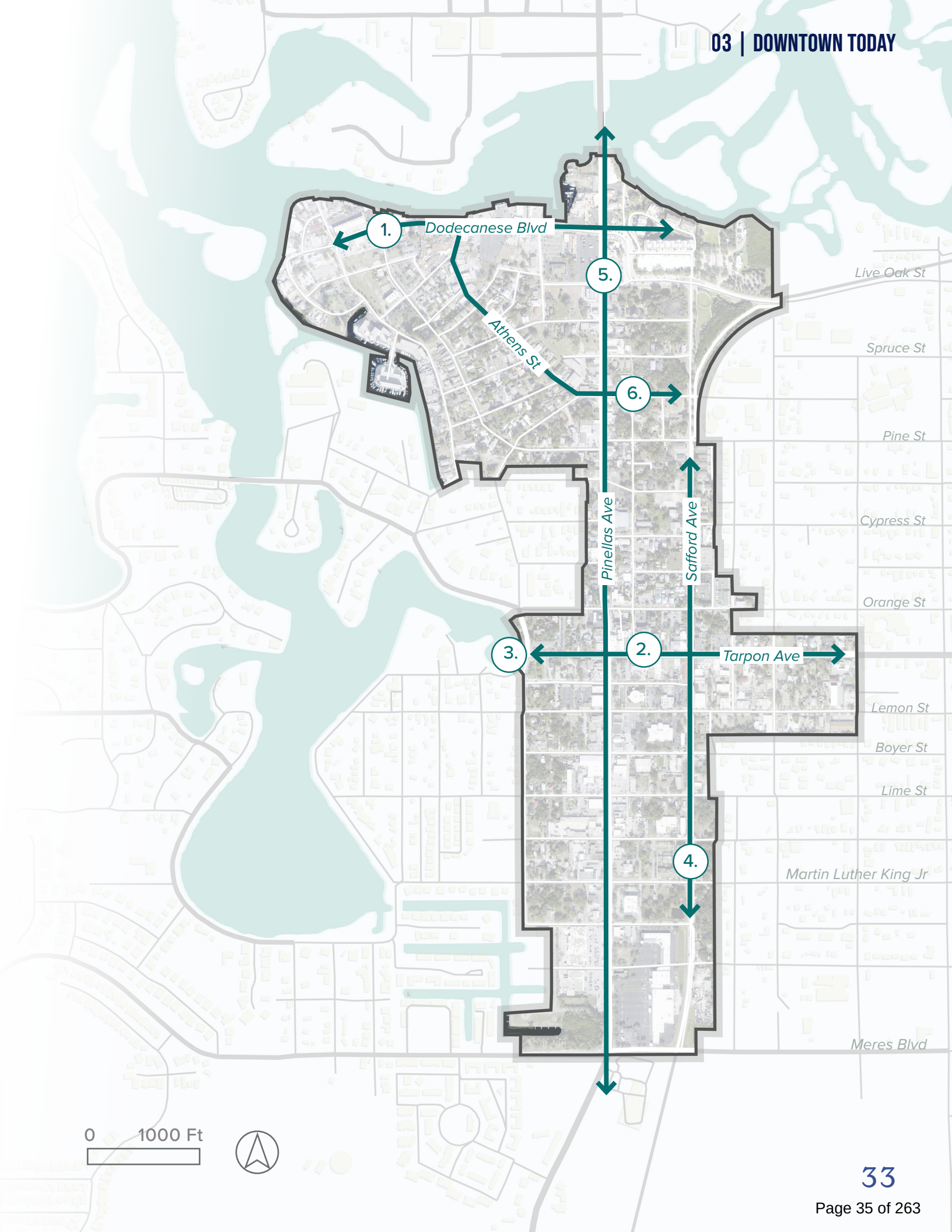
4. Safford Ave



5. Pinellas Ave



6. Athens St


1.
Dodecanese Blvd
Athens St
5.
6.
Pinellas Ave
Safford Ave
3.
2.
Tarpon Ave
4.
Live Oak St
Spruce St
Pine St
Cypress St
Orange St
Lemon St
Boyer St
Lime St
Martin Luther King Jr
Meres Blvd
0
1000 Ft

EXISTING LAND USE AND KEY CHALLENGES

The land use pattern reflects a classic mixed urban fabric. Commercial and mixed-use corridors are concentrated along key thoroughfares such as Pinellas Avenue, Tarpon Avenue, and Dodecanese Boulevard, helping to support activity across the district. Meanwhile, pockets of single-family and multifamily housing occupy the interior blocks, contributing to a varied—though at times disconnected—residential landscape. Scattered industrial and institutional parcels, particularly in the southern half of the area, further fragment the street network and create gaps in walkability and continuity. Beyond pedestrian concerns, the study area also faces a range of physical challenges that impact overall connectivity and character. These include disjointed intersections, underutilized parcels, oversized parking areas, and entry points that lack a strong visual identity or sense of arrival. Key challenges include the following, confusing intersections, lacking infrastructure, oversized parking lots, weak visual idenitys, undefined entrances, and underutilized lots.



1. Confusing Intersection (Live Oak St)



2. Lacking Infrastructure (Cedar St)



3. Oversized Parking Lot (Pinellas Ave)



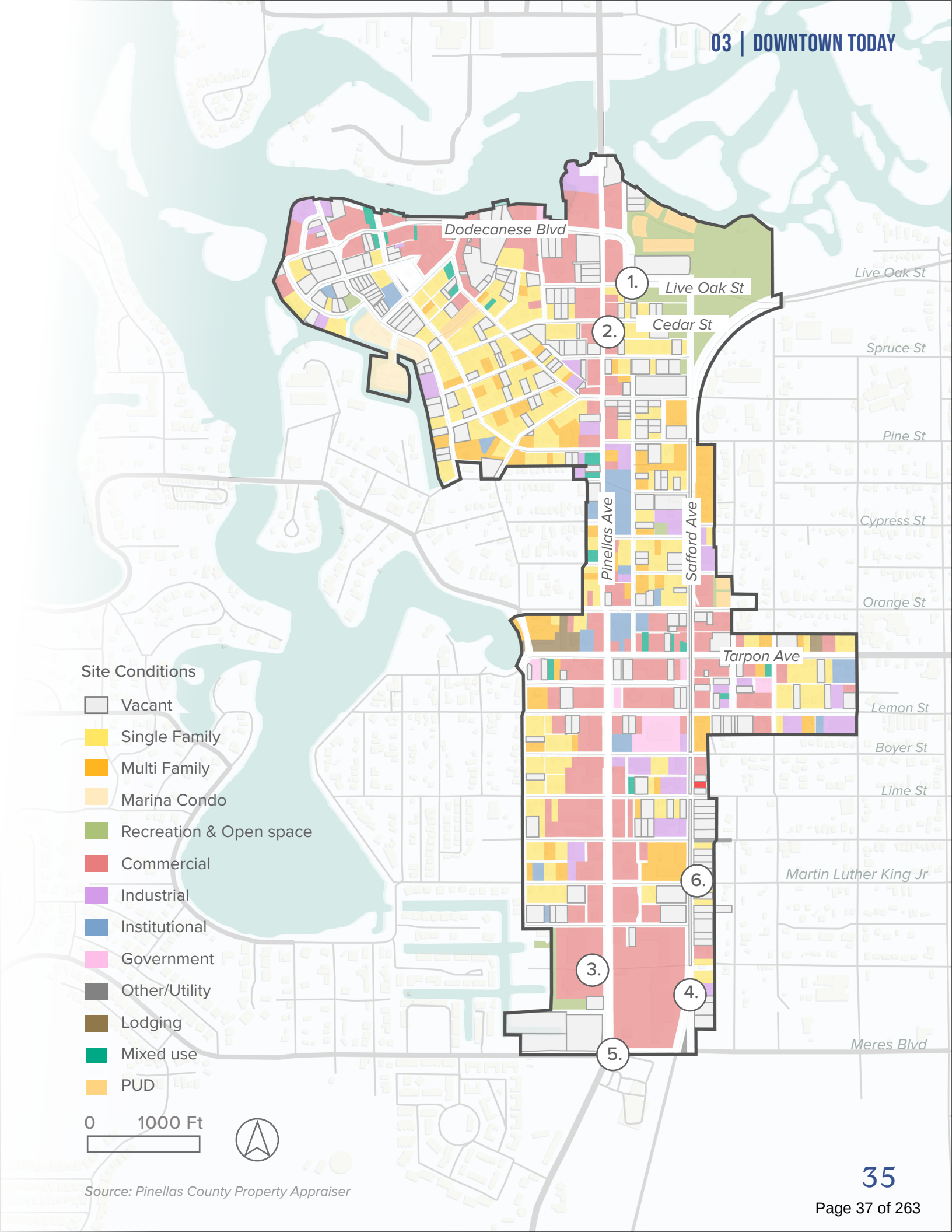
4. Weak Visual Identity (S Safford Ave)



5. Undefined Entrance (Pinellas Ave)



6. Vacant & Underutilized Lots (S Safford Ave)



Source: Pinellas County Property Appraiser

3.2 Reflect

WHAT'S BEEN DONE – AND WHAT STILL MATTERS

UNFINISHED PRIORITIES

Since the adoption of the 2001 CRA Master Plan, Tarpon Springs has made measurable strides in implementing key redevelopment objectives. Streetscape improvements along South Pinellas Avenue (5A) and Tarpon Avenue (4B), adaptive reuse efforts like the Historic Railroad Station Museum and Welcome Center (4D), and the completion of public-facing amenities such as the Sponge Docks Tourist Center (1C) have all helped reinforce the city's identity and walkability. Ongoing public realm enhancements—including the Craig Park/Spring Bayou plaza (3B) and rest stops along the Pinellas Trail (5B)—have further supported place-based revitalization. Community-serving projects like the Saint Nicholas Youth Center (2B) also demonstrate a continued investment in social infrastructure and neighborhood wellbeing.

Nevertheless, the gap analysis reveals that several relevant objectives remain incomplete—particularly those tied to gateways, parking, and underutilized sites. Key unfinished initiatives include the Northern Gateway (1D), Southern Gateway (5D), South Pinellas Ave (5A), the planned restoration of Historic Central Park (4C), and the envisioned 3-D Arts District (4G). While these projects remain important for reinforcing identity and connectivity, many have been delayed due to practical barriers such as limited staff capacity, unresolved regulatory issues, or private property constraints.

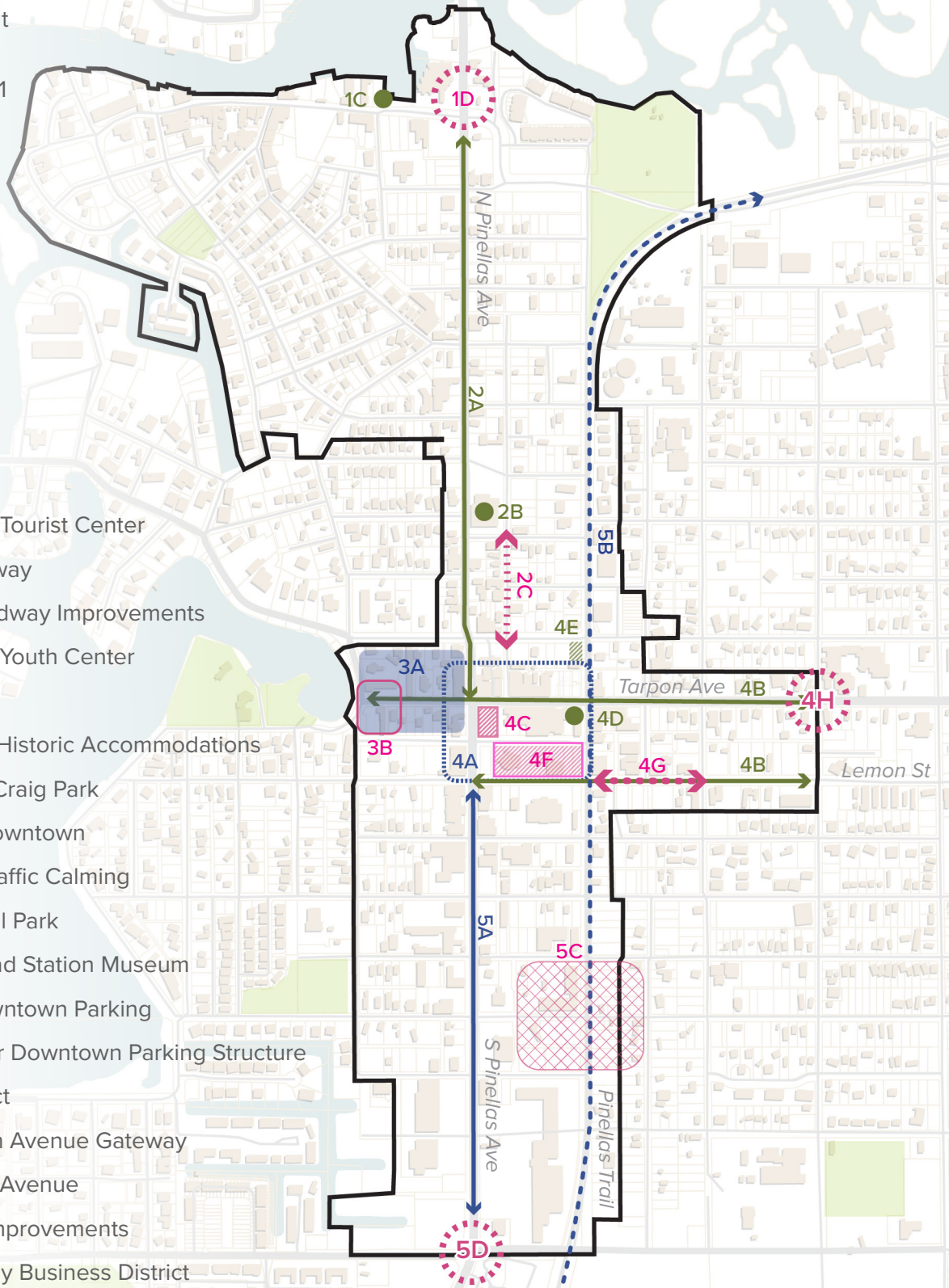
Moreover, overlapping plans and shifting priorities have contributed to a fragmented implementation landscape. With only one full-time CRA staff member responsible for advancing these efforts, the capacity to manage multiple complex initiatives is limited. This gap analysis highlights the need for a more coordinated and focused approach.

For a full overview of completed, ongoing, and outstanding projects, please refer to the Gap Analysis located in the Appendix, starting on page 204.

2001 CRA Masterplan Objectives

Project Status

- Partially Complete / Ongoing
- Incomplete, Relevant
- Completed (As specified in the 2001 CRA Master Plan)



Project Type

- 1C - Sponge Docks Tourist Center
- 1D - Northern Gateway
- 2A - N Pinellas Roadway Improvements
- 2B - Saint Nicholas Youth Center
- 2C - Hibiscus Walk
- 3A - Bayou District Historic Accommodations
- 3B - Spring Bayou/Craig Park
- 4A - The Historic downtown
- 4B - Streetscape/Traffic Calming
- 4C - Historic Central Park
- 4D - Historic Railroad Station Museum
- 4E - Orange St/Downtown Parking
- 4F - Court St Center Downtown Parking Structure
- 4G - 3-D Arts District
- 4H - Eastern Tarpon Avenue Gateway
- 5A - South Pinellas Avenue
- 5B - Pinellas Trail Improvements
- 5C - Union Academy Business District
- 5D - Southern Gateway

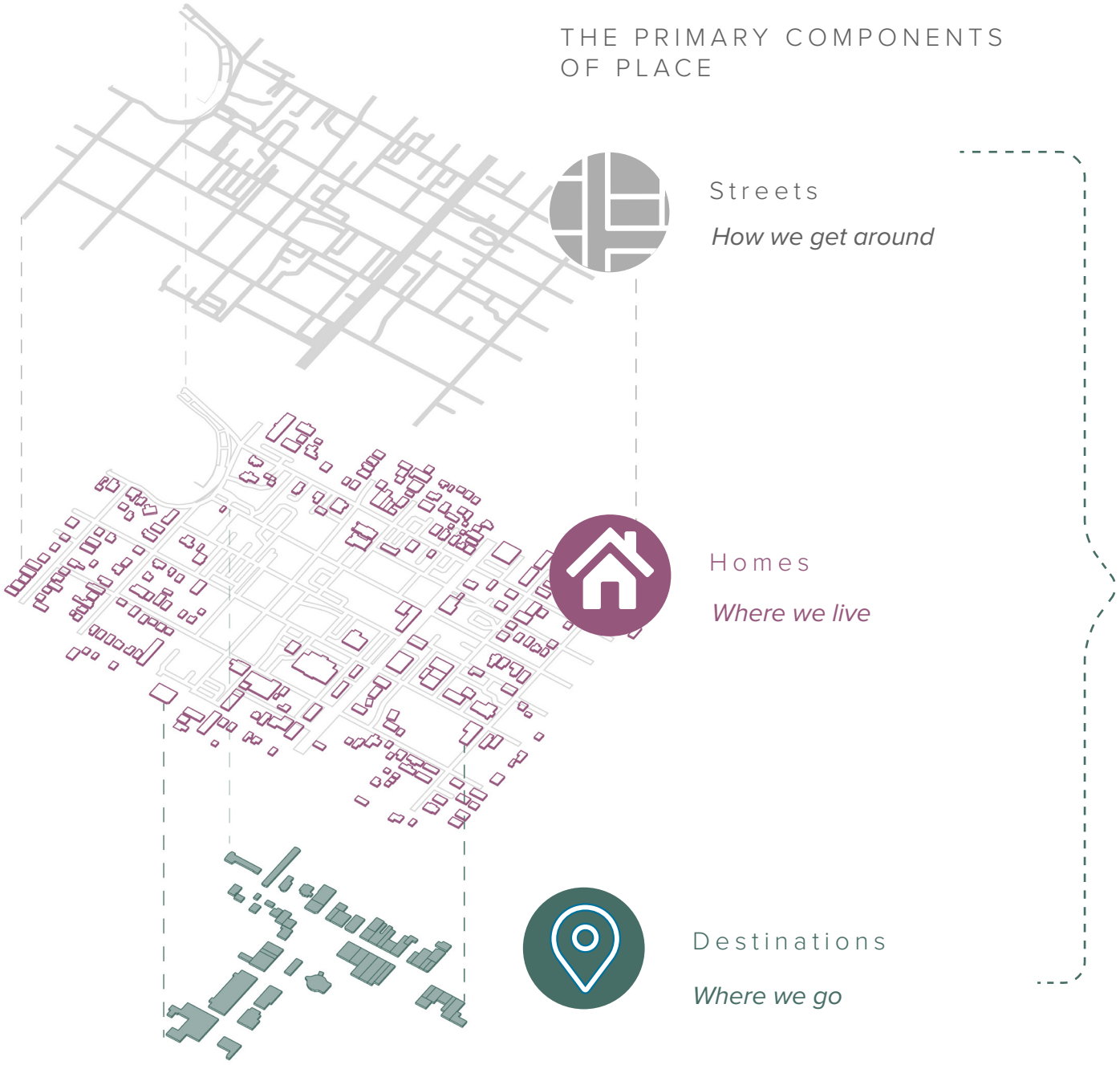
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3.3 Evaluate

WHAT MAKES A GREAT PLACE?

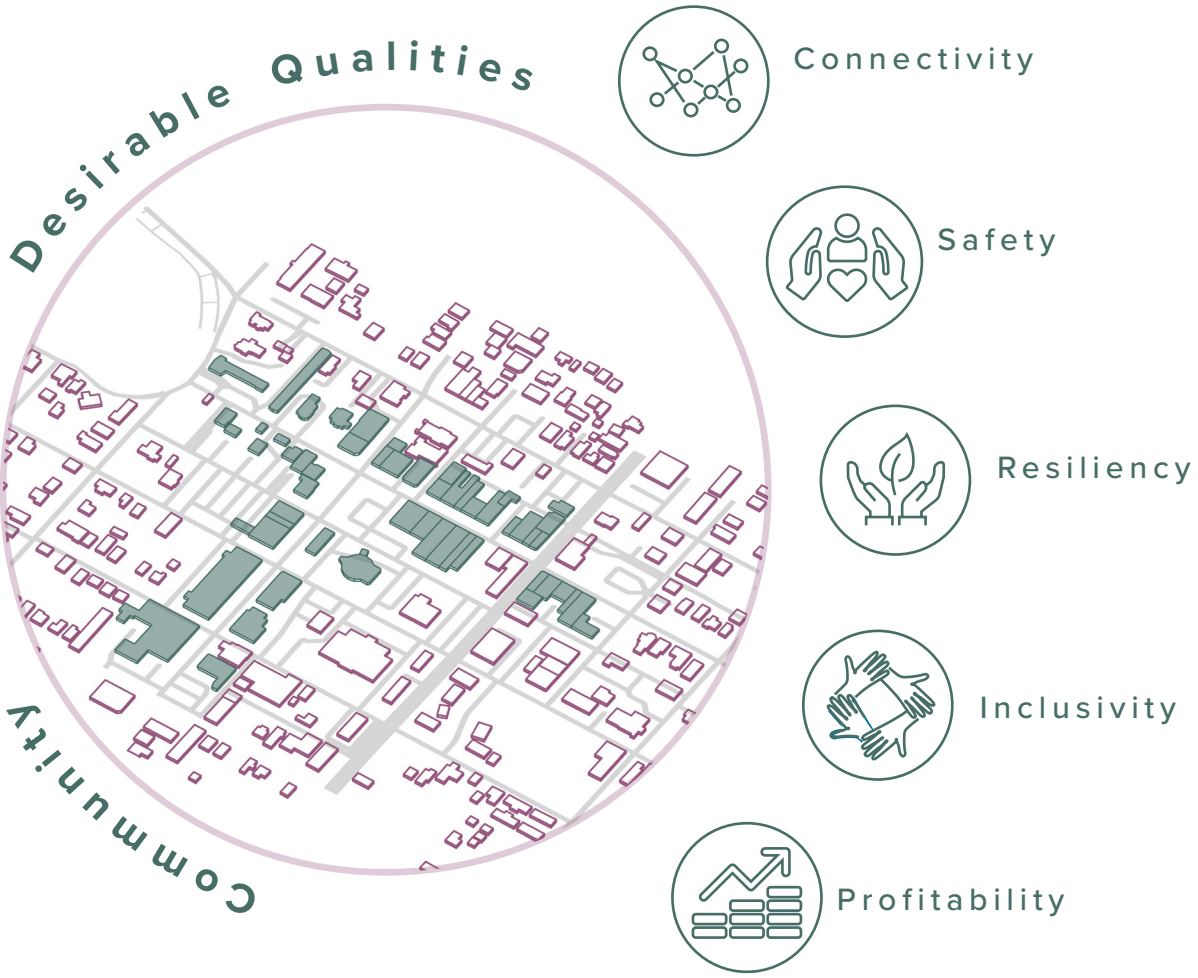
ANALYTICAL FRAMEWORK

THE PRIMARY COMPONENTS OF PLACE



Great places thrive when the essentials of daily life — how we get around, where we live, and where we go — are supported by thoughtful design and intentional investment. Whether it's a trip to the grocery store, school drop-off, the daily commute to the office, or a family outing to the park, these everyday journeys have a direct impact on quality of life.

The analytical framework presented in this section guides the study area analysis by organizing it around three foundational elements: Streets, Homes, and Destinations. It further examines how these everyday environments support, or fall short of, five core values intrinsic to great places: connectivity, safety, resiliency, profitability, and inclusivity.



STREETS

HOW WE GET AROUND

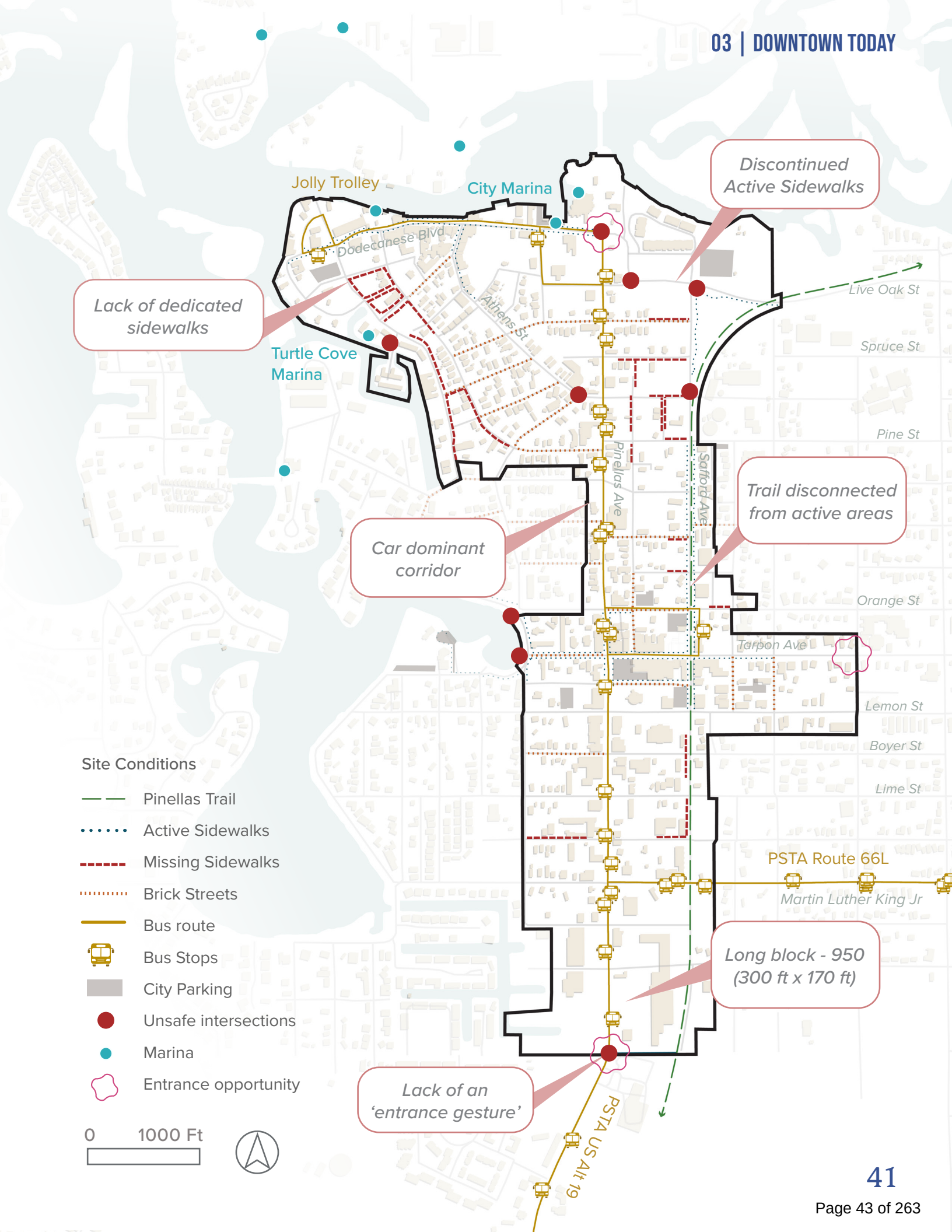
Tarpon Springs' street network is defined by contrasts—historic patterns that support walkability in some areas, and car-oriented design that limits connectivity in others. Brick-paved streets, narrow blocks, and waterfront edges contribute to a pedestrian-friendly feel in the historic core, but wide arterials, expansive surface parking, and fragmented development patterns dominate key corridors.

Public transportation includes three regional transit (Pinellas Suncoast Transit Authority) routes that connect Tarpon Springs to the broader Pinellas Peninsula. Route 19 offers regular service along US 19, Route 66L provides limited weekday service to Clearwater, and the Jolley Trolley runs daily, linking Downtown and the Sponge Docks with nearby destinations elsewhere in Pinellas County. These services promote more inclusive access, particularly for transit-dependent residents.

Pinellas Avenue (US Alt 19) and Safford Avenue anchor north–south travel. Pinellas serves as a commercial spine but is dominated by vehicle infrastructure—wide lanes, poor crossings, minimal shade—reducing safety and walkability. In contrast, Safford and the Pinellas Trail offer a more inviting, resilient corridor for walking and cycling. Meanwhile, nine public parking lots—concentrated near the Sponge Docks and Downtown—support local business activity, though large surface lots reduce street vitality and limit profitable land use.

In addition to traditional street and transit networks the waterfront presents a unique opportunity to expand mobility. Along the south bank of the river, the City Marina offers public docking, including a limited number of paid transient slips within walking distance of the Sponge Docks. To the west, Turtle Cove Marina provides private, long-term and transient mooring with amenities such as fueling, restrooms, and overnight accommodations. At the western edge of the study area, Craig Park features a small public dock with seasonal restrictions—motorized boats are prohibited in Spring Bayou from November 15 to March 31 to protect overwintering manatees—making it an ideal launch for kayaks and paddlecraft. Though primarily recreational today, these facilities represent a flexible waterfront mobility network that could support future water shuttles, low-wake commuter boats, or passive eco-tourism routes.

Despite these assets, significant mobility gaps persist. Long blocks—many exceeding the recommended 600-foot maximum—along with missing sidewalks and poor crossings, hinder safe and intuitive movement throughout the study area. Athens Street presents a key opportunity to improve east–west access and strengthen neighborhood connectivity. Meanwhile, the city's primary gateways—Dodecanese Boulevard (north), South and North Pinellas Avenue, and East Tarpon Avenue—lack clear identity and wayfinding. Enhancing these arrival points can reinforce character and create a more welcoming entry for all modes of travel. Additionally, establishing a waterfront gateway—with signage, docking orientation, and pedestrian access from marinas—would welcome visitors arriving by boat and strengthen the city's connection to its working waterfront.


Jolly Trolley
City Marina
Dodecanese Blvd
Athens St
Turtle Cove Marina
Lack of dedicated sidewalks
Discontinued Active Sidewalks
Live Oak St
Spruce St
Pine St
Pinellas Ave
Safford Ave
Trail disconnected from active areas
Car dominant corridor
Orange St
Tarpon Ave
Lemon St
Boyer St
Lime St
PSTA Route 66L
Martin Luther King Jr
Long block - 950 (300 ft x 170 ft)
Lack of an 'entrance gesture'
PSTA US Alt 19
Site Conditions
Pinellas Trail
Active Sidewalks
Missing Sidewalks
Brick Streets
Bus route
Bus Stops
City Parking
Unsafe intersections
Marina
Entrance opportunity
0
1000 Ft

HOMES

WHERE WE LIVE

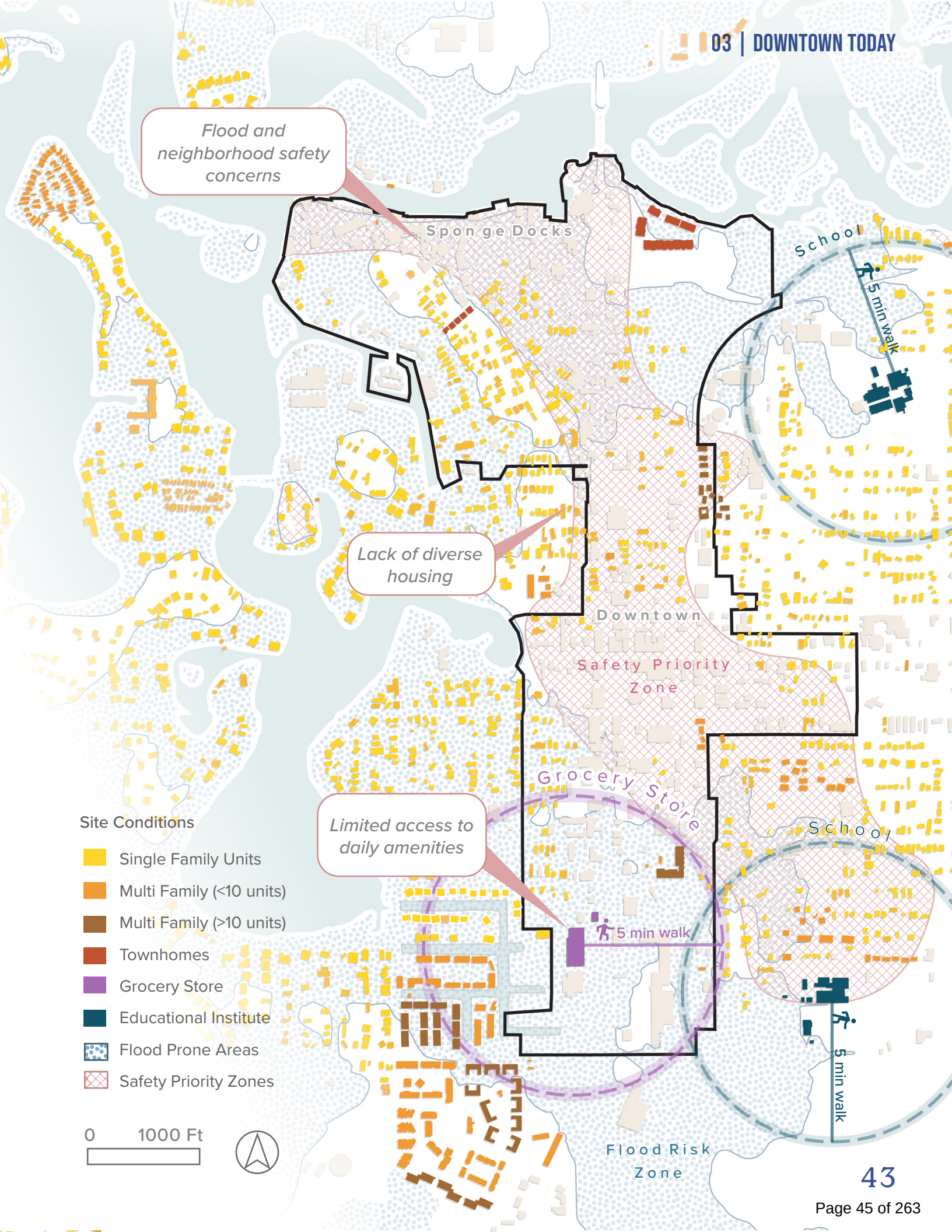
Downtown Tarpon Springs is home to a compact and varied mix of housing types that reflect both its historic evolution and its role as a walkable, community-oriented district. Within the Community Redevelopment Area (CRA), the majority of housing consists of detached single family units and duplexes unlike the broader city, which is dominated by detached homes (56.6%) duplexes (13.9%), and mobile housing (8.9%) stock. This finer-grain urban form supports more walkable lifestyles, but it also reveals gaps in access, affordability, and resilience. This is particularly significant given that over 8% of housing units in Tarpon Springs have no vehicle available, placing greater importance on the availability of safe, connected, and transit-accessible housing options.

The map highlights several challenges: large portions of the residential fabric fall within FEMA flood-prone zones, and many homes are disconnected from everyday amenities like schools, groceries, and transit. Though one grocery store lies within a 5-minute walk of portions of the Union Academy neighborhood, sidewalk gaps and unsafe crossings hinder access. Elsewhere, especially in the north and along the waterfront, residents face longer, less connected routes to meet daily needs. Three transit routes serve the area, but limited frequencies and incomplete sidewalk networks reduce their effectiveness.

Safety concerns, particularly in the Safety Priority Zone, stem from poor visibility, long blocks, and missing infrastructure like lighting, curb ramps, and street trees. These deficiencies make it difficult for older adults, children, or residents with limited mobility to feel secure walking within their neighborhoods.

Flood risk is a persistent issue across several residential pockets. Many homes were built before current elevation or stormwater standards, and climate exposure is likely to increase over time. Without targeted adaptation strategies, like green infrastructure, home elevation incentives, or improved drainage, these areas may become less habitable or insurable, discouraging reinvestment.
Even so, the CRA's housing market has remained remarkably stable. Multifamily properties have experienced less than 2% vacancy over five years, and rents have grown by 18% since 2021—reflecting sustained demand. New multifamily developments include an 8-unit apartment development at N. Safford and Park St., and a 10-unit townhome development at N. Safford and Live Oak. The aging building stock requires modernization to remain viable. With its compact blocks and active corridors, the CRA is well positioned for small-scale, incremental infill that could meet demand without displacing current residents.

Affordability remains a concern, despite many long-term residents or legacy households. The CRA's median household income ($46,092) is well below city and county averages, and the limited supply of diverse housing types restricts choices for families, seniors, and people with disabilities. A coordinated housing strategy will be needed to preserve affordability, expand housing choice, and ensure that new development supports a more inclusive, climate-resilient future.


Flood and neighborhood safety concerns
Sponge Docks
School
5 min walk
Lack of diverse housing
Downtown
Safety Priority Zone
Grocery Store
Limited access to daily amenities
School
5 min walk
5 min walk
Flood Risk Zone
Site Conditions
Single Family Units
Multi Family (<10 units)
Multi Family (>10 units)
Townhomes
Grocery Store
Educational Institute
Flood Prone Areas
Safety Priority Zones
0
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DESTINATIONS

WHERE WE GO

The downtown core hosts a dense cluster of commercial and cultural destinations, particularly along and around Tarpon Avenue and at the Sponge Docks. However, walkable connections between these hubs are often missing or indirect. Connectivity across the CRA is further challenged by east–west barriers and inactive corridors that make it difficult to stitch together a seamless public realm experience.

The Pinellas Trail, while a celebrated amenity, lacks strong anchor destinations. Several segments pass behind buildings or adjacent to oversized parking lots, rather than fronting active retail or civic spaces. At the southern CRA entry near US Alt-19 and Meres Boulevard, large-format retail sites (e.g., big box stores with deep setbacks) further fragment the urban fabric. Introducing mid-block connections, reactivating blank frontages, or transitioning portions of surface parking into shared-use or infill development sites would significantly improve walkability and support stronger economic returns.

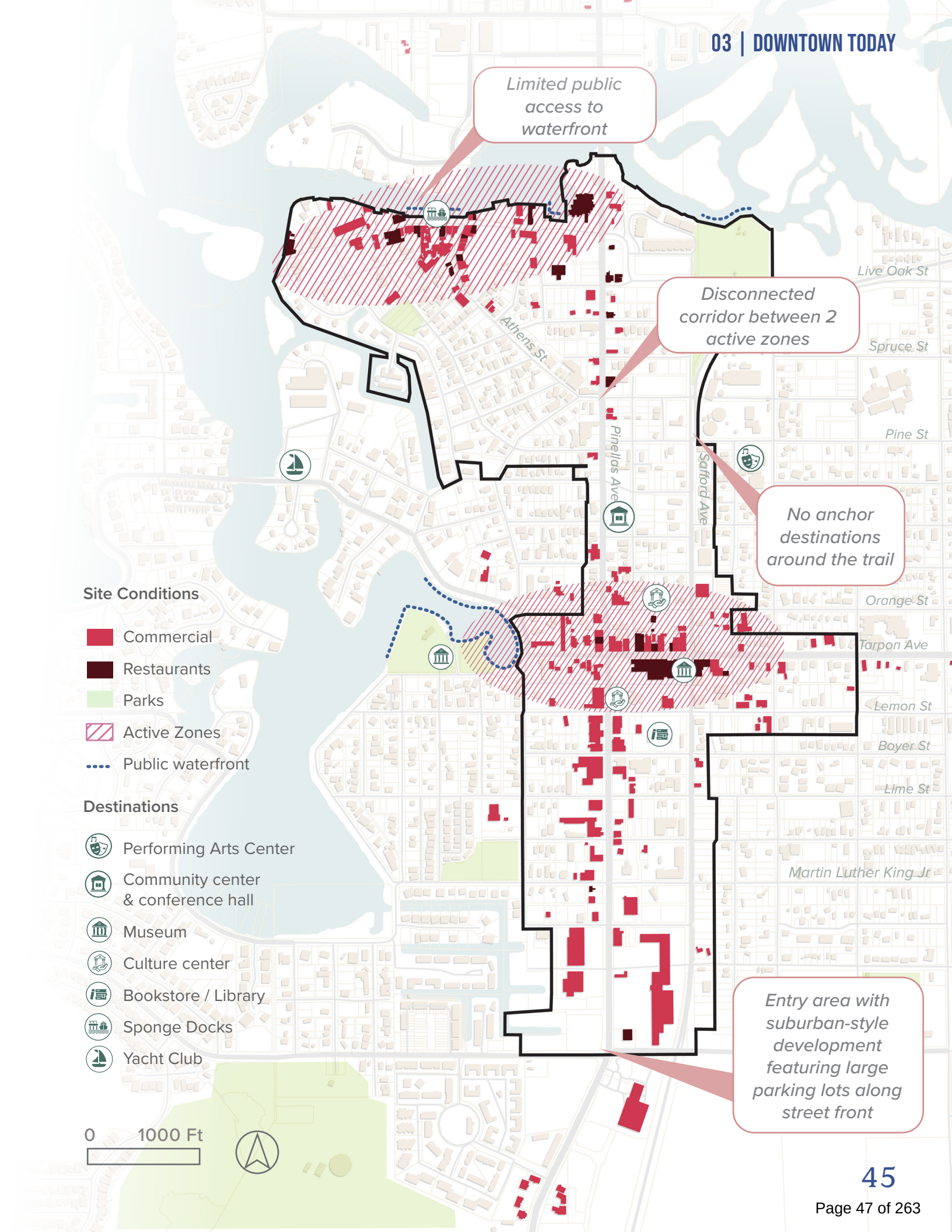
Restaurants, while a major draw, are heavily concentrated in the Sponge Docks and historic downtown. This spatial clustering limits their role in generating broader neighborhood vitality. Expanding food and beverage uses into adjacent corridors, especially near the trail or east of Safford Avenue, could help activate quieter blocks, support evening and weekend use, and incentivize mixed-use development that aligns with walkability and small business goals. Market data supports demand, with a 58% surge in retail rents between 2021 and 2025.

Despite a range of cultural institutions, including the Performing Arts Center, Heritage Museum, Library, and Tarpon Springs Cultural Center, many civic assets could benefit from greater visibility and street-level presence. Strengthening connections to these sites through better wayfinding, outdoor seating, and small-scale plaza or pavilion elements would help them function as everyday anchors.

The Sponge Docks and City Marina serve important recreational and economic roles, however, much of the Anclote River's edge is either privately held or difficult to access. This limits the district's climate resilience and opportunities for equitable, health-supporting open space. Extending the public waterfront through trail segments, paddle access points, and adaptive shoreline landscapes would strengthen both recreational use and long-term livability.

Overall, the market analysis reinforces the study area's potential as a destination-rich district. Realizing this potential will require overcoming persistent challenges, including an aging building stock, poor walkability, and a limited pipeline of new development. Strategic interventions should prioritize incremental infill and adaptive reuse, paired with targeted investment incentives to support catalytic sites.

Key opportunities include repositioning Manatee Village Shopping Center (at south trail entrance) as a mixed-use or live/work node and expanding support for local businesses through tenant retention strategies, coordinated marketing, and storefront upgrades. Finally, encouraging new sustainable multifamily development can bring more residents into proximity with key destinations, strengthening the local customer base and district connectivity.


Limited public access to waterfront
Disconnected corridor between 2 active zones
No anchor destinations around the trail
Entry area with suburban-style development featuring large parking lots along street front
Athens St
Pinellas Ave
Safford Ave
Live Oak St
Spruce St
Pine St
Orange St
Tarpon Ave
Lemon St
Boyer St
Lime St
Martin Luther King Jr
Site Conditions
Commercial
Restaurants
Parks
Active Zones
Public waterfront
Destinations
Performing Arts Center
Community center & conference hall
Museum
Culture center
Bookstore / Library
Sponge Docks
Yacht Club
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REAL ESTATE CONDITIONS

OVERVIEW

The Tarpon Springs Community Redevelopment Area (CRA) features a dynamic and diverse mix of commercial real estate, reflecting both its historic roots and evolving role as a hub for small businesses and community life. Tarpon Springs CRA has a total of 144 commercial, industrial, and multifamily properties within the 227 acres of the CRA boundary.

The **office market** is more modest in size, comprising 42 properties and 180,000 square feet, most of which were built before 1950. Despite an aging stock, the market has remained relatively stable. Vacancy has fluctuated only slightly over time and rents have increased from $12.19 to $13.90 per square foot between 2022 and 2025. Notably, office rents in the CRA are higher than the rest of Tarpon Springs, underscoring the district's appeal to professional tenants and service providers.

Retail space dominates the landscape, with 72 properties totaling more than 627,000 square feet. Most of this space is in small, locally owned storefronts that support restaurants, shops, and service-oriented businesses. While vacancy remains elevated, largely due to a single underutilized asset, Manatee Village Shopping Center, the CRA continues to attract interest, and retail rents have surged by 58 percent from 2021 to 2025, signaling rising demand and long-term potential for reinvestment.

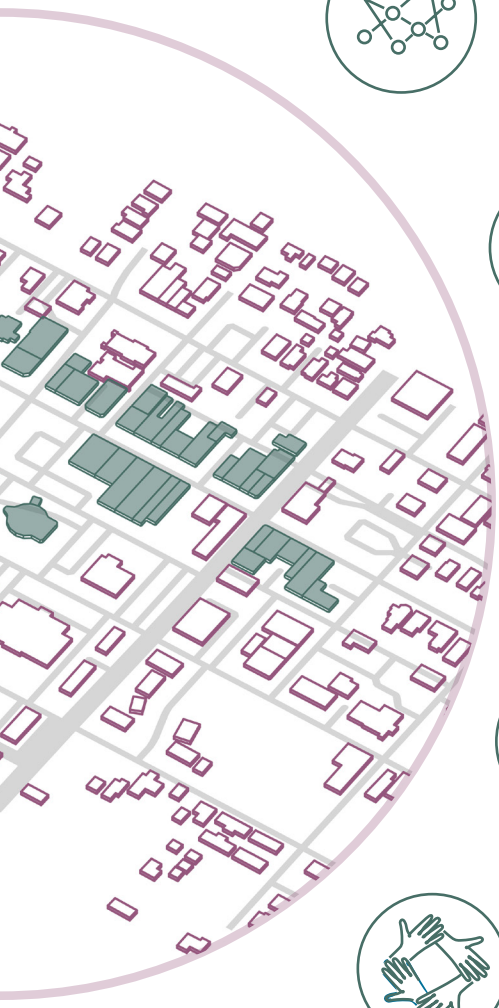
CoStar data shows that **multifamily housing** in the CRA consists of 10 properties totaling 162 units, many of which were built prior to 1950 or during the 2010s. The housing stock is primarily small in scale, with a few larger properties like Villages at Tarpon (305 N Ring Ave) and Santos Isle Apartments (107 E Martin Luther King Dr). Overall vacancy has remained remarkably low, just 1.9 percent over five years, highlighting strong demand and minimal turnover. Rental rates have grown steadily by 18 percent, keeping pace with broader market trends while maintaining affordability. In addition, two new developments are under construction. The first is an eight-unit apartment development at the corner of N. Safford and E. Park St. approved in 2022. The second is a ten-unit townhome development on Live Oak and N. Safford where only two townhomes are completed thus far, with the remainder to be development over the next year or so.

The Study Area's **industrial and flex space** serves smaller-scale users, with 19 of the 20 properties under 10,000 square feet. The total inventory is just over 101,000 square feet, and includes businesses like NNN Foodservice Solutions, Cox Seafood and Hellas Bakery. Vacancy has remained stable around 6 percent, and while demand has been uneven, the sector remains resilient. The older building stock, with an average year built of 1971, presents opportunities for modernization and repositioning to meet the needs of today's light industrial and flex tenants.

Together, these commercial sectors paint a picture of a CRA that is compact, accessible, and full of potential, anchored by strong local character and poised for thoughtful, incremental growth. For additional details, refer to the Downtown Economic Analysis on page 241 in the Appendix.

3.4 Synthesize

KEY CHALLENGES



- **Connectivity** — *Suburban-style development and large parking lots front main corridor*
- **Safety** — *Dangerous intersections*
- **Resiliency** — *Lack of efficient stormwater management*
- **Profitability** — *No anchor destinations around the trail*
- **Inclusivity** — *Lack of diverse housing*

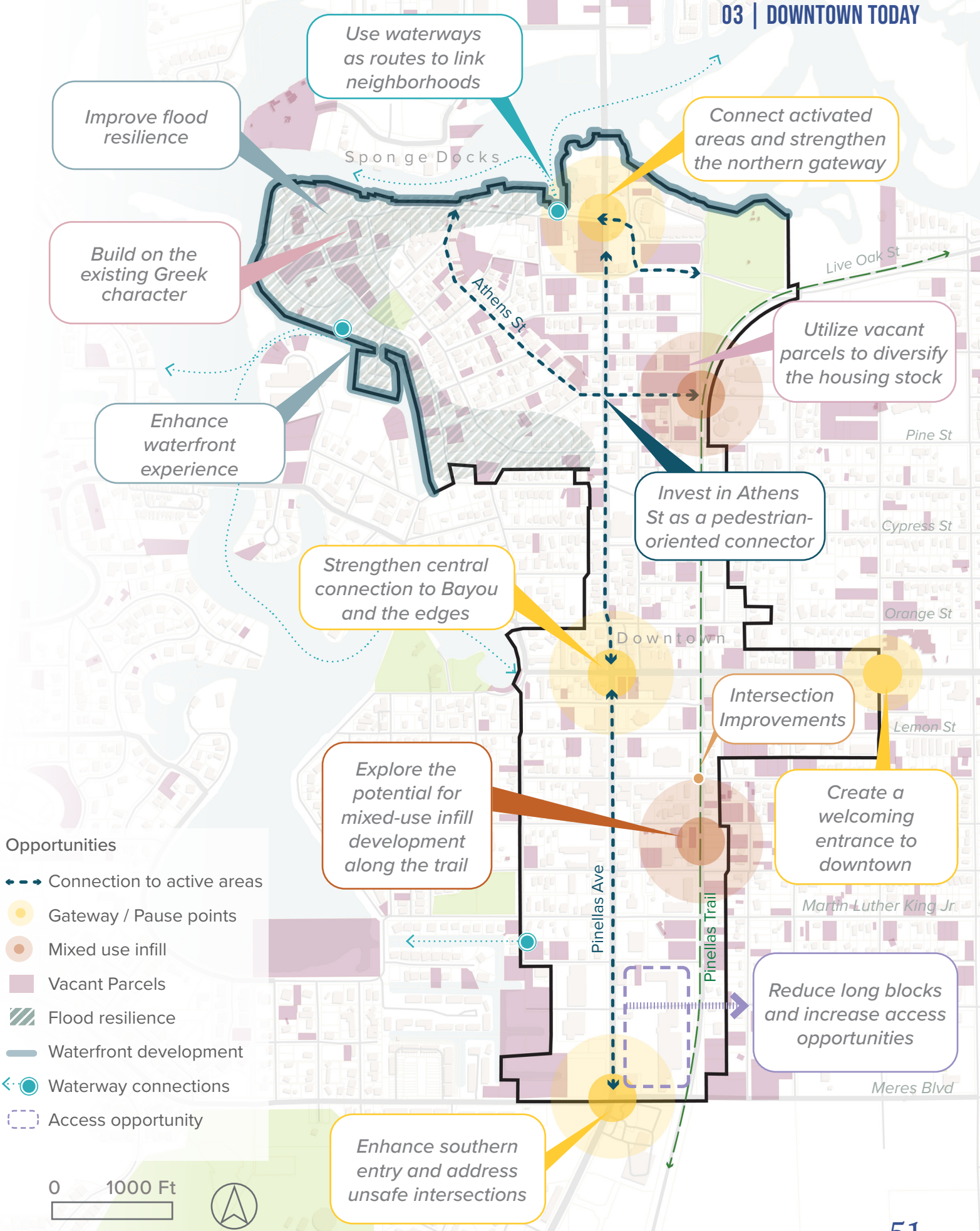
- *Lack of 'entrance gestures'*
- *Trail disconnected from active areas*
- *Disjointed sidewalks*
- *Limited public access to waterfront*
- *Perceptions of insecurity*
- *Social and economic vulnerabilities*
- *Building stock reflects standards that predate today's climate realities*
- *Flood Risk*
- *Minimal park space*
- *Disconnected zones of activity*
- *Limited incentives and funding*
- *Dependence on outside industries*
- *Limited access to daily amenities*
- *Automobile-dependent design*
- *Absence of age-friendly design elements such as play and rest areas*

KEY OPPORTUNITIES

The study area presents multiple opportunities to strengthen connections, enhance resilience, and support new growth that builds on existing neighborhood identity. Key priorities include linking active zones and reinforcing gateways, while reducing long block sizes and investing in pedestrian access points. Athens Street, in particular, has the potential to serve as an invaluable pedestrian-oriented connector.

Waterways are a defining asset that can be leveraged to link neighborhoods and expand equitable access to the waterfront. At the same time, the increasing challenges of frequent flooding and severe weather require building and planning adaptations. These conditions also create an opportunity to reconnect the area with its natural identity as a bayou. Investments in public green space and waterfront access should be paired with stormwater management improvements to create a more resilient urban landscape.

Completed and ongoing streetscape projects have generated momentum that can be harnessed to improve intersections, enhance pedestrian safety, and attract new investment. Within the study area, numerous vacant parcels present opportunities for growth and diversification of the housing stock. The trail corridor, in particular, offers strong potential for mixed-use infill development that weaves housing, activity, and public space into the heart of the community.


Use waterways as routes to link neighborhoods
Improve flood resilience
Connect activated areas and strengthen the northern gateway
Sponge Docks
Build on the existing Greek character
Athens St
Live Oak St
Utilize vacant parcels to diversify the housing stock
Enhance waterfront experience
Pine St
Invest in Athens St as a pedestrian-oriented connector
Cypress St
Strengthen central connection to Bayou and the edges
Orange St
Downtown
Intersection Improvements
Lemon St
Explore the potential for mixed-use infill development along the trail
Create a welcoming entrance to downtown
Martin Luther King Jr
Pinellas Ave
Pinellas Trail
Reduce long blocks and increase access opportunities
Meres Blvd
Enhance southern entry and address unsafe intersections
Opportunities
Connection to active areas
Gateway / Pause points
Mixed use infill
Vacant Parcels
Flood resilience
Waterfront development
Waterway connections
Access opportunity
0
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CHARACTER DISTRICTS

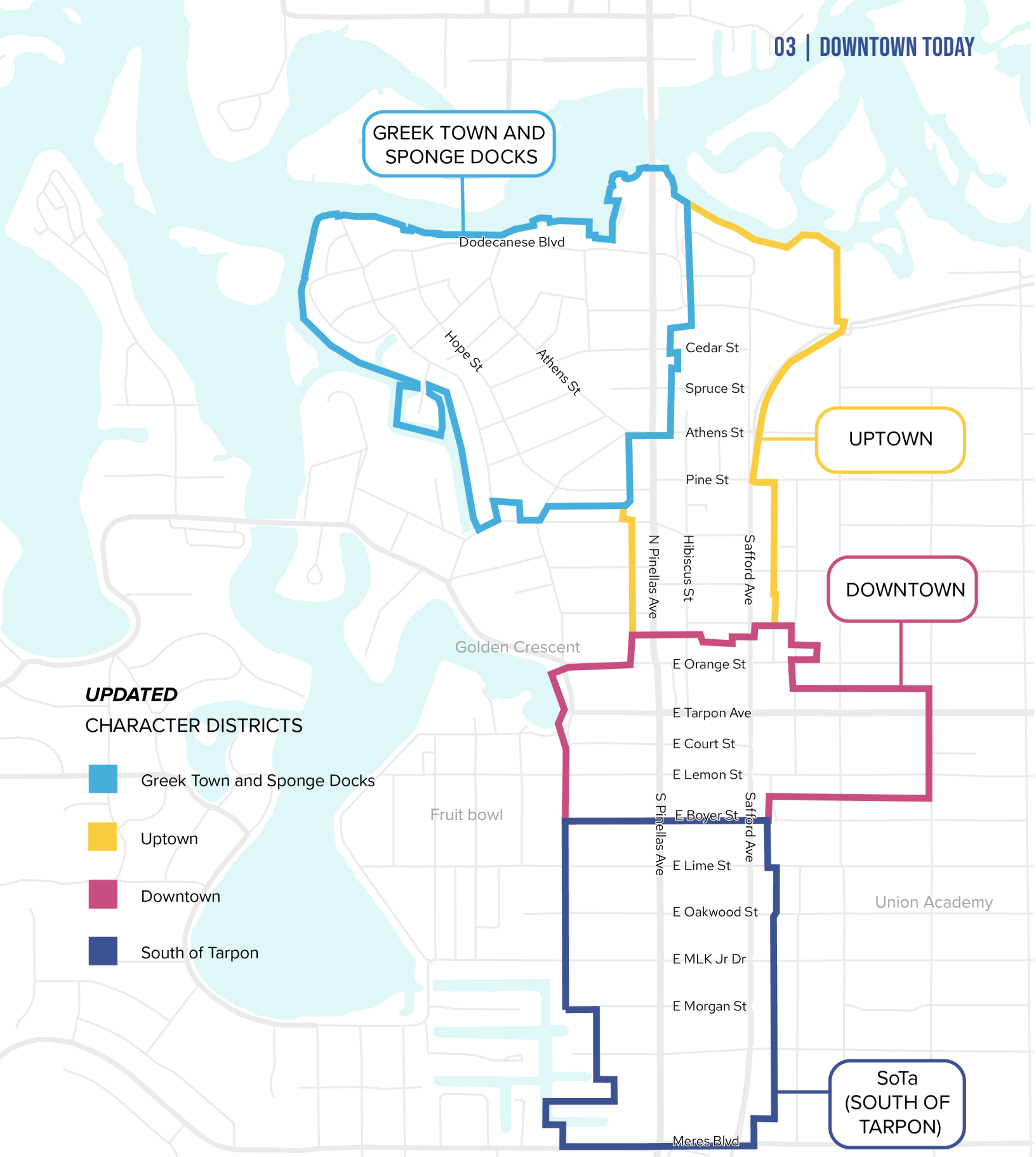
Character Districts are planning areas that define the intended physical form, development pattern, and overall identity of distinct parts of the Tarpon Springs urban core. Character Districts are forward-looking tools that describe how areas should evolve over time to ensure new growth reinforces each district's unique qualities. These descriptions are intended to guide zoning decisions, development review, infrastructure investments, and public improvements, providing predictability for property owners while protecting established neighborhood character. Together, the Character District framework ensures that new development reinforces rather than diminishes the qualities that make each district unique

DOWNTOWN

Downtown Tarpon Springs, anchored by Tarpon Avenue, is the community's traditional main-street district. Defined by active storefronts, local businesses, and cultural destinations, the district fosters a highly walkable public realm. Future development must prioritize ground-floor commercial uses that engage the street and create continuous pedestrian activity, while expanding opportunities for high-quality mixed-use and multi-family residential buildings that support a vibrant day-to-evening environment. The district also includes a portion of the historic Golden Crescent along Spring Bayou. The character-defining homes in this area, along with other significant existing structures throughout Downtown, should be preserved and maintained to protect the city's architectural and cultural heritage. Adaptive reuse is encouraged where appropriate to extend the life of historic buildings while allowing thoughtful reinvestment. Together, new development and preservation efforts should reinforce a cohesive architectural identity and well-connected urban fabric, ensuring Downtown remains Tarpon Springs' distinctly recognizable city center.

UPTOWN

At the core, of the Uptown Character District is a predominantly residential neighborhood. The periphery is defined by parks and recreational spaces on North Safford Avenue and commercial activity along the Pinellas corridor. These corridors accomodate a variety of uses, including commercial, service, and civic buildings. The center of the district should maintain its existing residential character, while providing opportunities for small-scale multi-family uses, such as duplexes, triplexes and townhomes, that are compatible with the surrounding neighborhood. New commercial and service uses should be strategically focused on infill opportunities along the district's edges, intersections, and key corridors. The Pinellas and North Safford corridors should embrace mixed use, multi-family development. As development transitions inward from these corridors, the scale of buildings should step down to provide a gradual transition into the residential core. This strategy allows the neighborhood to successfully increase population density while smoothly managing the transition between the active corridors and the lower intensity residential areas. Additional commercial activity and housing density will reinforce the area's identity as a walkable neighborhood where residents can easily access commercial goods, services, restaurants, bars and cultural destinations.


GREEK TOWN AND SPONGE DOCKS
Dodecanese Blvd
Hope St
Athens St
Cedar St
Spruce St
Athens St
Pine St
UPTOWN
N Pinellas Ave
Hibiscus St
Safford Ave
DOWNTOWN
Golden Crescent
E Orange St
E Tarpon Ave
E Court St
E Lemon St
E Boyer St
S Pinellas Ave
Safford Ave
Fruit bowl
E Lime St
E Oakwood St
Union Academy
E MLK Jr Dr
E Morgan St
SoTa (SOUTH OF TARPON)
Meres Blvd
UPDATED
CHARACTER DISTRICTS
Greek Town and Sponge Docks
Uptown
Downtown
South of Tarpon

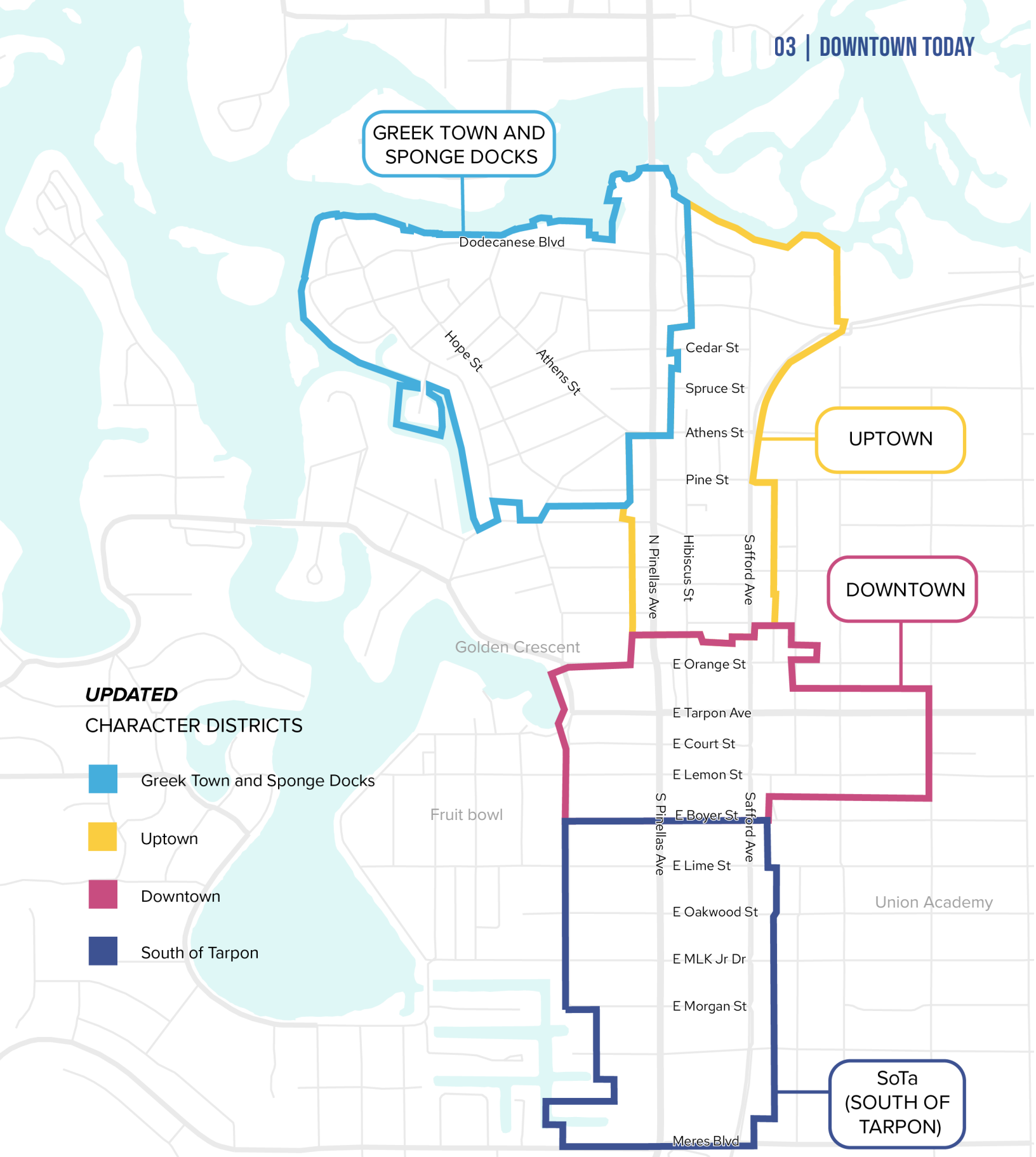
CHARACTER DISTRICTS

SPONGE DOCKS AND GREEKTOWN

The Sponge Docks and Greektown is a unique waterfront district that encompasses the Sponge Docks, surrounding residential neighborhood, known as Greektown, and the working waterfront. The district celebrates its cultural identity through active maritime uses and a lively visitor experience. Along the Anclote River, the Sponge Docks are characterized by water dependent uses and commercial buildings that cater to visitors and locals alike. Small scale historic homes and cottages surround the Sponge Docks. The historic character of the area should be preserved. Future development should focus on the introduction of context-sensitive residential opportunities within the Greektown neighborhood, and living units above ground floor commercial spaces to support local economic activity. A walkable, small-scale urban form, strong ties to the river, and an authentic working-waterfront atmosphere should define and preserve the area's long-term character.

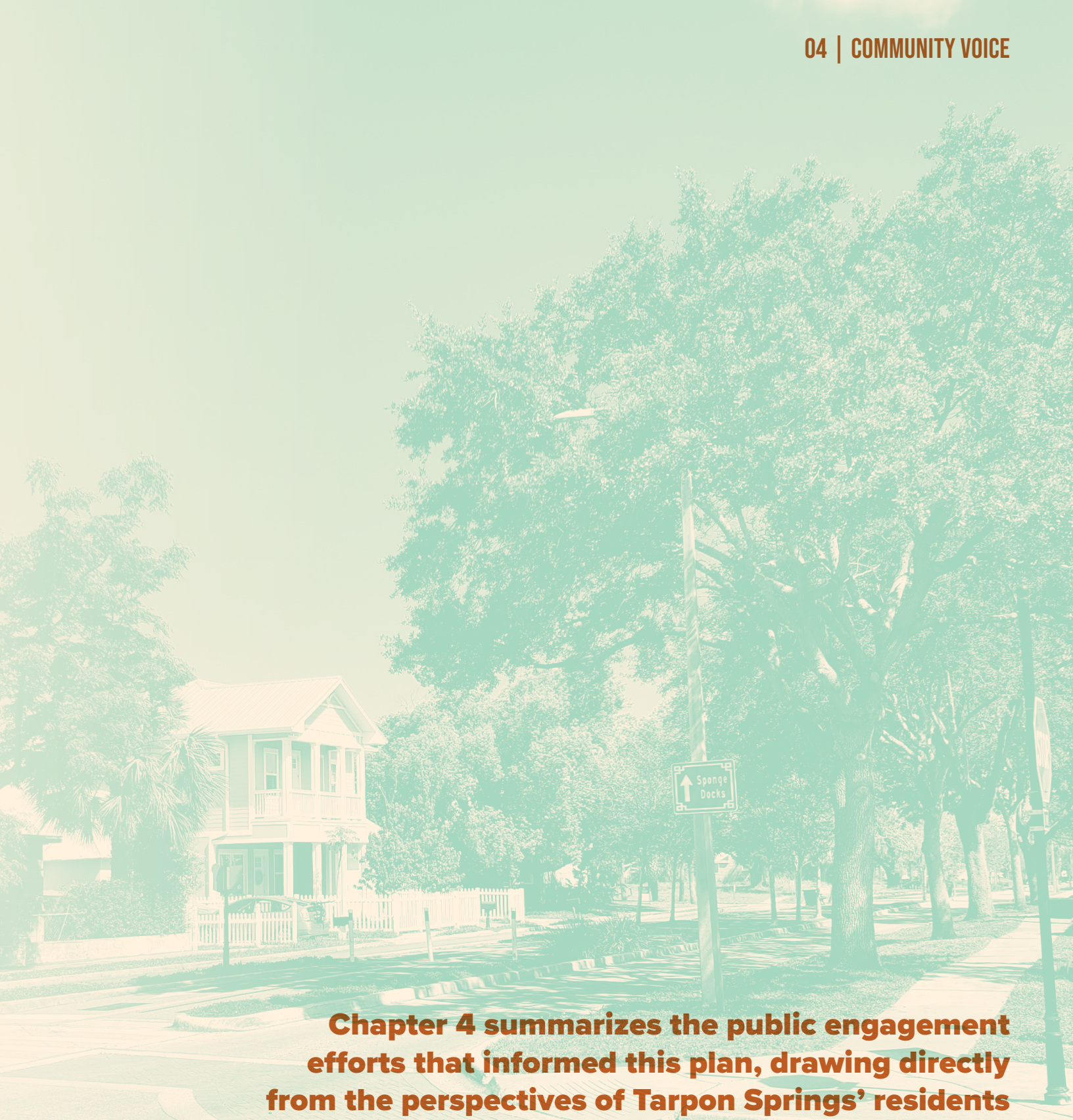
SOTA

SoTa (South of Tarpon Ave) is characterized by a diverse and integrated mix of uses, including commercial, multi-family, and single-family residential. This area includes a part of the historic Union Academy neighborhood, one of Tarpon Springs' earliest Black communities. The area should support a balanced combination of residential neighborhoods, commercial corridors, community facilities, and small businesses. Future development should focus on strengthening mixed-use activity along the Pinellas and South Safford corridors encouraging walkable redevelopment and enhancing housing choices across the area. Specifically, development along South Pinellas Avenue must correct the pattern of deeply set-back commercial buildings and large surface parking lots along the street. New construction should move closer to the street to create a sense of enclosure and contribute to a stronger sense of arrival into Tarpon Springs. Similarly, the South Safford corridor should prioritize mixed-use development that is scaled appropriately, capitalizes on the presence of the Pinellas Trail, and generates more economic activity in the area.


GREEK TOWN AND SPONGE DOCKS
Dodecanese Blvd
Hope St
Athens St
Cedar St
Spruce St
Athens St
Pine St
UPTOWN
N Pinellas Ave
Hibiscus St
Safford Ave
DOWNTOWN
Golden Crescent
E Orange St
E Tarpon Ave
E Court St
E Lemon St
E Boyer St
S Pinellas Ave
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Union Academy
E MLK Jr Dr
E Morgan St
SoTa (SOUTH OF TARPON)
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Uptown
Downtown
South of Tarpon



Chapter 4
COMMUNITY VOICE



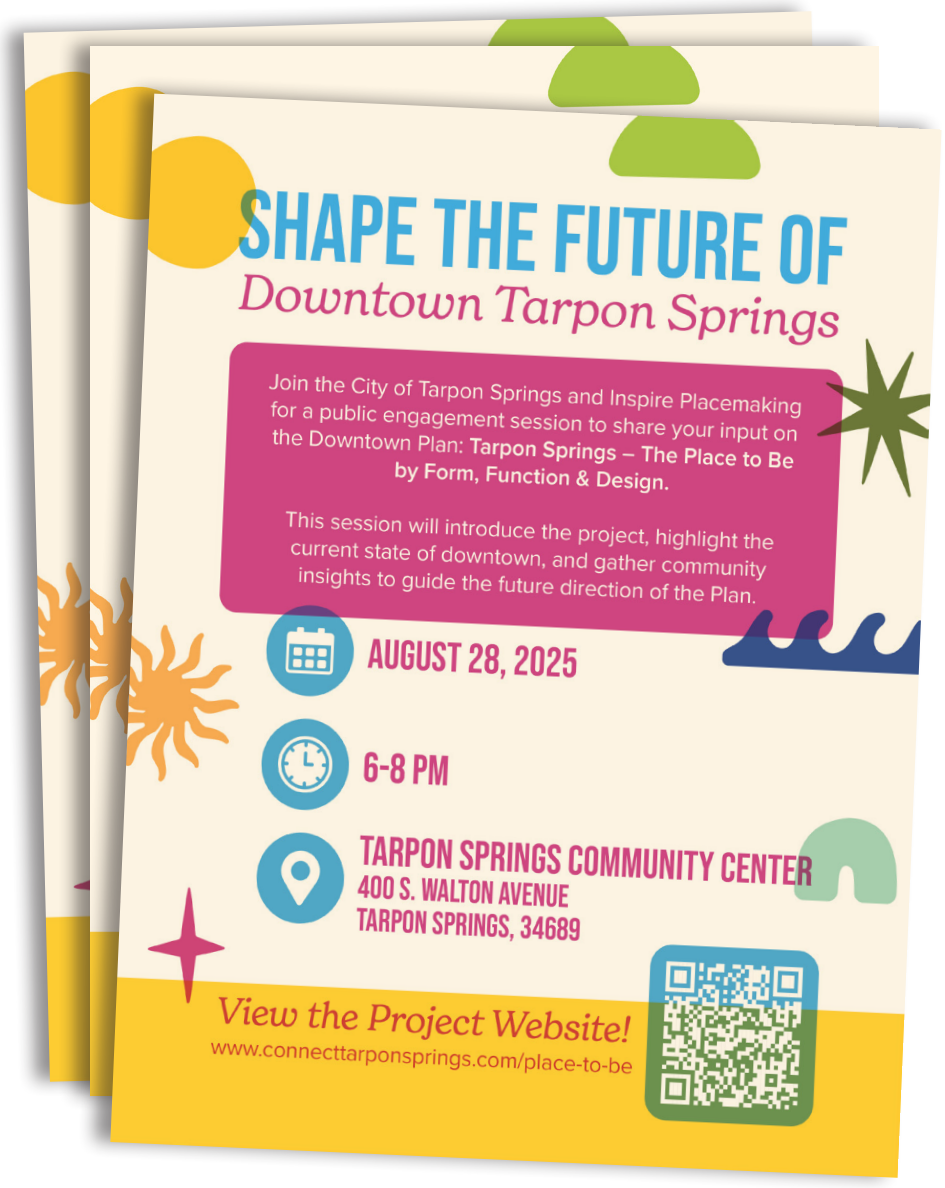
Chapter 4 summarizes the public engagement efforts that informed this plan, drawing directly from the perspectives of Tarpon Springs' residents and business owners. These conversations and activities reveal the community's priorities, concerns, and aspirations, providing clear direction for the strategies that follow.

4.1 Voice

PUBLIC ENGAGEMENT APPROACH

From the outset of this effort, it was important to capture as many community voices as possible from people who know Tarpon Springs well and care about where it is headed. The City and Inspire designed a public engagement plan that was approachable and interactive. Thus, a project website was created to share clear information and make it easy for anyone to follow along or get involved.

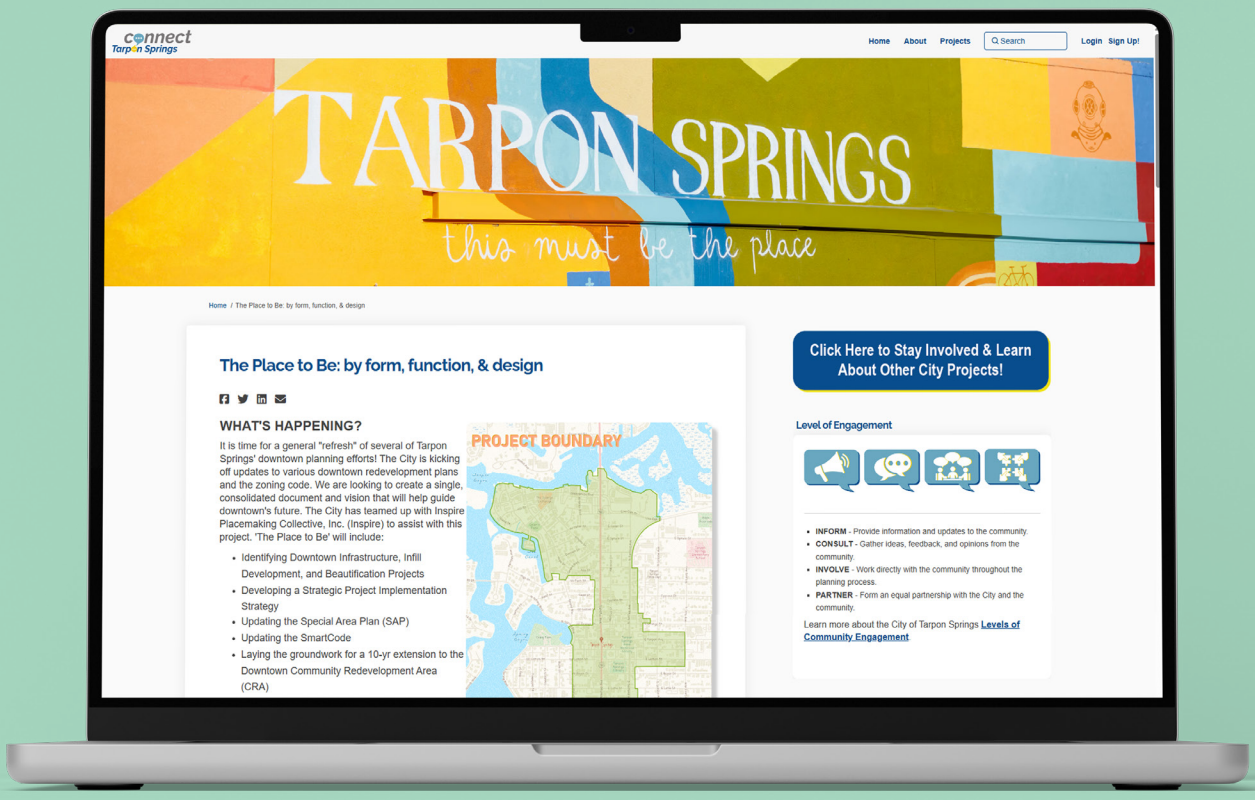
Four in-person workshops were held - two led by Inspire and two led by the City staff - including one designed specifically for local entrepreneurs who may play a key role in helping move community goals forward. Ten stakeholders were also interviewed to better understand the local business landscape: the challenges people face, the opportunities they see, and their thoughts on what could help Tarpon Springs move into its next chapter.



PUBLISHED WEBSITE

The City's published a webpage on Connect Tarpon on August 15th, 2025 that allowed people to learn about the project, share their insights, and stay up to date with the production of the Downtown Master Plan. The website includes an introduction to the project and the boundaries, the goals for the final report, options of how the public can get involved with an option to receive notifications, dates for all public engagement events, an interactive map, a survey, links to relevant documents, as well as the contact information for both the City and Inspire staff project managers.

The website had two virtual opportunities for public input: the survey, and the interactive map. The Survey was open for input from 22 February 2021 - 08 December 2025 and received submissions from approximately 80 unique respondents. The Interactive map was open for the same duration and received 190 visitors with 28 visitors making contributions to the map comments.



COMMUNITY ENGAGEMENT

WORKSHOP 1

Staff from Tarpon Springs and Inspire facilitated a two-part public engagement workshop on August 28th, 2025 at the Tarpon Springs Community Center which was attended by approximately 50 attendees in addition to the City and Inspire staff. To capture any differences in perspective, the first part of the workshop was geared towards the Planning and Zoning board members (6 of the 7 members attended), and the second part was open for the general public (50 people from the public attended). Each group received the same presentation and instructions for the engagement exercises. Although the Public group was much larger than the Planning and Zoning group, the results of both groups were closely aligned from a proportional standpoint.

The input highlights enthusiasm for lively, people-centered design, particularly outdoor dining, walkability, and entertainment—while cautioning against large-scale, national franchises, or auto-oriented developments.

5 KEY TAKEAWAYS

1. *Improve Pedestrian Infrastructure*
2. *Diverse Housing Options*
3. *Support For Local Businesses*
4. *Enhanced Public Spaces*
5. *Flood & Traffic Solutions*



WORKSHOP 2

Staff from Tarpon Springs and Inspire facilitated the second public engagement workshop on October 3rd, 2025 at the Tarpon Springs Community Center which was attended by approximately 20 attendees in addition to the City and Inspire staff. The purpose of this session was to gather input on the Strategic Framework, Catalyst Sites, and Gap Analysis as the project progressed into the refinement stage. The evening began with a brief presentation by Erik Bredfeldt, Inspire's Director of Economic Development, summarizing the project status, the focus of the workshop, and the next steps.

Although attendance was lower than anticipated, the conversations were detailed and constructive. Due to the smaller group size, City staff expressed interest in hosting additional targeted discussions with key stakeholders to ensure broader feedback on the strategic framework, catalyst sites, and prioritization of capital improvement gaps.

5 KEY TAKEAWAYS

1. *Traditional architectural design*
2. *Neighborhood-centered residential*
3. *Local business support*
4. *Desire for destinations*
5. *Streetscape enhancements*



COMMUNITY ENGAGEMENT

WORKSHOP 3

Tarpon Springs staff facilitated a public engagement workshop at the monthly “Let’s Talk Business” meeting on Nov. 20 with 16 attendees. After a brief project overview and timeline, staff guided participants through four exercises: draft strategic goals, the redevelopment concept sites, gap analysis, and an open comment board. Overall, participants expressed strong support for Goals 1 and 2, along with interest in additional art, signage cleanup, and limiting certain uses such as modular housing for the homeless and big-box retail. There was general support for the redevelopment concept sites which depicted infill redevelopment on Athens Street, Spruce Street, S. Safford Avenue, and S. Pinellas Avenue, with site-specific comments emphasizing context-sensitive architecture, simplified landscaping, and appropriate scale. More substantive concerns emerged for sites at Spring Bayou, Mother Meres Park, and the proposed parking garage, where participants raised issues related to suitable land use, scale, parking needs, and potential impacts on adjacent civic assets. The gap analysis highlighted priorities around beautification, improved streetscaping, enhanced tree canopy, gateway signage, and redevelopment of key assets such as the Train Depot and the Tarpon Inn, along with a desire to revisit the scale of the proposed parking garage. Collectively, feedback underscored the importance of context-sensitive development, thoughtful public realm investment, and reinforcing the historic and cultural character of the district.

5 KEY TAKEAWAYS

1. *Support for infill redevelopment*
2. *Context-sensitive design*
3. *Parking needs*
4. *Beautification priorities*
5. *Gateway enhancements*

COMMUNITY ENGAGEMENT CONT.

WORKSHOP 4

Tarpon Springs staff hosted a public engagement workshop on Tuesday, Dec. 2, from 6-8 p.m. at the Tarpon Springs Community Center. Eight attendees participated, none of whom had attended a prior session. Staff explained the four exercises - draft strategic goals, redevelopment concept sites, gap analysis, and the open comment board - and spent considerable time answering questions and engaging in dialogue with participants. Overall, attendees expressed strong support for the draft strategic goals, affirmed the direction of most redevelopment concept sites, and highlighted several priority needs related to infrastructure, mobility, and public realm improvements. Participants emphasized addressing flooding concerns, enhancing sidewalks and lighting, and prioritizing key areas such as the Northern Gateway, Spring Bayou/Craig Park, and the Union Academy Business District. Feedback indicated that the City's ongoing and future investments should continue focusing on mobility, neighborhood reinvestment, and reinforcing the City's historic and cultural identity.

5 KEY TAKEAWAYS

1. *Support for local businesses*
2. *Enhance cultural heritage & character*
3. *Flooding concerns*
4. *Mobility and walkability improvements*
5. *Prioritize investment areas*



STAKEHOLDER INTERVIEWS

Stakeholders from the Tarpon Springs' Downtown and Sponge Docks area emphasized the need to address homelessness and safety concerns, improve walkability and lighting along Pinellas and Safford Avenues, and create stronger connections between key destinations. Parking remains a major challenge, with calls for shared or municipal lots to support a "park once, walk everywhere" model. Participants urged shifting focus beyond Tarpon Avenue to underutilized corridors, upgrading gateways, façades, and drainage, and encouraging outdoor dining and nightlife to balance daytime and evening activity. Overall, the vision is for a safer, more connected, and vibrant corridor that supports businesses, attracts diverse visitors, and strengthens community identity.

5 KEY TAKEAWAYS

1. *Safety & Walkability*
2. *Balanced Growth*
3. *Connectivity*
4. *Placemaking & Identity*
5. *Collaboration & Positivity*


arpon Springs
Study Area
Catalyst
Sites

Chapter 5

DESIGNING THE FUTURE TOGETHER



Chapter 5 presents the community-driven Vision and the Goals shaped through data analysis, public input, and collaboration with City staff. Each goal begins with a broad direction, followed by subgoals that are accompanied by illustrative concepts.

5.1 Vision

A lively and resilient coastal community, celebrated for its rich heritage, thriving local businesses and connected, walkable environment.

5.2 Goals

OVERVIEW

This chapter outlines five major goals and a series of strategies designed to guide the future of the study area in a clear, actionable, and community-based way. The goals represent major themes, including walkability, community character, sustainability, housing, and economic development. Each section describes what the city aims to achieve within each theme.



CONNECT TARPON SPRINGS



STRENGTHEN, PRESERVE & PROTECT COMMUNITY CHARACTER



BUILD A RESILIENT AND SUSTAINABLE TARPON SPRINGS



DIVERSIFY HOUSING OPTIONS



SUPPORT LOCAL BUSINESS GROWTH

Goal 01

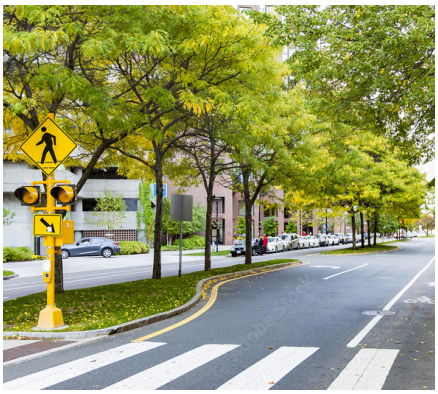


Connect Tarpon Springs



Walkability and connectivity are essential to the everyday life and identity of Tarpon Springs.

The city's compact size, scenic waterfronts, and historic neighborhoods create a natural foundation for a pedestrian-oriented environment. Yet barriers such as limited crossings and fragmented routes hinder accessibility and discourage walking and biking. By enhancing pedestrian comfort, improving safety, and linking key destinations like Downtown, Athens Street, and the Sponge Docks, Tarpon Springs can foster a more connected and active city. Shaded sidewalks, inviting gateways, clear wayfinding, and multimodal routes will make movement intuitive and enjoyable for residents and visitors alike. Prioritizing people over cars not only supports local business vitality but also reinforces the city's community spirit and small-town charm - allowing Tarpon Springs' streets to reflect the lively, walkable character that has always defined its sense of place.



1.1 Improve pedestrian accessibility by retrofitting long blocks with new access points and mid-block pedestrian crossings, especially along Pinellas and Athens.
This will shorten walking distances, make travel safer, and encourage more foot traffic throughout the district.



1.2 Enhance comfort along walking routes by planting shade trees, adding shade structures, and incentivizing awnings and galleries in new construction through the form-based code.
This will create a cooler, more pleasant pedestrian experience, increasing year-round walkability and street activity.



1.3 Strengthen community identity and navigation by reinforcing gateways and wayfinding at key arrival points and district edges with creative signage, public art, and mapping.
This will help residents and visitors easily orient themselves, celebrate local character, and create memorable entry experiences.



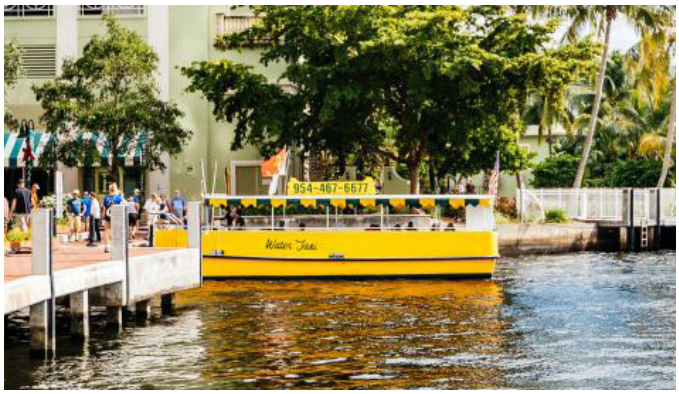
1.4 Promote active, multimodal transportation by expanding the local trail and street network, increasing access to jobs, parks, and the waterfront, and establishing a bike path between the Pinellas Trail and the Sponge Docks.
This will provide more travel choices, reduce car dependence, and connect key destinations across the city.



1.5 Celebrate heritage while promoting walking by offering guided tours of historic properties and directional signage between Downtown and the Sponge Docks.
This will encourage visitors to shop and dine downtown before walking to the Sponge Docks, strengthening both cultural appreciation and local economic vitality.



1.6 Prioritize Athens Street as a signature pedestrian corridor, linking the Sponge Docks and Downtown.
This will create a safe, vibrant, and active spine that strengthens community cohesion and supports local business activity.



1.7 Reduce parking demand and vehicle dependency by launching innovative circulation programs.
These measures will provide convenient alternatives to driving, reduce congestion, and improve accessibility for both residents and visitors.



1.8 Manage parking demand while supporting walkability by constructing a strategically located parking garage within the district.
This will concentrate parking in a single facility, reduce the need for surface lots, free up land for more active uses, and make it easier for visitors to park once and explore the area on foot.



1.9 Make Tarpon Avenue a historic Main Street from Safford to Spring Bayou, with pedestrian-oriented streetscape design.
This will strengthen its role as a civic spine through walkable design, active uses, street trees, and traffic calming.

Goal 02



Strengthen, Preserve & Protect Community Character



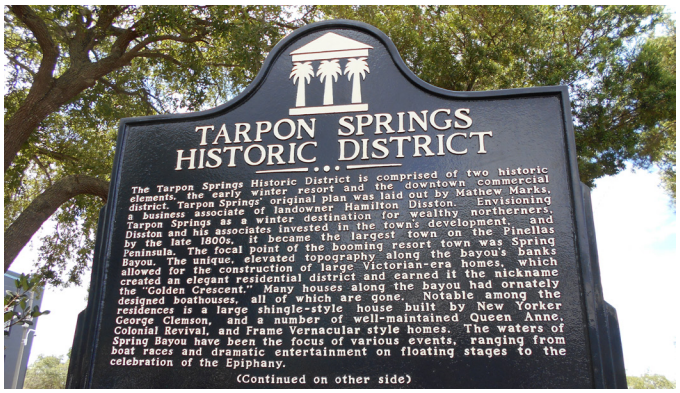
Tarpon Springs holds one of Florida's most distinctive community identities, a place where Greek heritage is deeply woven into its people, traditions, and sense of belonging.

Yet while Greek influences appear in symbols, festivals, and cuisine, the physical environment has not fully captured the essence of that culture.

True to its roots, Greek urbanism is defined by walkable streets, shared public spaces, and human-scaled buildings that invite connection, beauty, and adaptability. Strengthening these qualities in Tarpon Springs' neighborhoods and downtown can help the city express its heritage not just in name or ornament, but in the everyday rhythm of life where community, conversation, and craftsmanship animate the streets once again.



2.1 Protect historic and cultural assets by preserving and enhancing historic buildings, cultural landmarks, and the working waterfront. *This will safeguard Tarpon Springs' identity, support tourism, and pass heritage on to future generations.*



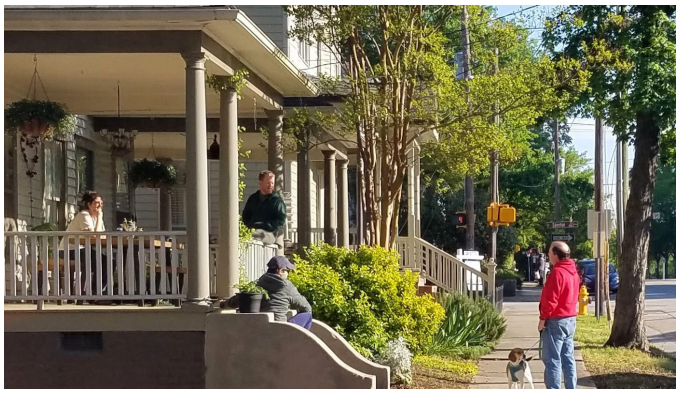
2.2 Strengthen the landmark and historic marker program to highlight historic and cultural sites, particularly along key circulation routes. Maintain an online map of sites in addition to physical signage. *This will enhance local identity, reinforce wayfinding, and create memorable experiences for visitors and locals.*



2.3 Ensure compatible new development by applying form-based code (beyond key corridors) so that building scale, setbacks, and patterns align with traditional neighborhood character. *This will create cohesive streetscapes and prevent out-of-scale intrusions into historic areas.*



2.4 Encourage small-scale, character-driven infill along key corridors like Pinellas Avenue and the trail edge by allowing and incentivizing appropriate development through the land development code. *This will activate underutilized sites, expand housing and business opportunities, and reinforce walkable, human-scaled design.*



2.5 Promote authentic design elements by encouraging front porches, stoops, local materials, roof forms, color palettes that recall historic precedent.
This will reflect community identity, enrich neighborhood character, and strengthen the sense of place.



2.6 Celebrate and preserve the identity of South Safford Avenue as a historic commercial corridor in the Union Academy neighborhood.
This will honor the contributions of the majority-Black community, reinforce cultural heritage, and strengthen corridor character without erasing its past.



2.7 Highlight cultural heritage in the public realm through murals, interpretive signage, and streetscape improvements that tell neighborhood stories.
This will build local pride, educate visitors, and keep Tarpon Springs' diverse heritage visible and celebrated.

Goal 03



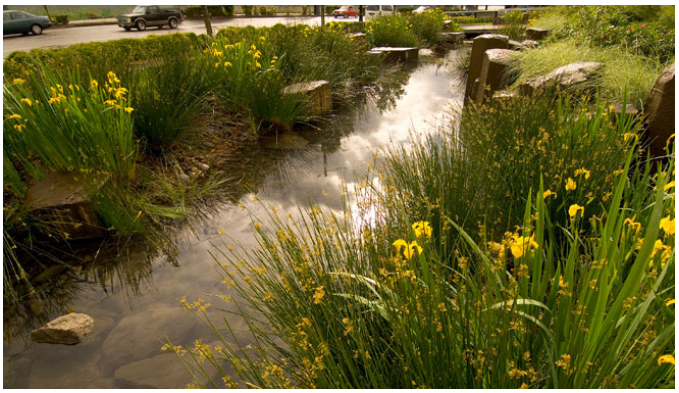
Build a Resilient and Sustainable Tarpon Springs



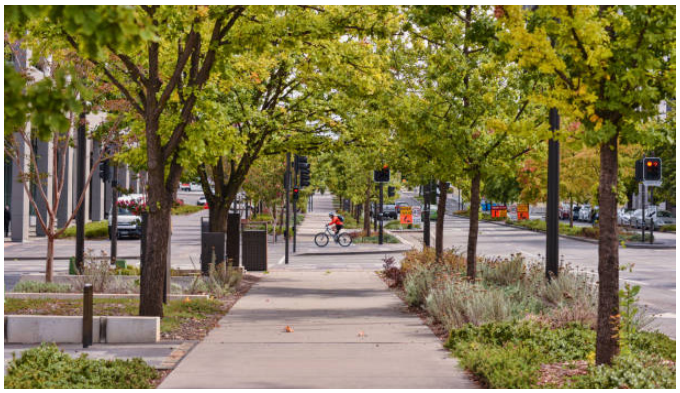
Surrounded by water on nearly all sides, Tarpon Springs faces both extraordinary opportunity and undeniable risk.

Its coastal setting brings beauty and vitality, yet also exposure to hurricanes, flooding, and the intensifying impacts of climate change - threats that demand proactive and preventative measures to protect residents and one of Florida's most iconic destinations.

The city not only has the responsibility to safeguard its people and environment, but also the character and spirit to go above and beyond in building a sustainability-focused and resilient future. Just as Greek heritage celebrates ingenuity, adaptability, and the strength to rebuild, Tarpon Springs can draw from that same spirit to pursue resilient design and environmental stewardship. Investing in sustainable infrastructure and systems not only protects the city from harm it strengthens social bonds, supports economic vitality, and sustains the community's enduring sense of place.



3.1 Proactively manage flood and stormwater impacts across the area by incorporating bioswales, permeable pavements, rain gardens, and raised crossings in streets, plazas, and parking areas, and encourage private properties to adopt complementary stormwater strategies.
This will reduce flooding, improve water quality, and protect both public and private assets from climate impacts.



3.2 Enhance urban ecology and create passive recreation opportunities by increasing tree canopy, native plantings, and pocket parks along key ecological connections between neighborhoods, waterways, and the waterfront.
This will improve pedestrian comfort, reduce urban heat, enhance biodiversity, and create inviting public spaces.



3.3 Encourage redevelopment projects that are climate-smart and resilient *by incentivizing energy-efficient, water-conscious, and durable design for new construction and adaptive reuse projects, including retrofits of historic and commercial buildings.*
This will lower long-term operating costs, reduce environmental impact, and preserve Tarpon Springs' cultural heritage.



3.4 Promote low-impact, sustainable mobility options throughout the district *by expanding bike lanes, pedestrian corridors, trails, and transit connections, integrating shade, stormwater management, and permeable materials along mobility routes.*
This will reduce car dependence, enhance walkability, and make travel safer and more comfortable year-round.



3.5 Engage and educate the community on sustainability and climate preparedness by providing interpretive signage, public art, workshops, and recognition programs to highlight climate adaptation measures and green infrastructure.
This will raise awareness, build community pride, and encourage ongoing adoption of sustainable practices by residents and businesses.



3.6 Coordinate resilience strategies across key catalyst sites and development projects by integrating flood mitigation, green infrastructure, and ecological restoration into major projects.
This will ensure both public and private development contribute to a connected, climate-ready, and visually cohesive district.



3.7 Incentivize development which would provide a mix of residential, commercial, and office along Safford Ave and the Pinellas Trail to foster equitable access to multimodal transportation.
This will reduce car dependence by providing a multimodal option connecting where people live to the places they work and spend leisure time.

Goal 04



Diversify Housing Options



Housing is more than a roof over one's head it defines how people live, connect, and thrive in their communities.

In Tarpon Springs, ensuring a range of housing options is key to preserving neighborhood stability, supporting demographic diversity, and allowing residents to remain in the community as their needs change. By embracing a mix of innovative housing types, from age-in-place units and accessory dwelling units to boutique multifamily and live-work opportunities, the city can create walkable, connected neighborhoods that accommodate households of all sizes and income levels.

Thoughtful strategies that protect affordability, encourage adaptive reuse, and integrate resilience measures including flood-proofing and site-specific supportive housing not only provide safe and dignified homes but also strengthen social and economic ties. Through these approaches, Tarpon Springs can maintain its historic character, honor its cultural identity, and ensure that housing remains a cornerstone of a sustainable and inclusive city.



4.1 Expand the range of housing choices to meet the needs of all residents by encouraging the development of age-in-place options and accessible housing designs.
This will support demographic diversity, allow residents to remain in the community as their needs change, and foster long-term neighborhood stability.



4.2 Encourage a mix of innovative housing types in appropriate areas by promoting ADUs, cottage courts, live-work units, and boutique-scale multifamily along key transects and catalyst sites.
This will increase housing diversity, create walkable neighborhoods, and provide options for different household types and income levels.



4.3 Incentivize new development in walkable, mixed-use locations by allowing increased density near target corridors.
This will strengthen neighborhood connectivity, support local businesses, and reduce reliance on cars.



4.4 Protect long-term residents and maintain affordability by allowing smaller living unit sizes.
This will prevent displacement, ensure equitable access to housing, and preserve the character and stability of existing communities.



4.5 Promote flood-resilient live-work development by allowing residential units above commercial spaces in flood-prone corridors while requiring flood-proofing for lower floors and requiring site permeability improvements.
This will expand housing options, support local businesses, reduce flood risk, and maintain economic activity in vulnerable areas.



4.6 Encourage adaptive reuse of existing buildings for housing by converting underutilized commercial, historic, or municipal structures into residential units, including live-work opportunities where appropriate.
This will increase housing supply without new land consumption, preserve historic and cultural assets, and support walkable, mixed-use neighborhoods.



4.7 Support the preservation and affordability of historic homes by offering matching grants or low-interest loans to retrofit historic properties for residential use while maintaining their architectural character.
This will increase affordable housing options, preserve the city's cultural and historic identity, and encourage investment in long-term, sustainable housing stock.

Goal 05



Support Local Business Growth



Tarpon Springs' economic strength is rooted in its people, culture, and history.

By activating vacant or underutilized parcels, prioritizing family-run and experiential businesses over formula retail, and leveraging public spaces for cultural events and markets, the city can create lively, walkable corridors that attract both residents and visitors. Expanding access to affordable commercial space, encouraging adaptive reuse of historic structures, and connecting business growth to Tarpon Springs' heritage crafts and trades ensures that economic development reinforces identity rather than eroding it.

When redevelopment efforts hire local contractors, artists, and entrepreneurs, and when grant programs enhance visibility, streetscapes, and sustainability, the city strengthens the local economy while building pride, capacity, and lasting social and cultural connections. Through these strategies, Tarpon Springs can cultivate an economy that is not only resilient, but also authentically rooted in the character and values of the community.



5.1 Activate vacant or underutilized parcels by transforming them into community-serving assets such as food halls, outdoor markets, or small business incubators.
This will create affordable opportunities for entrepreneurs, provide amenities for residents, and bring new energy to underused spaces.



5.2 Discourage formula retail and big-box development by aligning zoning and incentives to prioritize family-run businesses, experiential retail, and mixed-use redevelopment along key corridors and catalyst sites.
This will reinforce Tarpon Springs' distinctive character, keep wealth circulating locally, and prevent homogenization of commercial areas.



5.3 Generate foot traffic and celebrate community life by programming public spaces with music, festivals, art, and cultural events.
This will support small businesses, attract visitors, and strengthen Tarpon Springs' reputation as a lively cultural destination.



5.4 Strengthen local ownership of redevelopment efforts by hiring local contractors, artists, and entrepreneurs to implement CRA projects such as signage, landscaping, and public art.
This will keep reinvestment dollars within the community, build local capacity, and give residents a direct stake in revitalization.



5.5 Expand access to affordable commercial space by encouraging small-scale infill and adaptive reuse of historic structures.
This will lower barriers to entry for local entrepreneurs and help sustain a diverse mix of businesses over time.



5.6 Link business growth to cultural heritage by supporting enterprises tied to Tarpon Springs' historic trades, crafts, and food traditions.
This will reinforce community identity, attract heritage tourism, and create authentic economic opportunities unique to Tarpon Springs.



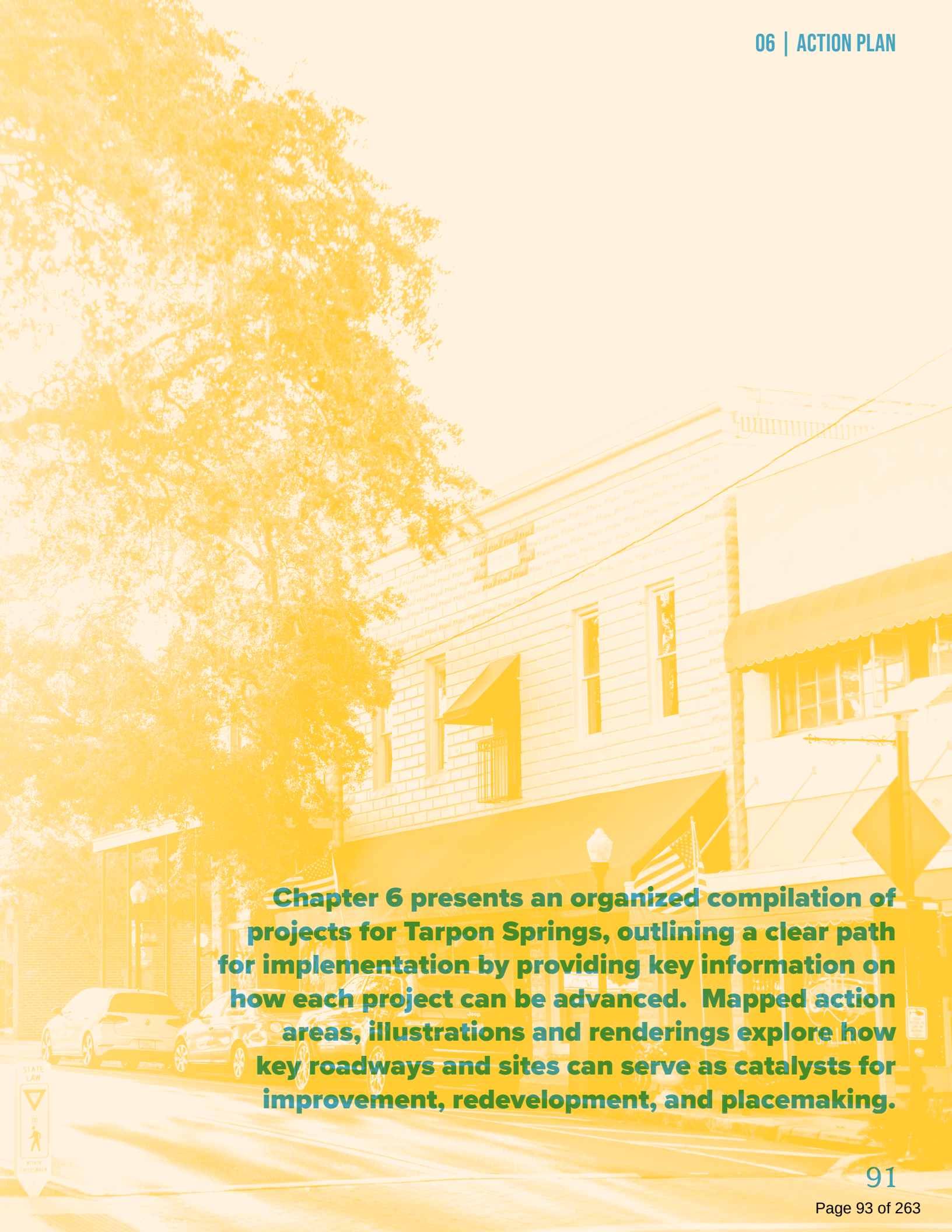
5.7 Support existing and emerging local businesses by strengthening grant programs to target specific interventions and by improving awareness of available grants.

- Gallery/Sidewalk Improvement Grants for art fixtures, benches, outdoor seating, lighting, and sidewalk repairs to improve the pedestrian experience.
- Outdoor Dining Grants to expand café seating and street activation.
- Parking Signage Grants with full coverage for wayfinding signs to existing lots.
- Sidewalk Landscaping Grants for native plants, trees, shrubs, and ecological signage.
- Sustainability/Resiliency Grant for rain gardens, green walls, shade structures, permeable paving, and native landscaping.
- Local History Signage Grants to help property owners tell the stories of their buildings, in partnership with the county's historic preservation office
- Mural Program Grants to draw attention to local business and create a network of murals within the community.

Together, these grants will make businesses more visible, enhance the pedestrian environment, celebrate local history and culture, and create a more vibrant, connected corridor.

Chapter 6
ACTION PLAN





Chapter 6 presents an organized compilation of projects for Tarpon Springs, outlining a clear path for implementation by providing key information on how each project can be advanced. Mapped action areas, illustrations and renderings explore how key roadways and sites can serve as catalysts for improvement, redevelopment, and placemaking.

THE PATH TO IMPLEMENTATION

The goal for the future of Downtown Tarpon Springs is to establish a vibrant, thriving, and connected core that attracts sustained investment while celebrating the city's distinctive identity. Achieving this vision will occur project by project, through steady, incremental change that builds upon the area's existing assets. Implementation is therefore not a single action, but a coordinated series of strategic decisions, capital investments, policy updates, and partnerships over many years.

Successful implementation relies on the commitment of public agencies to translate the Master Plan's vision into on-the-ground improvements. The City of Tarpon Springs, together with the Community Redevelopment Agency, the Department of Public Works, the Planning and Zoning Department, and regional partners such as Pinellas County and the Florida Department of Transportation, will play a central role in guiding and executing the plan's recommendations. Public leadership is essential to set priorities, allocate resources, and create the conditions for reinvestment.

Strategic public investment will be a major tool for catalyzing private development. Cyclically scheduled capital improvement projects, such as street, sidewalk, and utility upgrades, offer timely opportunities to incorporate urban design enhancements consistent with the Master Plan. Aligning infrastructure cycles with streetscape, mobility, and placemaking improvements ensures cost-effective implementation and maximizes community benefit. At the same time, public–private partnerships should be pursued where feasible to leverage private capital, encourage mixed-use development, and bring catalytic sites to fruition.

The Tarpon Springs Community Redevelopment Agency (CRA) is a key mechanism for advancing many of the initiatives outlined in this Plan. The CRA generates revenue by capturing a portion of the increase in property tax value within the district and reinvesting those funds into redevelopment projects and public improvements within the Community Redevelopment Area. CRA funds can only be spent on projects or iniatives that have been identified in an adopted CRA Plan. While some of the projects identified here fall within the scope of the current CRA Plan, others do not, limiting the ability to direct Tax Increment Financing (TIF) funds toward their implementation. The following pages indicate which projects are eligible to recieve CRA funding and idenitfies which projects should be prioritized to recieve TIF funds.

The CRA is currently set to expire in 2030. To maximize the ability to implement the improvements identified in this Plan, the 2001 CRA Plan should be updated to include them. In addition, the City should work with Pinellas County to explore extending the CRA's lifespan, which would allow TIF revenues to continue supporting long-term revitalization efforts beyond the current expiration date.

TAX INCREMENT FINANCING (TIF) PROJECTIONS (2026-2030)

GROWTH SCENARIO	CITY TIF TOTAL	COUNTY TIF TOTAL	TOTAL TIF REVENUES
5% Annual Growth	$3,354,513.57	$2,916,670.08	$6,271,183.65
4% Annual Growth	$3,226,358.96	$2,805,260.20	$6,031,619.16
3% Annual Growth	$3,101,520.74	$2,696,733.40	$5,798,254.13

The table above illustrates three potential TIF revenue scenarios for the period 2026–2030 based on estimated annual property growth rates of 3%, 4%, and 5%. Depending on taxable value property growth within the CRA district, the projected TIF revenue available for redevelopment between 2026 and 2030 ranges from approximately $5.8 million to $6.27 million. Projections may be affected by any changes to property tax legislation or City and County Millage Rates. A year by year breakdown of the TIF Projections can be found in the Appendix on page 142.

Regulatory updates are another critical implementation mechanism. Revisions to the Land Development Code, zoning standards, and design guidelines will directly shape how individual properties evolve over time. These tools ensure that new buildings, infill development, and reinvestment projects contribute to walkability, support economic vitality, and reinforce the unique character of downtown. In this way, the Master Plan's goals are implemented not only at the scale of major public projects, but also through everyday decisions made by property owners and developers.

Ultimately, sustained community participation remains essential. Downtown's character is shaped by its people—residents, business owners, property owners, workers, and visitors. Their decisions to invest, maintain buildings, start businesses, sponsor events, and engage in public dialogue collectively drive Downtown Tarpon Springs forward. Continued collaboration, transparency, and opportunities for engagement will ensure that the Master Plan remains a living document, responsive to both long-term aspirations and evolving community needs.

By aligning public leadership, private initiative, regulatory tools, and community engagement, The Place to Be master plan provides a clear and actionable roadmap. With steady commitment and strategic investment, the city can realize its vision of a vibrant and connected downtown that honors its heritage while embracing its future.

The Action Plan

Over the past couple decades, various urban planning initiatives, this one included, have identified a plethora of projects to be pursued in the Tarpon Springs urban core. Overall these projects focus on the city's continuous growth into a walkable, character rich, economicly and environmentaly resilient community. The following pages document these projects, organizing them into five different categories.

ROADWAY IMPROVEMENTS

Redesigning and enhancing streets to support walkability, safety, and economic vitality through traffic calming, expanded sidewalks, shade, safer crossings, and improved multimodal connectivity.

INFRASTRUCTURE INVESTMENTS

Strengthening the foundational systems that allow the urban core to function and grow, including stormwater management, utilities, and long-term resilience strategies.

SITE ACTIVATIONS

Transforming underutilized public and private properties into active, community-serving spaces through placemaking, redevelopment, and strategic interim uses.

PROGRAMS

Advancing partnerships and initiatives that enhance the Tarpon Springs experience, support local businesses, celebrate community character, and increase activity in the urban core.

REGULATORY UPDATES

Aligning policies and development regulations with the community's vision to ensure future growth reinforces walkability, character, and environmental resilience.

UNDERSTANDING THE ACTION PLAN MATRICES

Project Identification System

Each project in the Action Plan is assigned a unique identifier to make it easy to reference, track, and coordinate implementation. The main project number appears in the project title (e.g., R-01), while related sub-components or actions are listed within the table using secondary identifiers. This system helps organize projects and allows individual actions within a larger initiative to be clearly referenced throughout the Plan.

R-01 PROJECT NAME

COMPONENT	R-01.1 xx
DESCRIPTION	xx
GOAL/STRATEGY ACHIEVED	xx
COST	$$
PRIORITY	xx
SUPPORT BY 2001 CRA PLAN	xx
MAIN STREET 4 POINT APPROACH	xx

Illustrated Projects

Some projects include accompanying visualizations to help illustrate how improvements could look and function. These projects are identified by a light green column header in the table. Renderings and diagrams appear throughout the chapter and provide additional context, expanded project descriptions, and practical considerations that can help guide implementation.

R-01 PROJECT NAME

COMPONENT	R-01.1 xx
DESCRIPTION	xx
GOAL/STRATEGY ACHIEVED	xx
COST	$$
PRIORITY	xx
SUPPORT BY 2001 CRA PLAN	xx
MAIN STREET 4 POINT APPROACH	xx

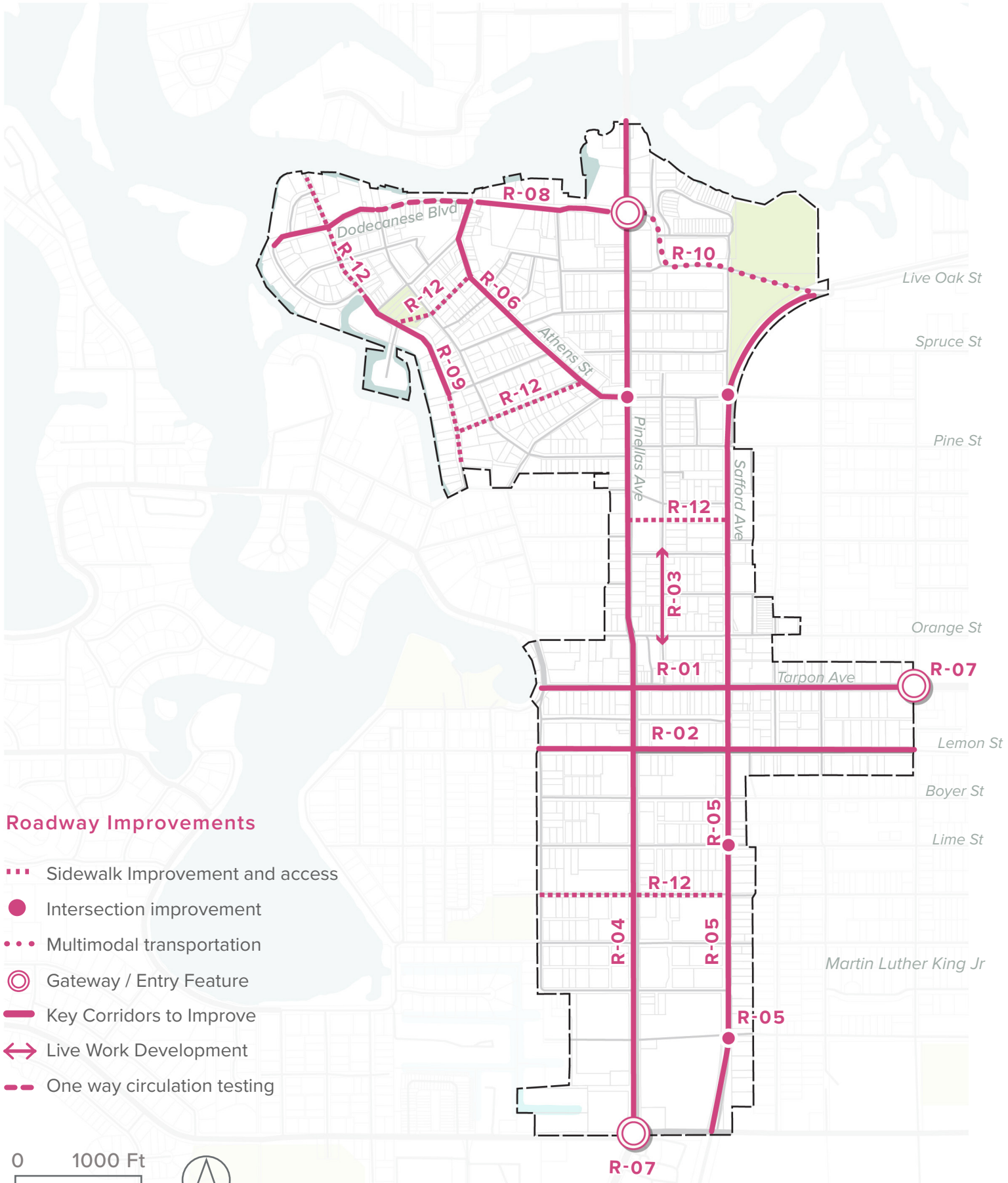
Priority Projects for TIF Funding

Projects outlined in green represent priority initiatives that are strong candidates for funding through the Community Redevelopment Agency (CRA) Tax Increment Financing (TIF) program. Highlighting these projects helps identify opportunities where CRA resources could be strategically directed to advance catalytic improvements and support the Plan's broader redevelopment goals.

R-01 PROJECT NAME

COMPONENT	R-01.1 xx
DESCRIPTION	xx
GOAL/STRATEGY ACHIEVED	xx
COST	$$
POTENTIAL FUNDING	xx
SUPPORT BY 2001 CRA PLAN	xx
MAIN STREET 4 POINT APPROACH	xx

$ - Low; $$ - Medium; $$$ - High


R-08
Dodecanese Blvd
R-12
R-12
R-06
R-10
Live Oak St
Spruce St
Athens St
R-09
R-12
Pinellas Ave
Safford Ave
Pine St
R-12
R-03
Orange St
R-01
Tarpon Ave
R-07
R-02
Lemon St
Boyer St
R-05
Lime St
R-12
R-04
R-05
Martin Luther King Jr
R-05
R-07
Roadway Improvements
Sidewalk Improvement and access
Intersection improvement
Multimodal transportation
Gateway / Entry Feature
Key Corridors to Improve
Live Work Development
One way circulation testing
0
1000 Ft

Roadway Improvements

R-01 TARPON AVENUE

COMPONENT	R-01.1 STREETSCAPE ENHANCEMENTS SPRING BAYOU TO LEVIS AVE.
DESCRIPTION	Design and construct a new streetscape.
GOAL/STRATEGY ACHIEVED	1.2, 1.9, 3.1, 5.3
COST	$$
PRIORITY	High
SUPPORT BY 2001 CRA PLAN	YES
MAIN STREET 4 POINT APPROACH	DESIGN

See page 98-99

R-02 LEMON STREET

COMPONENT	R-02.1 STREETSCAPE REFRESH	R-02.2 3D ARTS DISTRICT
DESCRIPTION	Design and plant new landscaping in the existing streetscape from East of Banana St. to Levis Ave.	Arts foundry and gallery studio complex
GOAL/STRATEGY ACHIEVED	1.2, 3.1, 5.3	Placeholder
COST	$	$$$
PRIORITY	High	Medium
SUPPORT BY 2001 CRA PLAN	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN

R-03 HIBISCUS STREET

COMPONENT	R-03.1 HIBISCUS WALK LIVE WORK DEVELOPMENT
DESCRIPTION	Live work development focused around retail and dining.
GOAL/STRATEGY ACHIEVED	
COST	$$$
PRIORITY	Medium
SUPPORT BY 2001 CRA PLAN	N/A
MAIN STREET 4 POINT APPROACH	DESIGN

MAIN STREET IN PRACTICE: TARPON AVE.



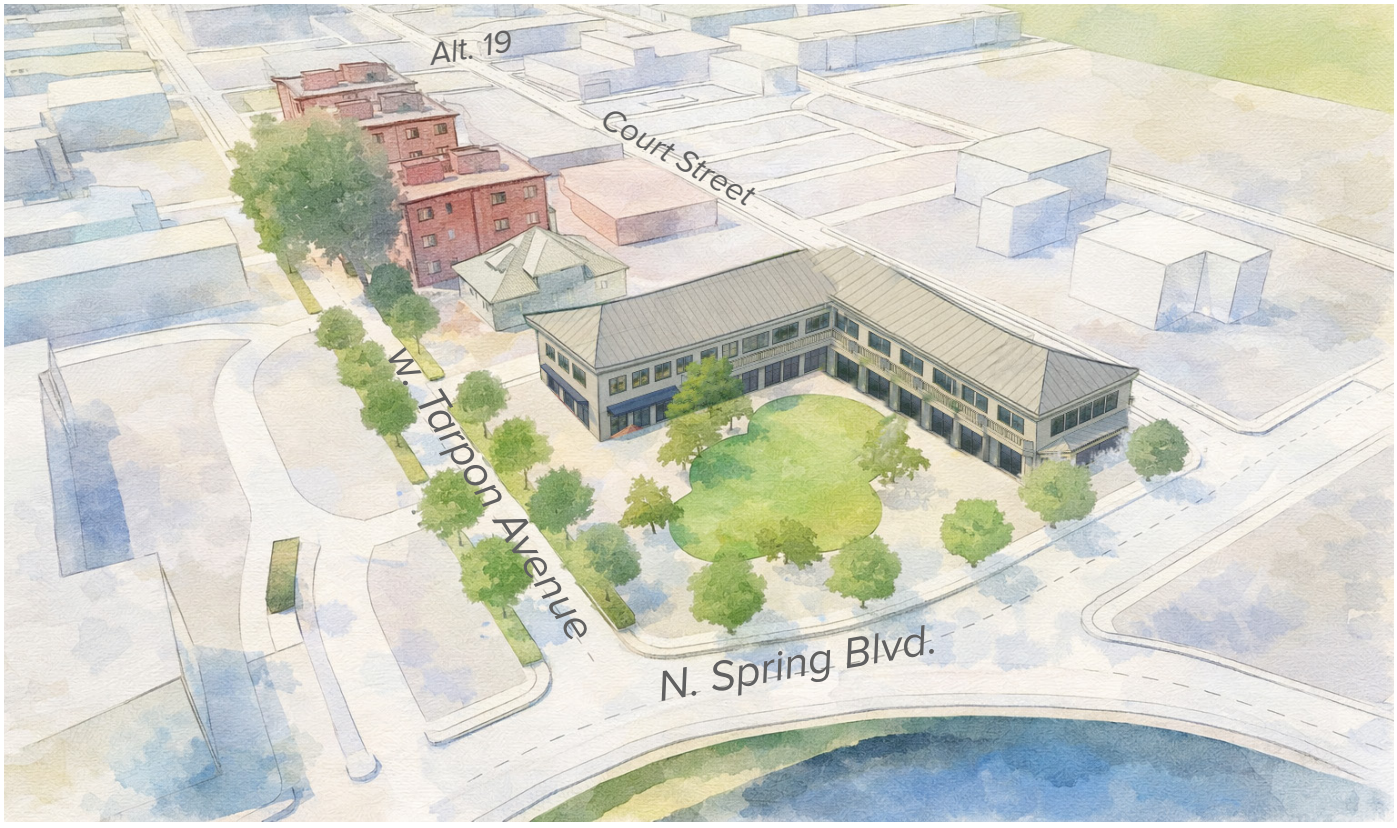
Improvements to Tarpon Avenue should focus on restoring historic brick pavers, narrowing lanes to 10 ft, planting live oaks and complementary canopy trees, expanding sidewalks (if possible) to allow for robust outdoor dining and improve connectivity with the Pinellas Trail.

PATH TO IMPLEMENTATION

Public agencies, including the City of Tarpon Spring Public Works Department and Community Redevelopment Agency should take the lead on this project. The first step is to conduct a Streetscape Concept Plan with engineering, cost estimates, and phasing. Then, place the project into the Capital Improvements Program (CIP) with multi-year funding. Seek partial funding via CRA Tax Increment Financing (TIF) and pursue complementary grants. Develop a Phasing Plan to maintain business access during construction.

Brick streets are essential to restoring and reinforcing the historic character of Tarpon Avenue. Wider sidewalks, shade trees, outdoor dining, and traffic calming designs emphasize that the area is designed for pedestrians and drive support to local businesses. Branded signage, local materials, and public art should guide visitors and reflect the city's character. Managing parking at the edges allows people to arrive by car but experience the district on foot.

Additional efforts should be focused on strengthening the connection between Spring Bayou and Downtown along Tarpon Avenue. A water taxi linking Spring Bayou to the Sponge Docks would offer new non-driving options for residents and visitors alike and facilitate movement of people between Downtwon and the Sponge Docks.



The image above represents potential new development along W. Tarpon Avenue.
See pages 124-125 for additional information and renderings.

R-04 PINELLAS AVENUE

COMPONENT	R-04.1 S.PINELLAS AVENUE STREETSCAPE REFRESH	R-04.2 LIGHTING ENHANCEMENTS	R-04.3 SIDEWALK REPLACEMENT	R-04.4 N. PINELLAS AVENUE TREE REPLACEMENT	R-04.5 BURY POWER LINES
DESCRIPTION	Design and plant new landscaping in the existing streetscape from Meres Blvd. to Court St.	Replace silver cobra light poles with decorative replica poles on Pinellas Ave.	Replace current half paver sidewalks with concrete sidewalks.	Replace dying Crepe Myrtles with poles with two hanging baskets north of Orange St. as a part of sidewalk replacement project.	Move overhead power lines underground.
GOAL/STRATEGY ACHIEVED	1.2, 3.1, 5.3	1.1, 1.2, 5.3	1.2, 5.3	1.2, 3.1, 5.3	1.2
COST	$$$	$$	$$	$	$$$
PRIORITY	High	High	High	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN	DESIGN	DESIGN	DESIGN


N. Pinellas Avenue

PINELLAS AVENUE

Transform the corridor into a safer, greener, more walkable boulevard with narrower lanes, slower speeds, street trees, landscaping, widened sidewalks, raised intersections, and high-visibility crosswalks. Together, these elements will clearly signal the transition into Tarpon Springs' downtown without relying only on gateway signage. They will reshape the feel and function of the roadway, creating a more inviting environment that supports the kind of redevelopment the community desires. This corridor will reinforce the unique identity of downtown and expand opportunities for both residential and commercial activity.

Path to Implementation: This is a state-controlled corridor, with a context classification of C-4 Urban General. Partner with FDOT District 7 to coordinate changes during the upcoming resurfacing cycle. Request that the design of the road incorporates features mentioned above.

R-05 SAFFORD AVENUE

COMPONENT	R-05.1 LIME STREET & SAFFORD AVENUE INTERSECTION	R-05.2 PINELLAS TRAIL ENHANCEMENTS	R-05.3 CLOSE TRAIL BREAK AT E. MORGAN ST.	R-05.4 FULL REDESIGN OF SAFFORD AVE/ PINELLAS TRAIL
DESCRIPTION	Open up intersection to restore historic street grid and improve connectivity	Design and install arbors on each side of the trail at Tarpon Ave. Replace dying trees and add more shade trees to the trail. Add lighting to the trail north of Tarpon Ave. to Live Oak	Close trail break at E. Morgan St.	Evaluate relocation of trail, lane configurations, intersections, sidewalks, street furniture, landscaping, stormwater, etc.
GOAL/STRATEGY ACHIEVED	1.1, 3.6, 5.6	1.1, 1.2, 1.3, 1.4, 3.6, 5.3		
COST	$$$	$$	$$	$
PRIORITY	High	High	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN	DESIGN	DESIGN

See pages 116-117



Potential Future Development and Roadway Improvements on S. Safford Avenue.
See pages 116-117.

R-06 ATHENS STREET

COMPONENT	R-06.1 STREETSCAPE IMPROVEMENTS PINELLAS AVE. TO SAFFORD AVE.	R-06.2 STREETSCAPE IMPROVEMENTS PINELLAS AVE. TO DODECANESE BLVD.	R-06.3 BURY POWER LINES
DESCRIPTION	Install sidewalks, curb and gutter east of Pinellas to include water line updates.	Design and install new streetscape to support pedestrian/bicycle connection from the sponge docks to the Pinellas Trail.	Move overhead power lines underground from Dodecanese to Rivercrest Lane.
GOAL/STRATEGY ACHIEVED	1.2, 1.6, 3.1, 3.4, 5.3, 5.6	1.2, 1.6, 3.1, 3.4, 5.3, 5.6	1.2, 1.6
COST	$$	$$	$$$
PRIORITY	Medium	Medium	High
SUPPORT BY 2001 CRA PLAN	YES	YES	N/A
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN	DESIGN

See pages 114-115



ATHENS STREET

Create a connection from the Pinellas Trail to the Sponge Docks with a either a dedicated bike lane and sidewalk improvements or roadway design that enhances safety for bikers and walkers along Athens Street. Invest in wayfinding signage and intersection safety improvements to support this connection.

Path to Implementation: Add project to the Capital Improvements Program (CIP) with design funding. Coordinate with the County Trail Network to align design standards. Seek grants focused on trail connectivity or safety (Transportation Alternatives, Safe Streets for All).

R-07 GATEWAY/ENTRY FEATURES

COMPONENT	R-07.1 DOWNTOWN DESIGN DEVELOPMENT	R-07.2 DOWNTOWN FABRICATION AND INSTALLATION	R-07.3 SPONGE DOCKS DESIGN DEVELOPMENT
DESCRIPTION	Design entry feature concepts that align with the City's adopted branding, historical heritage, and cultural identity for the Levis/Tarpon (SAP suggests Tarpon/Grosse and at Pinellas/Tarpon), and Orange/Pinellas gateway locations.	Fabricate and install approved entry features at the MLK/Pinellas, Levis/Tarpon, and (SAP suggest Tarpon/Grosse and at Pinellas/Tarpon), and Orange/Pinellas locations in accordance with the finalized design, engineering requirements, and applicable City standards.	Develop entry feature concepts that align with the City's adopted branding, historical heritage, and cultural identity for the Dodecanese/Pinellas gateway. Design and install minor gateway feature at Pinellas/Athens St. (SAP project)
GOAL/STRATEGY ACHIEVED	1.3	1.3	1.3
COST	$$	$$$	$$
PRIORITY	High	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN	DESIGN

COMPONENT	R-07.4 SPONGE DOCKS FABRICATION AND INSTALLATION	R-07.5 SOUTH GATEWAY
DESCRIPTION	Fabricate and install approved entry features at the Dodecanese/Pinellas location in accordance with the finalized design, engineering requirements, and applicable City standards.	Design and install gateway feature at Meres/S Pinellas intersection.
GOAL/STRATEGY ACHIEVED	1.3	1.3
COST	$$$	$$$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN

R-08 DODECANESE BLVD (GREEKTOWN PLAN PROJECTS)

COMPONENT	R-08.1 PARKING MANAGEMENT STRATEGY
DESCRIPTION	Develop a parking management strategy to identify areas of unmet parking needs and areas of excess parking. Identify parking consolidation methods to more efficiently utilize available land for commercial uses and reduce pass through vehicular traffic along Dodecanese Blvd.
GOAL/STRATEGY ACHIEVED	PLACEHOLDER
COST	$
PRIORITY	Medium
SUPPORT BY 2001 CRA PLAN	N/A
MAIN STREET 4 POINT APPROACH	DESIGN ECONOMIC VITALITY



Potential Future Development and Roadway Improvements on Dodecanese Blvd.

R-08 DODECANESE BLVD (GREEKTOWN PLAN PROJECTS) CONT.

COMPONENT	R-08.4 SIDEWALK ACCESSIBILITY	R-08.5 SIDEWALK ENHANCEMENTS	R-08.6 STREETSCAPE ENHANCEMENT	R-08.7 STORMWATER IMPROVEMENTS
DESCRIPTION	Evaluate sidewalks and storefront ADA ramps to improve accessibility and eliminate the need for protective guardrails. If full removal of these is not a realistic solution, explore options to minimize the raised elevation and to replace the aluminum railings with a more historically compatible railing.	Consider sidewalk embedded imagery with historic sponge dock facts (or other forms of public education), new pavement material or finishes, and shade infrastructure beyond the working waterfront protection area.	Develop and install a consistent theme for new streetscape furnishings and landscape materials.	Identify potential improvements along Dodecanese Blvd. as part of an overall unified stormwater plan, in coordination with the City's vulnerability assessment. This should consider longer-sustainability factors such as utilizing advanced sub-base materials to mitigate sub-base erosion, elevating the street system, and/or pumping systems.
GOAL/STRATEGY ACHIEVED				
COST	$	$	$	$
PRIORITY	High	High	Medium	High
SUPPORT BY 2001 CRA PLAN	N/A	N/A	N/A	N/A
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN	DESIGN	DESIGN

R-09 ROOSEVELT BLVD.

COMPONENT	R-09.1 STREETSCAPE
DESCRIPTION	Develop and install a consistent theme for new streetscape furnishings and landscape materials. Consider adding LID or bioswales along streetscapes.
GOAL/STRATEGY ACHIEVED	
COST	$$$
PRIORITY	Medium
SUPPORT BY 2001 CRA PLAN	N/A
MAIN STREET 4 POINT APPROACH	DESIGN

R-10 LIVE OAK STREET

COMPONENT	R-10.1 STREETSCAPE
DESCRIPTION	Develop and install multimodal and bike path improvements along Live Oak street.
GOAL/STRATEGY ACHIEVED	
COST	$$
PRIORITY	High
SUPPORT BY 2001 CRA PLAN	N/A
MAIN STREET 4 POINT APPROACH	DESIGN



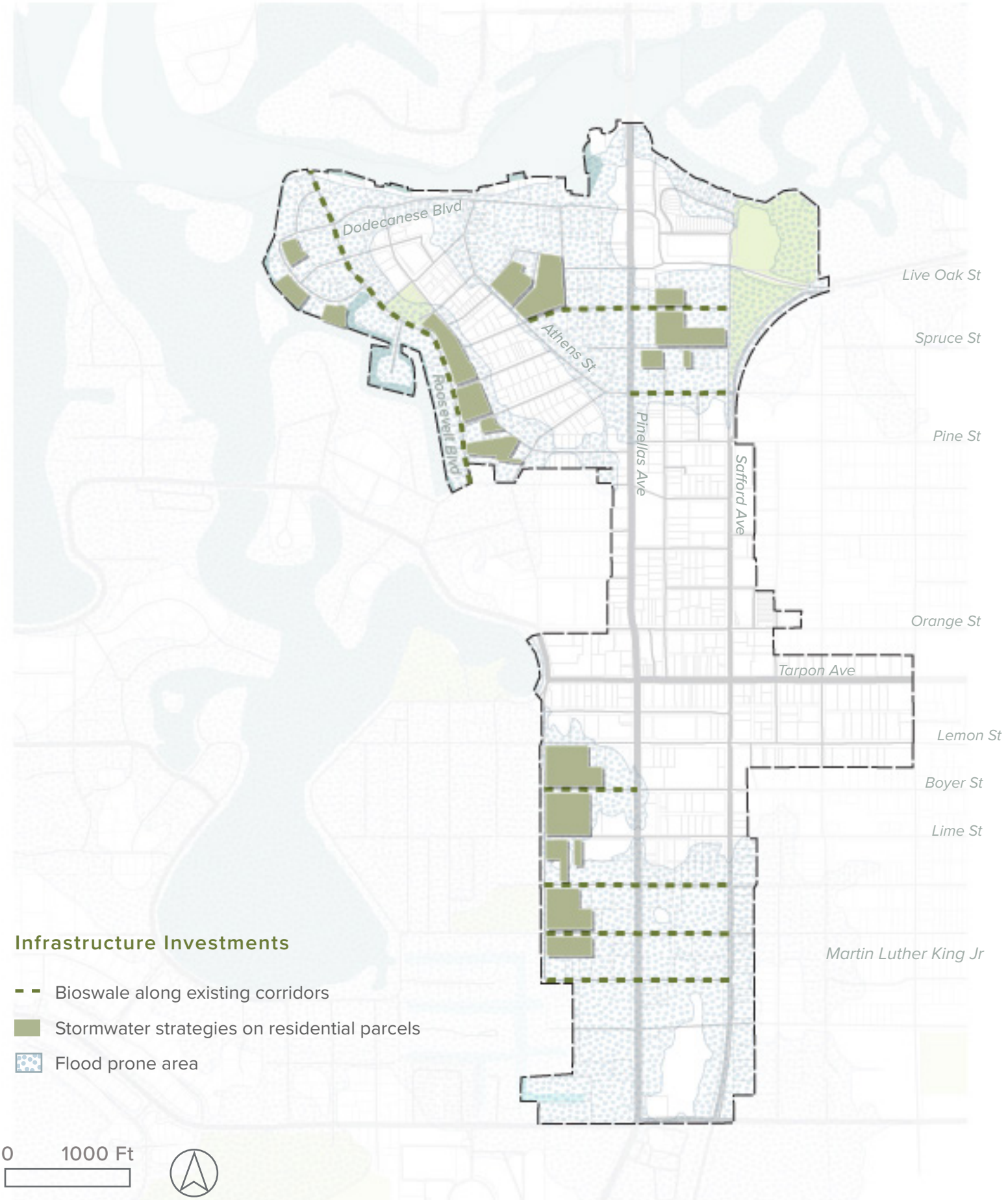
Potential Future Development and Roaway Improvements on Roosevelt Blvd.

R-11 PAVEMENT/STREET TREATMENTS

COMPONENT	R-11.1 HIGH PEDESTRIAN AREAS	R-11.2 INTERSECTIONS
DESCRIPTION	Evaluate the use of specialty pavers and narrower travel lanes to calm traffic, enhance pedestrian safety and area branding.	Consider installation of new pavement material or treatments at key intersections where high vehicular and pedestrian conflicts exist. Treatments could include murals or painted crosswalks that reflect the historic significance of the area.
GOAL/STRATEGY ACHIEVED		
COST	$	$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES, POTENTIAL PROJECTS OUTSIDE CRA	YES, POTENTIAL PROJECTS OUTSIDE CRA
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN

R-12 SIDEWALK NETWORK

COMPONENT	R-12.1 SIDEWALK PRIORITIZATION PLAN	R-12.2 INSTALL MISSING SIDEWALKS
DESCRIPTION	Review and amend as necessary the prioritization list for missing sidewalk gaps. Consider streetscape projects when assessing plan.	Construct missing sidewalks based on Sidewalk Prioritization Plan.
GOAL/STRATEGY ACHIEVED	1.1, 1.2	1.1, 1.2
COST	$	$$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN


Dodecanese Blvd
Athens St
Roosevelt Blvd
Pinellas Ave
Safford Ave
Live Oak St
Spruce St
Pine St
Orange St
Tarpon Ave
Lemon St
Boyer St
Lime St
Martin Luther King Jr
Infrastructure Investments
Bioswale along existing corridors
Stormwater strategies on residential parcels
Flood prone area
0
1000 Ft

Infrastructure Investments

I-01 WATER INFRASTRUCTURE

COMPONENT	I-01.1 WATERLINE REPLACEMENT PLAN	I-01.2 REPLACE RUSTED WATER LINES
DESCRIPTION	Develop waterline prioritization list (Waterline Replacement Plan), utilizing map of existing line conditions (found in Appendix Pg. 177). Consider streetscape projects during prioritization.	Implement waterline replacement plan for the lines within the CRA. Include waterline replacement in streetscape projects (when applicable).
GOAL/STRATEGY ACHIEVED	3.1, 4.3, 5.1	3.1, 4.3, 5.1
COST	$	$$$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN

I-02 STORMWATER

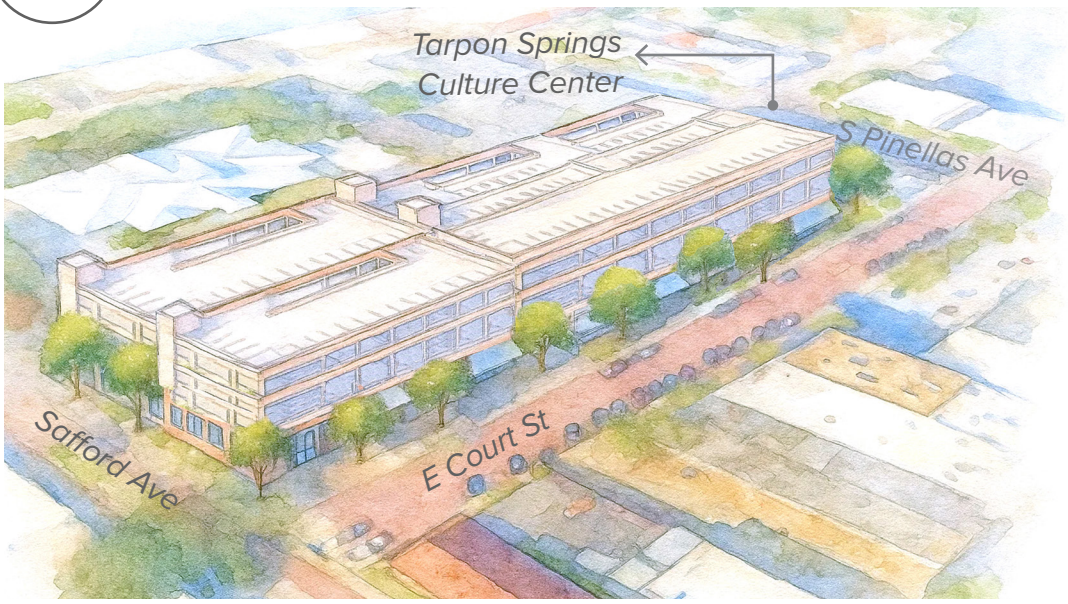
COMPONENT	I-02.1 DOWNTOWN REGIONAL STORMWATER	I-02.2 SPONGEDOCKS REGIONAL STORMWATER
DESCRIPTION	Explore possibilities for regional stormwater for downtown.	Explore possibilities for regional stormwater for the Sponge Docks.
GOAL/STRATEGY ACHIEVED	3.1	3.1
COST	$	$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES	N/A
MAIN STREET 4 POINT APPROACH	DESIGN ECONOMIC	DESIGN ECONOMIC VITALITY

I-03 PARKING

COMPONENT	I-03.1 HIGHLIGHT EXISTING PARKING LOCATIONS	I-03.2 DOWNTOWN PARKING GARAGE		I-03.4 SPONGE DOCKS PUBLIC PARKING
DESCRIPTION	Place "Public Parking" banners at parking locations and leading to parking lots to improve public navigation to the lots.	Negotiate a Public/ Private Partnership with affected property owners, the City and a developer to construct a parking garage on the block behind cultural center between Lemon and Court Streets.	Construct a Multi-Story parking structure with first floor retail. understanding that many factors for delivery drivers, largely area traffic considerations and delivery schedules, may make a complete restriction of deliver times potential ineffective.	Make improvements to vacant city lots to facilitate free public parking and special events.
GOAL/STRATEGY ACHIEVED	1.1, 1.2, 1.8	1.7, 1,8	1.7, 1,8	1.7, 1,8
COST	$	$	$$$	$
PRIORITY	Medium	High	High	Low
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	N/A
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN	DESIGN	DESIGN

COMPONENT	I-03.5 PARKING LOT LANDSCAPING	I-03.6 ON STREET PARKING
DESCRIPTION	Upgrade landscaping in downtown and Sponge Docks parking lots.	Review on-street parking enforcement in residential areas.
GOAL/STRATEGY ACHIEVED	1.2, 1.8	
COST	$	$
PRIORITY	Low	Low
SUPPORT BY 2001 CRA PLAN	YES, POTENTIAL PROJECTS OUTSIDE CRA	YES, POTENTIAL PROJECTS OUTSIDE CRA
MAIN STREET 4 POINT APPROACH	DESIGN	DESIGN

DOWNTOWN PARKING GARAGE



Potential parking garage design with first floor storefronts along Court Street and Safford Avenue. Additional renderings of potential parking garages can be found in the Appendix on page 143.

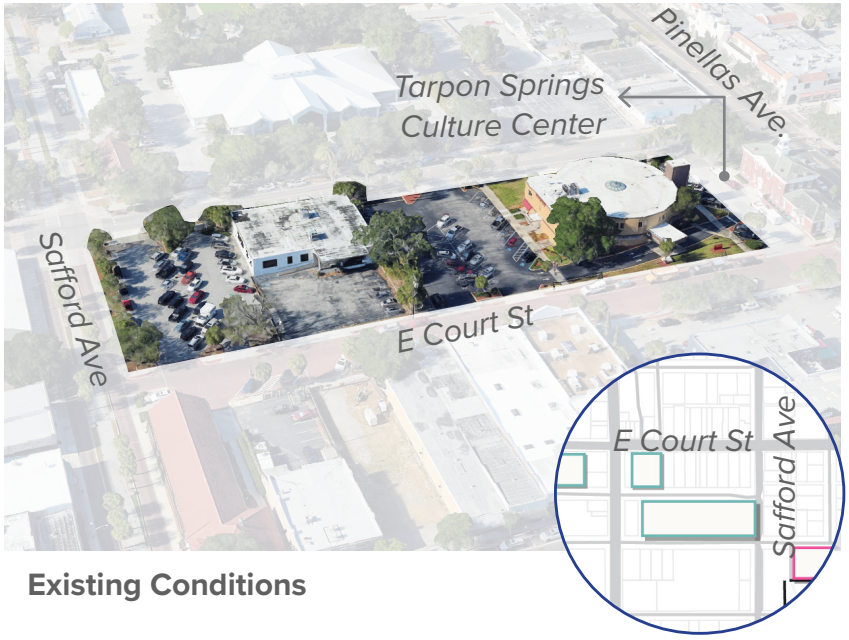
This four-parcel site totals 1.86 acres on the west side of South Safford Avenue, between Court Street and Lemon Street. Currently used primarily for public surface parking, the site presents a key opportunity to introduce a structured parking facility to more efficiently meet parking demand and support local businesses. The site's central location also makes it ideal for incorporating ground-floor retail, helping to activate E. Court Street and South Safford Avenue and improve the pedestrian experience.

Under current regulations development is constrained to a 0.5 FAR, limiting the scale of structured parking. Zoning and land use adjustments that increase FAR could support a more efficient and economically viable parking structure while also requiring storefronts at the street level.

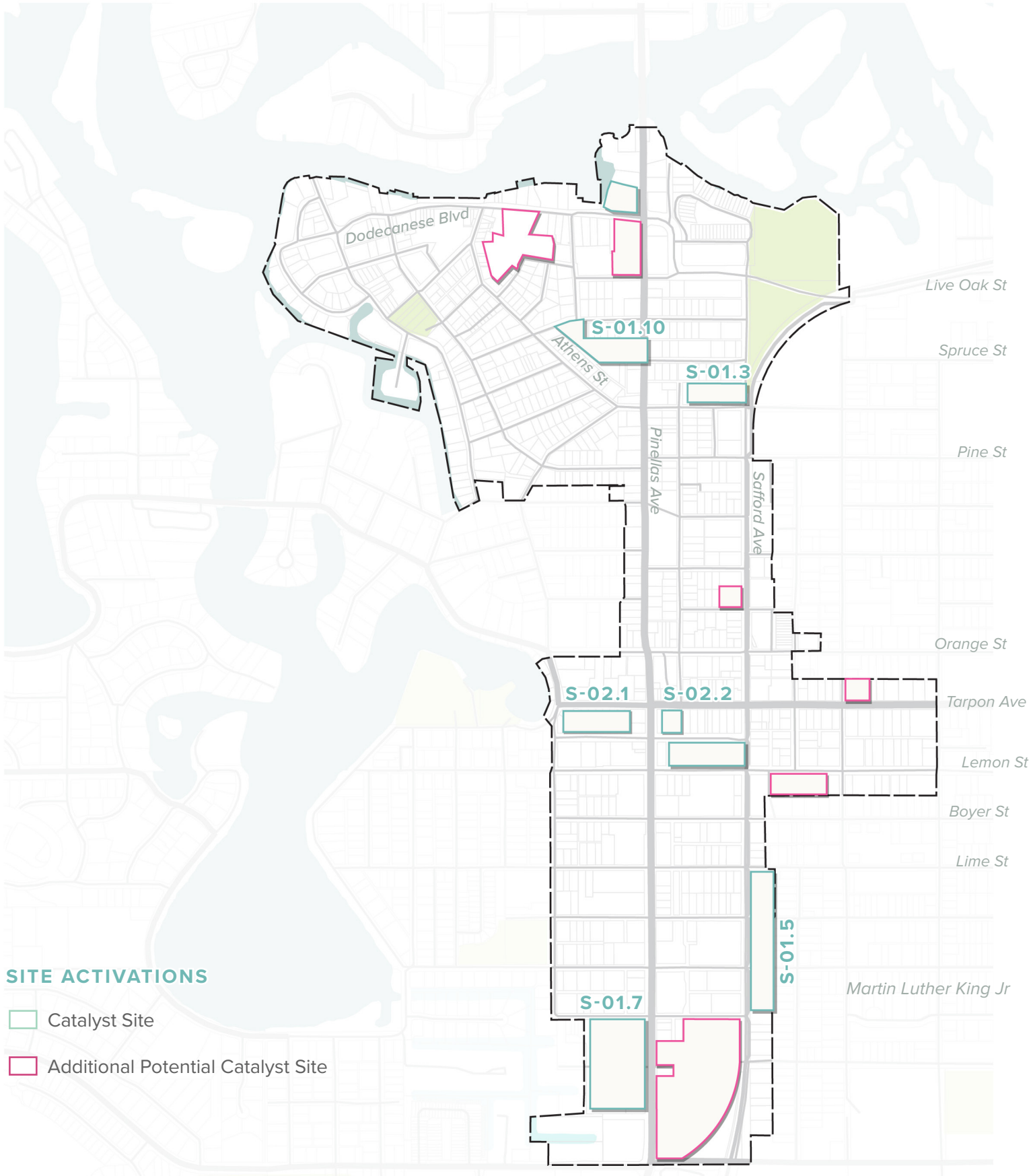
Path to Implementation:

1. Before new construction, invest in wayfinding signage to maximize utilization of current public parking spaces. Ensure drivers can easily find and access available spots to alleviate perceived shortages.

2. Acquire land for the development of a Downtown parking structure with commercial liners. Fund the design and construction of a parking structure, including a commercial liner design. Market and lease the ground flood commercial spaces to suitable tenants.



Existing Conditions


Dodecanese Blvd
Athens St
Pinellas Ave
Safford Ave
Live Oak St
Spruce St
Pine St
Orange St
Tarpon Ave
Lemon St
Boyer St
Lime St
Martin Luther King Jr
S-01.10
S-01.3
S-02.1
S-02.2
S-01.5
S-01.7
SITE ACTIVATIONS
Catalyst Site
Additional Potential Catalyst Site
0
1000 Ft

Site Activations

S-01 CATALYST SITES / PROPERTY ACQUISITION

COMPONENT	S-01.1 CATALYST SITES	S-01.2 LEMON STREET PROPERTIES REDEVELOPMENT	S-01.3 DIVERSIFY HOUSING OPTIONS	S-01.4 PAPPAS SITE	S-01.5 SAFFORD AVE MIXED-USE REDEVELOPMENT
DESCRIPTION	Create Public/ Private Partnerships to develop identified catalyst sites.	Incentivize or purchase vacant parcels on Lemon St. for mixed-use redevelopment	Purchase or partner with private property owners of vacant property on E. Athens for residential development.	Recruit developer or tenant for former Pappas Restaurant site for hotel or restaurant use.	Purchase properties along trail from the Housing Authority and issue an ITN for mixed-use projects. Recruit new retailers/ businesses for commercial spaces and develop Properties
GOAL/STRATEGY ACHIEVED	2.3, 2.4 3.2, 3.3, 3.6 4.1, 4.2, 4.3, 4.6 5.1, 5.2, 5.5, 5.7	2.3, 2.4 3.3, 3.6 4.1, 4.2, 4.3 5.1, 5.2, 5.5, 5.8	2.3, 2.4 3.3, 3.6 4.1, 4.2, 4.3, 4.4, 4.6	2.1, 2.3 3.3, 3.6 5.1, 5.2, 5.5, 5.8	2.3, 2.4, 2.6 3.1, 3.3, 3.6, 3.7 4.1, 4.2, 4.3, 4.6 5.1, 5.3, 5.5, 5.6
COST	$	$$	$$	$	$
PRIORITY	High	High	Medium	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	Economic Vitality	Economic Vitality	Economic Vitality	Economic Vitality	Economic Vitality

See pages: 114-115

See pages: 116-117

DESIGNING FOR HOUSING DIVERSITY

Tarpon Springs' traditional neighborhoods thrive on character, community, and human-scale design, but they also need housing that reflects today's needs. By introducing low-scale, complementary multi-family buildings, such as duplexes, apartments, or live-work units, the city can offer homes of different sizes, prices, and types, welcoming families, singles, seniors, and mixed-income households. Thoughtful designs that incorporate porches and architectural elements reflective of local character allow new development to fit seamlessly with the existing fabric. Diversifying the housing stock strengthens neighborhood vitality, increases support for local businesses, and ensures that residents at all stages of life can remain part of the community.



E. Athens Street
Residential Infill



Existing conditions of the study area



EAST ATHENS STREET S-01.3

This site, located at the intersection of Athens Street and S. Safford Avenue, lies within the Coastal High Hazard Zone, presenting both constraints and unique opportunities for development. While regulatory conditions are stringent, the property offers a chance to explore multi-family housing models and housing density allowances that respond to coastal resilience requirements and demonstrate what's feasible in areas vulnerable to flooding.

The site is also strategically positioned along the Pinellas Trail and within close proximity to the historic Sponge Docks and Downtown, three of Tarpon Springs' most valued public assets. With Athens Street as a potential connector, this location could serve as an anchor to each community asset. New development could be integrated in a way that contributes to the character and walkability of Athens Street, facilitating the transformation of the street into an active corridor. Narrow, tree-lined streets invite slower driving and create safer, more sociable neighborhoods. Features like permeable paving and bioswales support stormwater management and while reinforcing the identity and comfort of neighborhoods within Tarpon Springs.

S. SAFFORD AVENUE MIXED USE DEVELOPMENT S-01.5

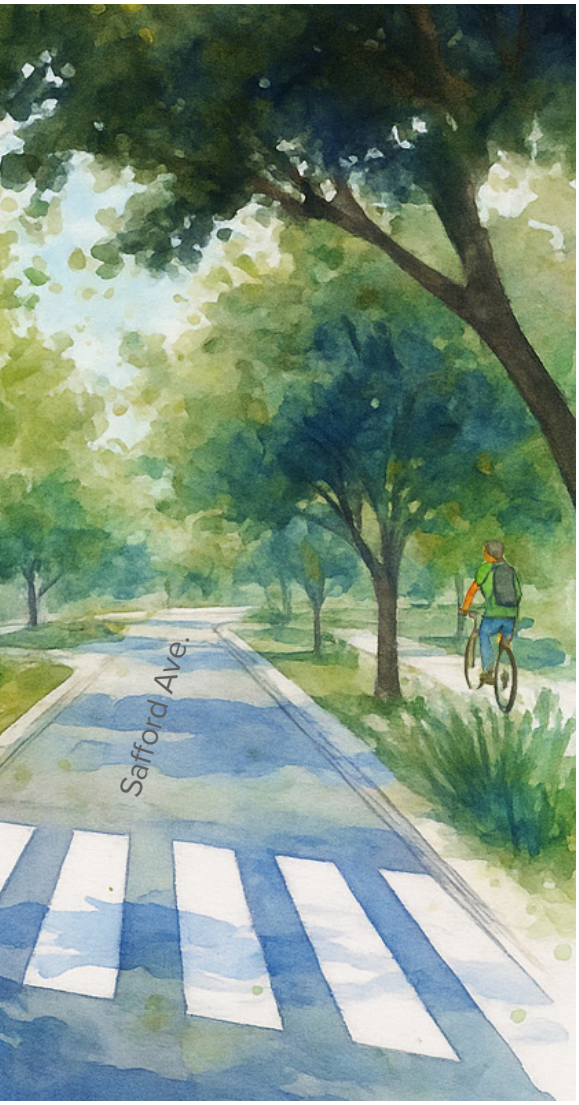
South Safford Avenue is a prime location for introducing a mixed-use development. The community has expressed interest in and support for increased commercial options along the street. The presence of the bike trail creates a strong opportunity to attract additional customers to support local businesses along the avenue, while also serving as a recreational amenity that many would seek to live near. The greatest challenge of the site is its location within the Coastal High Hazard Area. Investments in new development should be paired with improved stormwater management.



Location: Safford Ave
Sustainable mixed use development



RESILIENCE IN PRACTICE



This site consists of nine parcels adjacent to the Pinellas Trail and South Safford Avenue, offering a prime opportunity for mixed-use development. Current zoning allows for 2-story construction, which limits the potential for integrating ground-floor retail with elevated residential units — a configuration that could meet both flood resilience requirements and affordable housing goals. Small, elevated living units above active ground-floor commercial space could provide a flexible model for affordable housing while supporting neighborhood-scale retail.

The site's location along the Pinellas Trail positions it well for street activation and trail-oriented retail. Exploring increased height allowances (up to 3 stories) could unlock this potential, allowing for a more complete vertical mix of uses and improved site efficiency without exceeding FAR, density or lot coverage constraints. This concept also opens up the possibility of usable space beneath elevated residential units, potentially for covered parking, storage, or resilient open-air commercial uses compatible with the site's location in the Coastal High Hazard Area (CHHA).

Path to Implementation
Partner with property owners, including Pinellas County, the Housing Authority, and the CRA. Issue an RFP to developers with clear expectations for affordability, building form, and ground-floor retail. Prepare site through infrastructure upgrades (water, sewer, stormwater). Use a blend of CRA TIF, County Housing funds, LIHTC (Low-Income Housing Tax Credits), and SHIP/SHIP+ funds. Establish long-term maintenance and management strategies.

S-01 CATALYST SITES/PROPERTY ACQUISITION CONT.

COMPONENT	S-01.7 PINELLAS AVENUE MIXED-USE REDEVELOPMENT	S-01.8 SPONGE DOCKS/ GREEKTOWN CATALYST SITES (GREEKTOWN PLAN PROJECT) REDEVELOPMENT	S-01.9 NORTH PINELLAS & W CEDAR STREET PARCEL.
DESCRIPTION	Identify key development/ redevelopment sites along Pinellas Avenue for mixed use (residential/retail/office) development.	Engage in dialogue with large property owners identified in the Greektown Placemaking Plan to develop a long-range redevelopment program that balances private sector needs and long-term public benefit.	Partner with private property owners to redevelop existing unused parcels for mixed use development and park space.
GOAL/STRATEGY ACHIEVED			
COST	$	$	$$
PRIORITY	Medium	Medium	High
SUPPORT BY 2001 CRA PLAN	YES	N/A	YES
MAIN STREET 4 POINT APPROACH	Economic Vitality	Economic Vitality	Economic Vitality

See pages: 120-121

See pages: 122-123

S-02 CITY OWNED PROPERTIES

COMPONENT	S-02.1 SPRING BAYOU PROPERTY	S-02.2 CONSTRUCT "MERES PARK"	S-02.3 LEASE PARKING GARAGE RETAIL SPACE	S-02.4 CITY MARINA PLACEMAKING (GREEKTOWN PLAN PROJECT)
DESCRIPTION	Issue an ITN for proposals to redevelop the property.	Design and construct a civic space at the Meres Parking Lot location once parking garage is complete. Consider incorporating plaza space with pavers to allow flexible parking during events.	Recruit new retail for ground floor commercial spaces of parking garage.	Incorporate placemaking elements at the City Marina to enhance public art installation and trolley stop.
GOAL/STRATEGY ACHIEVED	2.3, 2.4, 2.5 3.2, 3.3, 3.6 5.1, 5.3, 5.6	2.1, 2.2 3.2, 3.6 5.1, 5.3	2.3 5.1, 5.3, 5.5, 5.7	PLACEHOLDER
COST	$	$$	$	$
PRIORITY	High	High	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	N/A
MAIN STREET 4 POINT APPROACH	Economic Vitality	Design Promotion	Economic Vitality	Design

See pages: 124-125

See pages: 126-127

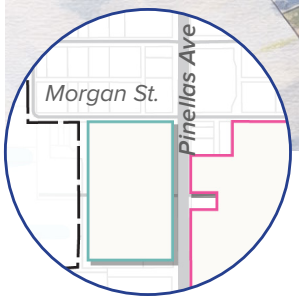
SOUTH PINELLAS AVENUE

This site, located between Apricot Court and W Morgan Street, currently operates as a shopping center and strip retail. Redevelopment could transform the area by adding housing, enhancing the pedestrian experience, and providing recreational amenieites, all while retaining commercial space on the ground floor.



Existing Conditions

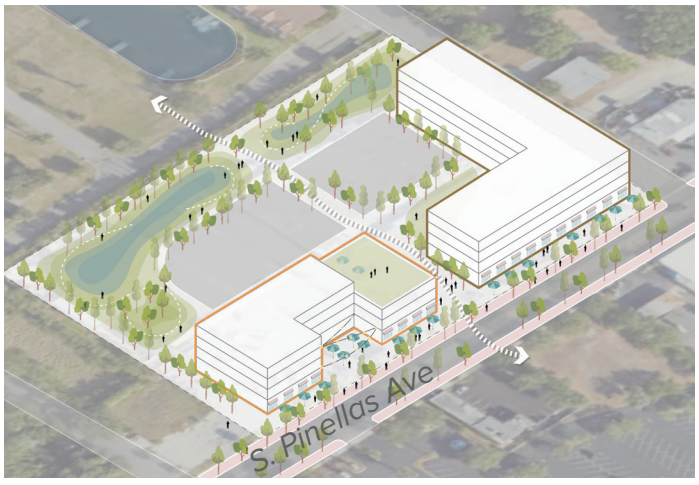




South Pinellas Ave
Mixed Use Development



RESILIENT REDEVELOPMENT

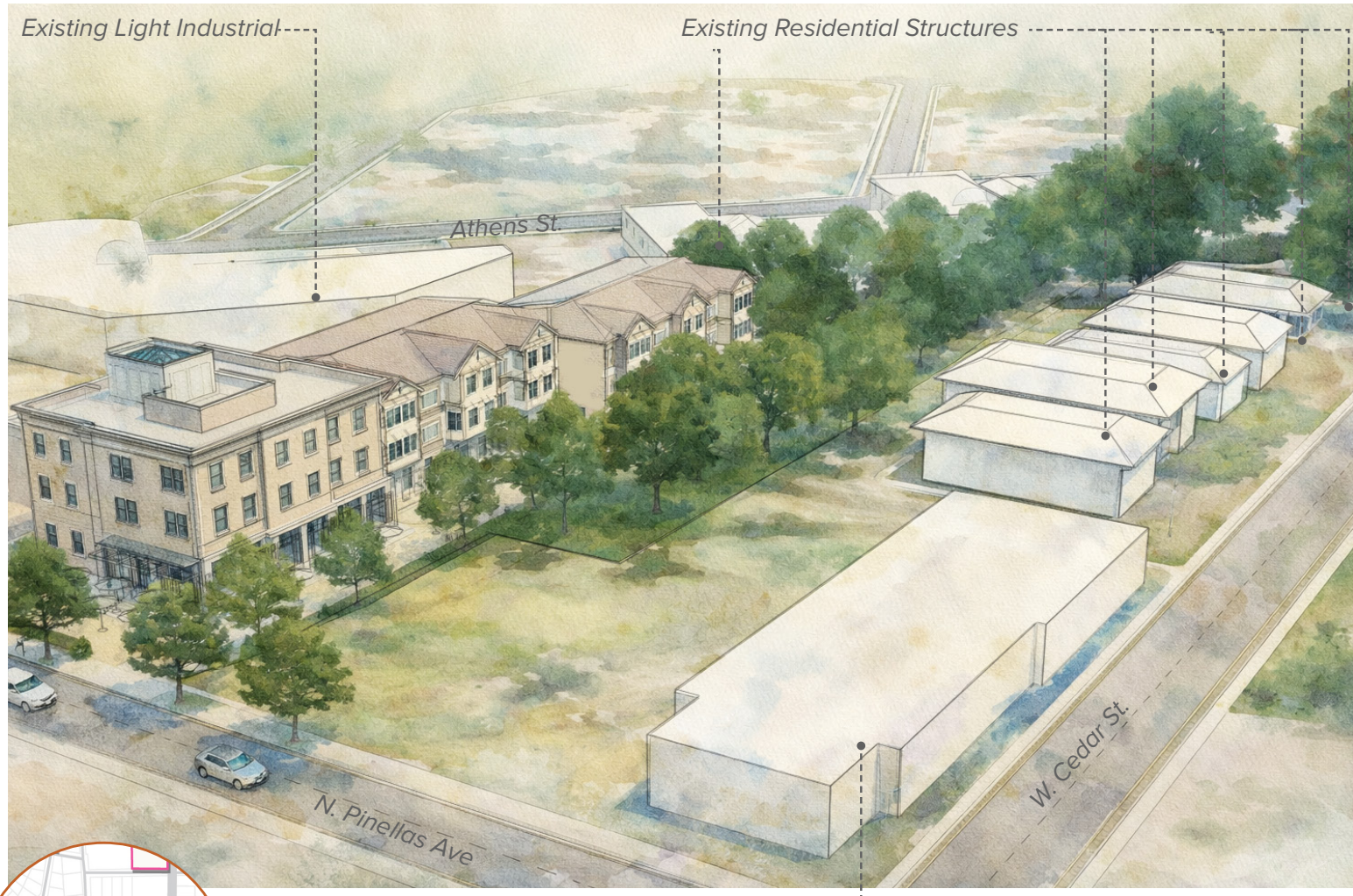


The site lies within the Coastal High Hazard Area (CHHA) and has a known history of flooding, which presents both challenges and opportunities for redevelopment. Well design stromwater retention areas can double as habitat and public space, blending utility with natural beauty.

In addition, commercial flood-resilient design strategies, such as elevated mechanical systems, flood-resistant materials, and deployable barriers, should be incorporated. Storefronts can also be designed with a subtle interior elevation change, allowing entry at sidewalk level while raising the main floor a few feet to protect merchandise and critical functions from flood risk.

NORTH PINELLAS AVENUE

The site identified here consists of multiple privately owned parcels, all located within the Coastal High Hazard Area. The site presents an opportunity for mixed use development that includes ground floor commercial space and housing. Mixed use development can serve as a social hub and drive support to local businesses by increasing the number of residents in a neighborhood. In addition, these developments can provide additional commercial space for growing or newly emerging local business. Mixed use development should be designed to encourage foot traffic, invite exploration and reflect the community's character.





N Pinellas Avenue

Mixed Use with Public Pathway



Existing Conditions



Potential Development with Pedestrian Neighborhood Connection

NEIGHBORHOOD CONNECTIONS

These lots present a unique opportunity to establish a pedestrian and recreational trail connection between North Pinellas Avenue and Greektown, linking N Pinellas Avenue to West Cedar Street. Paired with green infrastructure and stormwater ponds, the path could serve as a recreational asset. Existing trees, in addition to new vegatation can buffer new development from adjacent single-family homes.



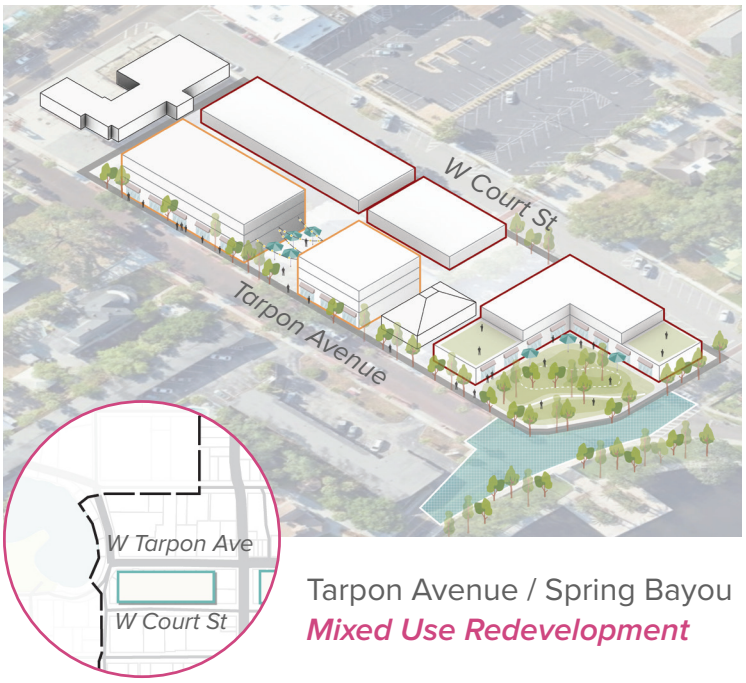
Neighborhood Connection Between Pinellas Ave. & W. Cedar St.

SPRING BAYOU REDEVELOPMENT

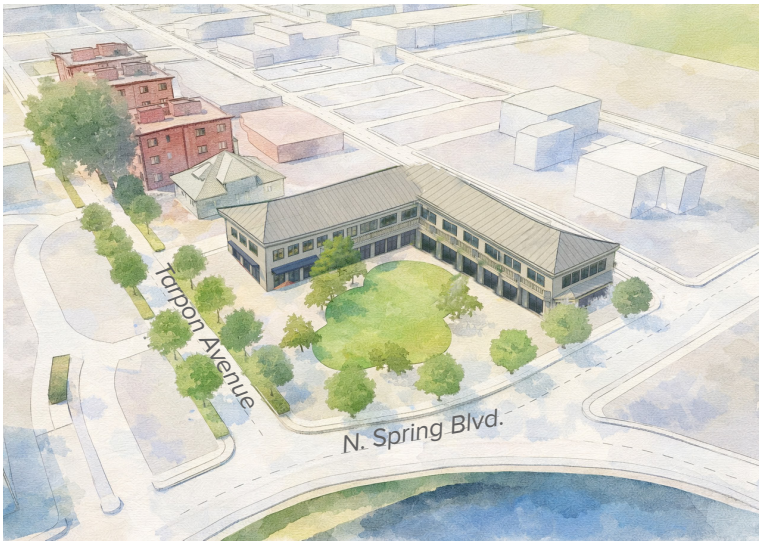
This block of W. Tarpon Avenue includes privately and publicly held parcels. The site adjacent to Spring Bayou, known as the Hoffman Property, is currently owned by the Community Redevelopment Agency (CRA). According to the referendum language authorizing the City's acquisition, the land may be used for civic space or for development that serves the public interest. This flexibility presents a unique and timely opportunity to catalyze revitalization on the west side of Tarpon Avenue. Thoughtful development can transform the currently underutilized land into vibrant community asset and civic anchor. A signature public space might feature a flexible lawn, shaded seating, walkways, gardens, active recreational spaces for various ages, interior space for community gathering, displays of local art and goods, and a café or restaurant.



Mixed used development on the remaining parcels in this block can reinforce a connection between Downtown and the Spring Bayou, drawing increased foot traffic to West Tarpon Avenue.



Tarpon Avenue / Spring Bayou
Mixed Use Redevelopment





PATH TO IMPLEMENTATION

Because the land is currently owned by the CRA, it should take the lead in developing the project. Use CRA TIF to fund site preparation, utilities, landscaping, and build a multi-purpose structure. Seek a Public Private Partnership (P3) to operate a Waterfront Café or similar use on the site.

A closer view of the proposed mixed-use development illustrates active ground-floor shopfronts and flexible office spaces complemented by outdoor seating, shade trees, and pedestrian amenities that create a comfortable, walkable environment. Upper-story residential units add consistent activity and natural surveillance, supporting a vibrant, people-oriented streetscape.

See Appendix pages 145-152 for additional renderings and community input regarding the site.

REVIVING PLACES WITH PURPOSE

Historic spaces like Mother Meres Park offer powerful opportunities to preserve and express the city's identity. Through restoration, interpretive signage, and design details that reflect local architecture and materials, this site can celebrate the cultural legacy of Tarpon Springs while inviting everyday use.

When public spaces are activated with walking paths or shaded gathering areas, the result is a place that honors the past without standing still. A well-maintained park that reflects local character can become a civic anchor that supports both memory and community life.



Mother Meres Park
Flexible park and parking by Mother Meres wall

Historic spaces can also actively support the city's evolving needs. Including a plaza with pavers could allow Mother Meres Park to accommodate flexible parking when needed, making efficient use of valuable space. Surrounding retail can benefit from increased foot traffic and visibility, while green infrastructure within the park can contribute to long-term environmental resilience.





Existing Conditions

PATH TO IMPLEMENTATION

The area is currently under City ownership. To secure funding for the project, the City should integrate the project into the Capital Improvement Program (CIP), seek CRA TIF funds, Penny for Pinellas funds, and FRDAP/LWCF grants for park development. Gather community input and partner with Parks and Recreation for operational design and long-term maintenance needs. Hire a Landscape Architecture and Civil Engineering team to create the design, including a detailed Stormwater Management Plan and secure all necessary County and State permits prior to construction. Select a contractor via a competitive bid process. Upon completion, transfer the asset to the Parks Department. Gather community input on what amenities are most desired at the park and partner with the Park and Recreation Department to discuss design and continued maintenance. Hire a team to implement the plans through a competitive bid process.

S-03 WATERFRONT

COMPONENT	S-03.1 WATERFRONT-RELATED AMENITIES (SAP PROJECT)	S-03.2 WATERFRONT PROTECTION AREA (GREEKTOWN PLAN PROJECT)
DESCRIPTION	Establish waterfront related amenities and operations such as transient boat slips and charter boats.	Formally delineate a working waterfront protection area for the Sponge Docks (as identified in the Sponge Docks & Greektown Placemaking Study). Develop a working waterfront design plan that differentiates the working waterfront from the adjacent public realm (pedestrian ways). Remove furnishings, landscape, or unnecessary signage from the working waterfront protection area.
GOAL/STRATEGY ACHIEVED		
COST	$	$
PRIORITY	Low	High
SUPPORT BY 2001 CRA PLAN	N/A	N/A
MAIN STREET 4 POINT APPROACH	Economic Vitality	Design Economic Vitality



THE SPONGE DOCKS

The image above captures the potential of the Tarpon Springs Sponge Docks to serve as an activated, connected, pedestrian-friendly, and functional waterfront destination. It envisions further improvements to the public realm that supports recreation, community, and economic vitality. The Sponge Docks are envisioned as an active and functional civic space featuring shaded seating areas, lush vegetation, planters, and a mix of tree canopies that provide relief from the sun while preserving unobstructed views of the water and working sponging and fishing boats. These elements are integrated cohesively to maintain a strong sensory connection to the waterfront and appreciation of the city's history.

Featuring the sponge and fishing boats docked along the Spong Docks reinforces the waterfront identify. Altogether, the image portrays the Sponge Docks not simply as a scenic waterfront, but as a dynamic public gathering space that combines social, environmental, and economic value.

Programs

P-01 BRAND IMPLEMENTATION

COMPONENT	P-01.1 City Branding Implementation	P-01.2 District Banner Installation	P-01.3 Wayfinding Signage	P-01.4 Official Website Rebranding
DESCRIPTION	Fully implement the adopted brand and all approved brand extensions across City marketing materials, including banners, signage, wayfinding, and related visual assets in all districts.	Install City-branded banners within the Downtown, Greektown, Uptown, SoTa, Spring Bayou, and Fruit Bowl Districts, with additional banner placement at key street intersections within residential neighborhoods.	Update and replace wayfinding signage to reflect the new municipal brand, including revised logos, color standards, and district identifiers.	Implement the updated brand standards across the City's primary website, including revisions to color palettes, typography, logo usage, and all associated digital content, media files, and downloadable documents.
GOAL/STRATEGY ACHIEVED	2.1, 2.5, 2.6, 2.7 5.3, 5.7	2.1, 2.5, 2.6, 2.7 5.3, 5.7	2.1, 2.5, 2.6, 2.7 5.3, 5.7	2.1, 2.5, 2.6, 2.7 5.3, 5.7
COST	$$$	$$	$	$
PRIORITY	High	High	Medium	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	Promotion	Promotion	Promotion	Promotion

P-01 BRAND IMPLEMENTATION CONT.

COMPONENT	P-01.5 CIty Sub-Site Rebranding	P-01.6 Municipal Social Media Branding	P-01.7 Brand Standards Template Development
DESCRIPTION	Apply updated branding standards to all City-owned subsidiary websites, including but not limited to Connect Tarpon Springs and Explore Tarpon Springs.	Update branding across all official City-managed social media platforms to ensure consistency with adopted municipal brand standards.	Develop and deploy standardized branding templates within City employee Canva accounts to ensure ongoing compliance with approved brand guidelines.
GOAL/STRATEGY ACHIEVED	2.1, 2.5, 2.6, 2.7 5.3, 5.7	2.1, 2.5, 2.6, 2.7 5.3, 5.7	2.1, 2.5, 2.6, 2.7 5.3, 5.7
COST	$	$	$
PRIORITY	High	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES	YES
MAIN STREET 4 POINT APPROACH	Promotion	Promotion	Promotion

P-02 PROMOTIONS AND EVENTS

COMPONENT	P-02.1 Historic Marker Walking Tour	P-02.2 City Events Organization	P-02.3 Event Calendar	P-02.4 Event Promotion
DESCRIPTION	Create a self-guided or app-supported heritage trail that links historic landmarks.	Continue to encourage events within the Downtown and Sponge Docks districts.	Continue to develop, maintain, and enhance the event calendar on City-owned websites to ensure timely, accurate, and comprehensive public information regarding City-sponsored and community events.	Continue to promote City and community events through official City-managed social media platforms and expand outreach efforts through the increased use of video-based content to improve public engagement and awareness.
GOAL/STRATEGY ACHIEVED	1.5, 2.1, 2.7, 5.3	5.3, 5.6, 5.7	5.3, 5.6, 5.7	5.3, 5.6, 5.7
COST	$	$	$	$
PRIORITY	High	Low	Low	Low
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	Promotion	Promotion	Promotion	Promotion

HISTORIC MARKER WALKING TOUR AND TRAIL

Create a self-guided or app-supported heritage trail that links historic landmarks from the Sponge Docks, to Downtown and Union Academy.

Path to Implementation: Seek grant funding from the Florida Division of Historical Resources. Partner with local historians, libraries, and cultural centers to identify capacity and resources. Map key sites, develop interpretive signage to complement current historical markers, and create a companion digital experience. Install signage in coordination with sidewalk and streetscape projects.

WATER TAXI AND GOLF CART CIRCULATION PROGRAM

Create a small-scale, low-speed mobility network connecting the Sponge Docks, Downtown, Spring Bayou and parking areas. Offer a low cost or free golf cart and/or water taxi service to the public.

Path to Implementation: Partner with the Local Chamber of Commerce. Conduct feasibility analysis (routes, docks, fleet size, costs). Offer a city-operated golf cart and/or water taxi service or partner with private operators.

P-03 PARTNERSHIPS

COMPONENT	P-03.1 Main Street	P-03.2 Tarpon Springs Chamber of Commerce	P-03.3 Merchant's Association	P-03.4 Community Organizations
DESCRIPTION	Partner with Downtown District Main Street organization for implementation of the this Plan for projects that align with mutual goals.	Continue to partner with the Chamber of Commerce on business retention and recruitment efforts and supporting Chamber functions through attendance, sponsorships and in-kind support.	Continue to partner with the Merchant's Association by supporting events such as First Friday, Wine Walks, Sponge Docks Crafts Festival, and Sponge Docks Seafood Festival through sponsorships and in-kind support.	Continue to partner with local community groups who promote or conduct events downtown and at the Sponge Docks such as Rotary, The Historical Society, Woman's Club, etc.
GOAL/STRATEGY ACHIEVED	5.3, 5.4, 5.5, 5.6, 5.7	5.3, 5.6, 5.7	5.3, 5.6, 5.7	5.3, 5.6, 5.7
COST	$	$	$	$
PRIORITY	Low	Low	Low	Low
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	Organization	Economic Vitality Organization	Promotion Organization	Organization

P-03 PARTNERSHIPS CONT.

COMPONENT	P-03.5 Sponge Docks Organization	P-03.6 Sponge Docks/ Greektown Merchant's District (Greektown Plan Project)	P-03.7 Engagement w/Legacy Families (Greektown Plan Program)	P-03.8 Community-Based Code Enforcement (Greektown Plan Project)
DESCRIPTION	Facilitate the organization of a Sponge Docks/ Greektown Main Street organization.	Work with the business community to establish an organized merchant district, led by the merchant community. This may require a public education component on the benefits and operation of a merchant district.	Engage with Sponge Docks legacy families to identify specific challenges or opportunities to maintaining generational businesses and opportunities for City support or assistance.	Encourage community-based code enforcement that builds relationships and helps identify and bring code violations into compliance.
GOAL/STRATEGY ACHIEVED	5.3, 5.6, 5.7			
COST	$	$	$	$
PRIORITY	Low	Low	Low	Low
SUPPORT BY 2001 CRA PLAN	N/A	N/A	N/A	YES
MAIN STREET 4 POINT APPROACH	Organization	Organization	Economic Vitality Organization	Organization

P-04 PROGRAMS / INCENTIVES

COMPONENT	P-04.1 Water Taxi and Shuttle Service	P-04.2 Sponge/Marine-Related Industry Incentives	P-04.3 Site Enhancement Grant Program
DESCRIPTION	Facilitate a Water Taxi Service along side the downtown shuttle service from Spring Bayou to the Sponge Docks.	Utilizing the Marine Commerce Committee, develop incentives for the Sponging industry to continue and to strengthen other marine related industries.	Develop grant programs for streetscape improvements, sidewalk dining, signs, landscaping, parking lot improvements. Approach property owners to improve blighted conditions.
GOAL/STRATEGY ACHIEVED	1.4, 3.4	2.1, 5.6, 5.7	1.1, 1.2, 2.5, 2.7, 5.1, 5.7
COST	$$	$	$
PRIORITY	Medium	Medium	High
SUPPORT BY 2001 CRA PLAN	YES	N/A	YES
MAIN STREET 4 POINT APPROACH	Economic Vitality Promotion	Economic Vitality	Economic Vitality Design

COMPONENT	P-04.4 Shepherd Center Relocation	P-04.5 Sponge Docks/Greektown Business Improvement District (Greektown Plan Project)
DESCRIPTION	Work with the Shepherd Center Leadership to create a Master Plan to enable fundraising campaign to initiate the plan to relocate the center and all it functions.	After developing the merchant district, consider pursuing creation of a Business Improvement District to provide enhanced services that protect and preserve the area and provide more control by the business community.
GOAL/STRATEGY ACHIEVED	4.1, 4.2, 4.5	
COST	$$$	$
PRIORITY	High	Medium
SUPPORT BY 2001 CRA PLAN	YES	N/A
MAIN STREET 4 POINT APPROACH	Economic Vitality Organization	Economic Vitality

P-05 INFORMATION FACILITATION

COMPONENT	P-05.1 Website Content	P-05.2 Chatbot Training
DESCRIPTION	Improve website content to better meet our residents' needs and connect them to the information they seek as quickly as possible. Work with City departments to improve department page layout, text, and images to improve site performance.	Continue to improve the website chatbot knowledge base and answer rate.
GOAL/STRATEGY ACHIEVED		
COST	$	$
PRIORITY	Low	Medium
SUPPORT BY 2001 CRA PLAN	YES	YES
MAIN STREET 4 POINT APPROACH	Promotion	Promotion

P-06 CITY MARKETING CONTENT

COMPONENT	P-06.1 Content Creation	P-06.2 Partnership Policy	P-06.3 Social Media Platforms	P-06.4 Social Media Audit
DESCRIPTION	Expand the City's overall volume of digital content creation and transition primary responsibility for the development of promotional content for City events from individual departments to a centralized communications function. This approach will ensure consistent messaging, brand compliance, improved efficiency, and coordinated promotion across all City communication channels.	Write a policy for a city-wide social media influencer/content partnership program.	Expand the City's presence across more social media platforms to reach a wider audience with City information and tourism marketing.	Perform an in-house social media audit on all City-run social media accounts.
GOAL/STRATEGY ACHIEVED				
COST	$	$	$	$
PRIORITY	Low	Low	Low	Low
SUPPORT BY 2001 CRA PLAN	YES	YES	YES	YES
MAIN STREET 4 POINT APPROACH	Promotion	Promotion	Promotion	Promotion

Regulatory

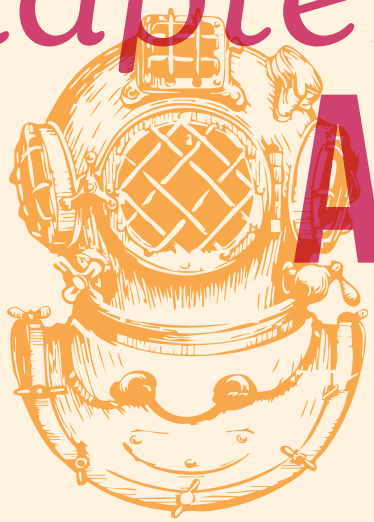
Y-01 CRA UPDATES

COMPONENT	Y-01.1 Seek 10-Year Extension	Y-01.2 Update the CRA Master Plan/Revised 'The Place to Be' to Serve as Updated CRA Master Plan
DESCRIPTION	Request a 10-year extension to the CRA from Pinellas County.	In preparation for the 10-year extension, update the CRA Master Plan and incorporate the findings and relevant projects from this plan into the updated CRA Plan.
GOAL/STRATEGY ACHIEVED	GOAL 1 - 5	GOAL 1 - 5
COST	$	$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES	YES
MAIN STREET 4 POINT APPROACH	Economic Vitality Design Promotion Organization	Economic Vitality Design Promotion Organization

Y-02 CODE REFORM

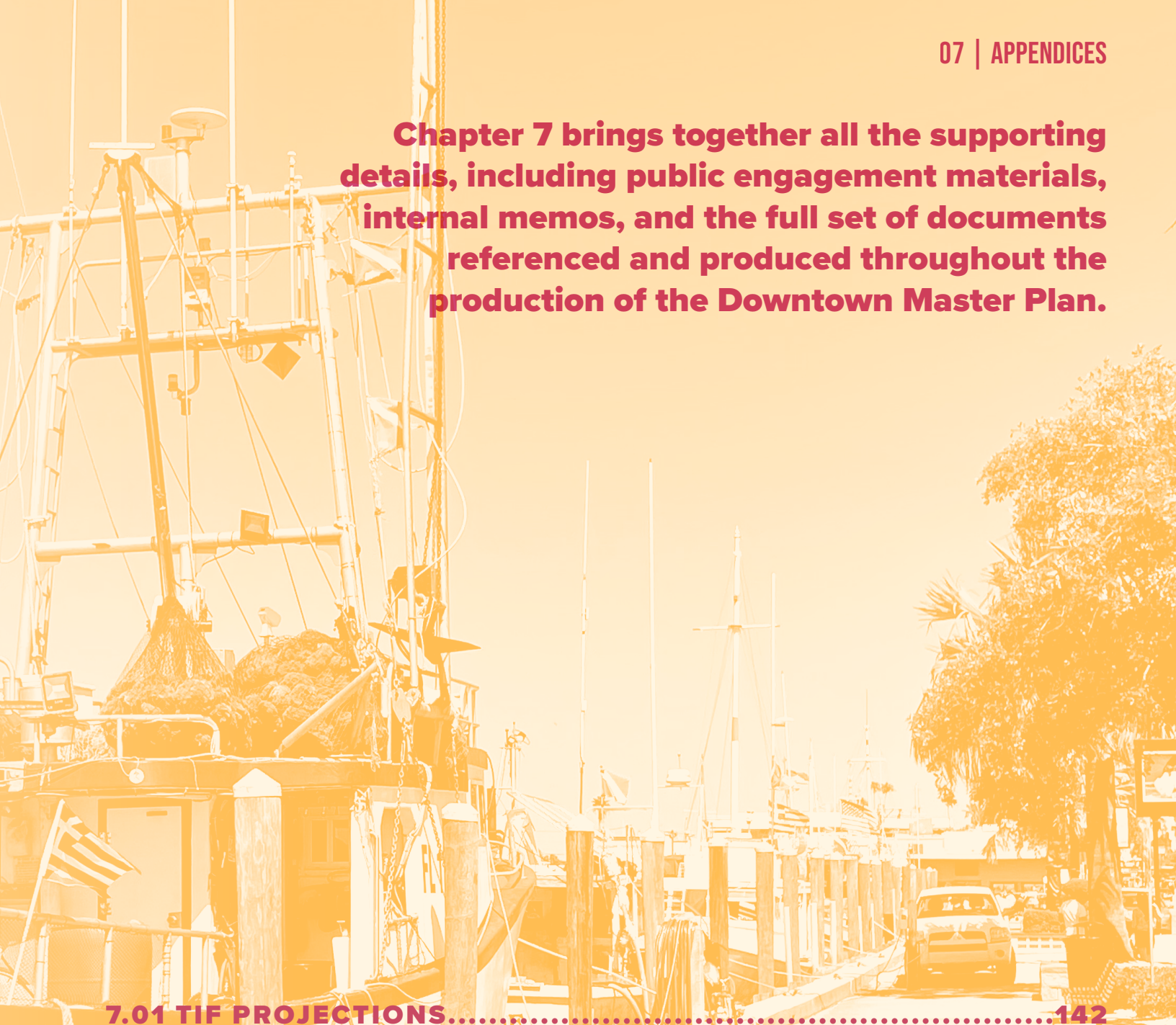
COMPONENT	Y-02.1 Form Based Code (Update the SmartCode)	Y-02.2 Expand the Form Based Code (SmartCode) Boundary
DESCRIPTION	Incorporate the public input and findings from this plan and the Greektown Placemaking Plan into the update of the SmartCode. The updated code should be in a form-based code format that is more user-friendly and has improved clarity and supports context-sensitive development and a walkable downtown.	Expand the form based regulations to incorporate portions of Greektown as recommended by this plan and the Greektown Placemaking Plan. (also supported by SAP projects)
GOAL/STRATEGY ACHIEVED	2.3, 2.4, 2.5, 2.6, 2.7, 3.3, 3.6, 3.6, 4.1, 4.2, 4.3, 4.6, 4.7, 5.1, 5.2	2.1, 2.3, 2.4, 2.5, 3.3, 4.1, 4.2, 4.3, 4.4, 4.8
COST	$	$
PRIORITY	High	High
SUPPORT BY 2001 CRA PLAN	YES	N/A
MAIN STREET 4 POINT APPROACH	Design Economic Vitality	Design

Chapter 7



APPENDICES

Chapter 7 brings together all the supporting details, including public engagement materials, internal memos, and the full set of documents referenced and produced throughout the production of the Downtown Master Plan.

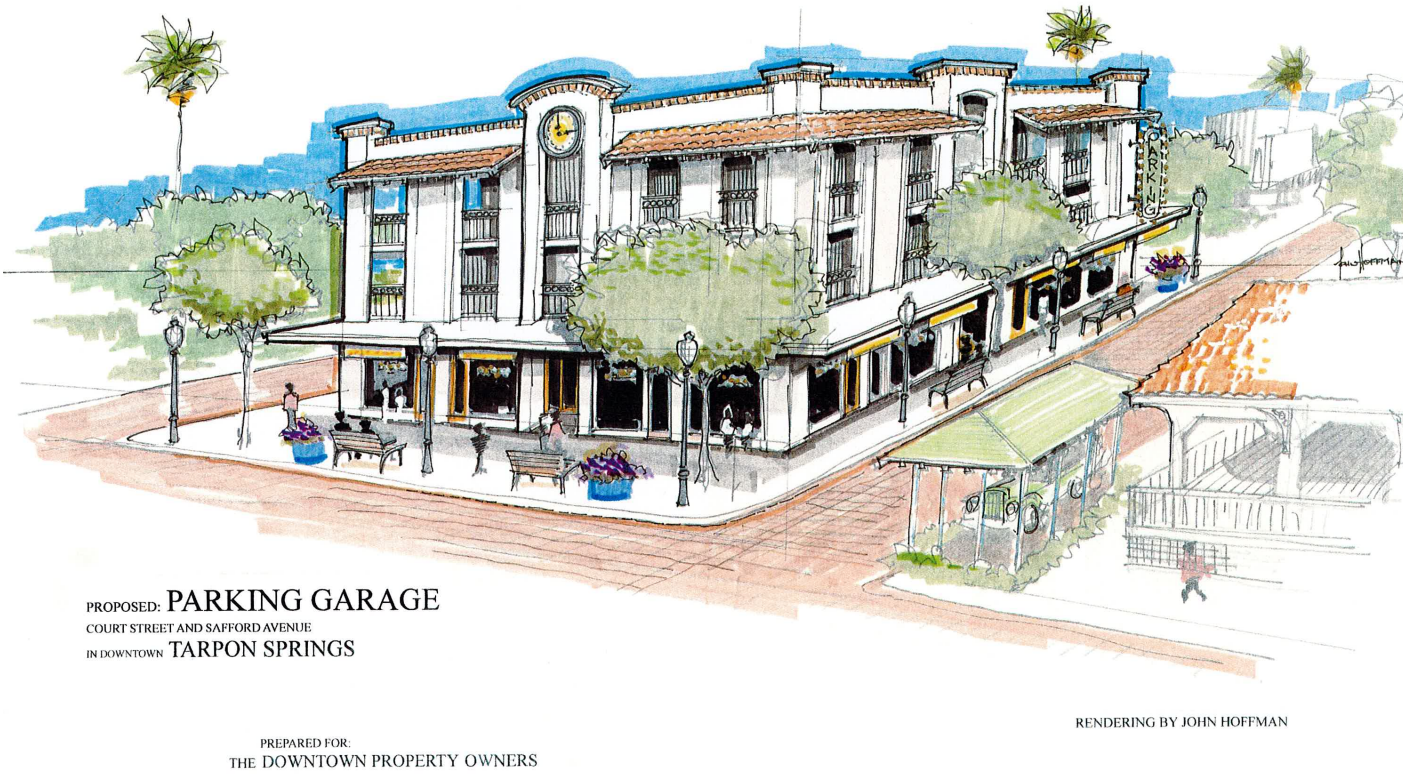


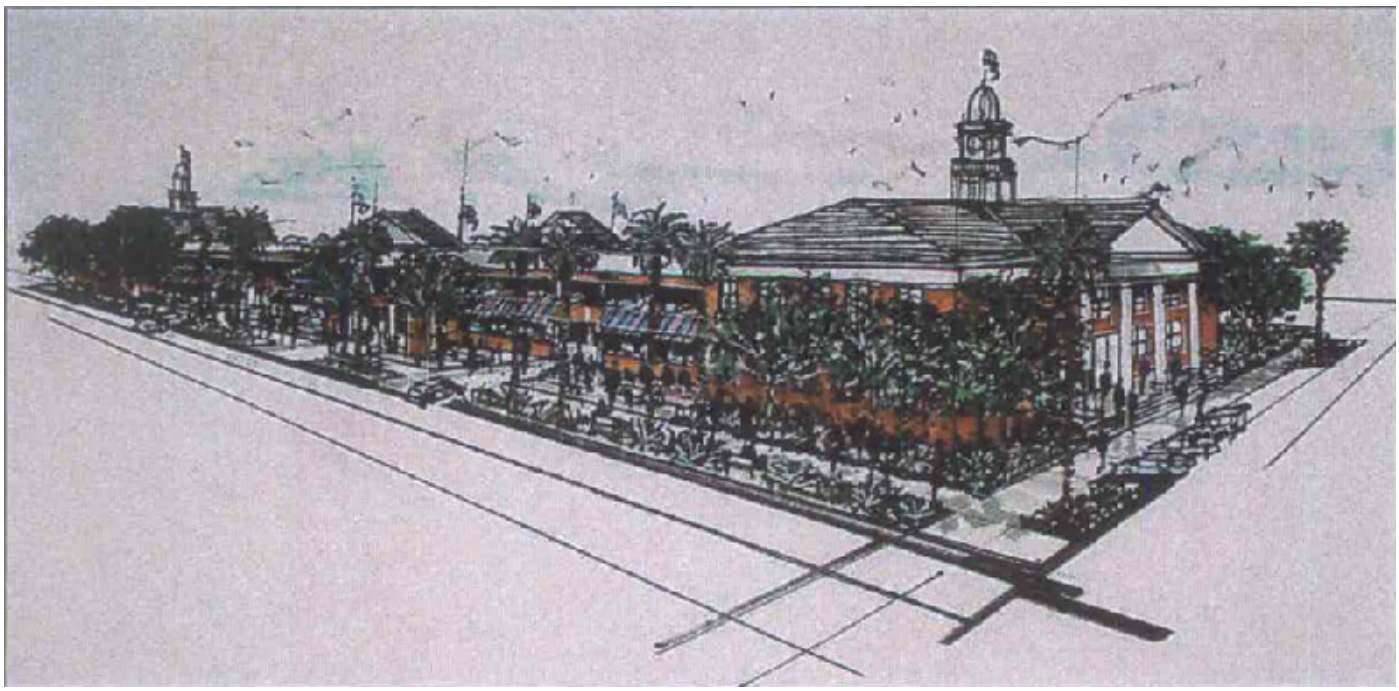
7.01 TIF PROJECTIONS.....142
7.02 ALTERNATE PARKING GARAGE ILLUSTRATIONS.....143
7.03 WATER UTILITY MAP.....144
7.04 HIGHEST & BEST USE ANALYSIS SPRING BAYOU/WEST TARPON AVE LOT....145
7.05 HOFFMAN RENDERINGS SPRING BAYOU/WEST TARPON AVE LOT.....148
7.06 COMMUNITY INPUT SPRING BAYOU/WEST TARPON AVE LOT.....149
7.07 PUBLIC ENGAGEMENT WORKSHOP BOARDS.....153
7.08 CONNECT TARPON: INTERACTIVE MAP.....164
7.09 CONNECT TARPON: SURVEY.....175
7.10 GAP ANALYSIS.....204
7.11 TRANSECT ANALYSIS.....211
7.12 DOWNTOWN ECONOMIC ANALYSIS.....241

7.1 TIF PROJECTIONS

Year	Tax Year 2026	Tax Year 2027	Tax Year 2028	Tax Year 2029	Tax Year 2030	2026-2030 Total
			5% Annual Taxable Property Value Increase			
City TIF amount	$ 587,167.33	$ 626,993.43	$ 668,810.85	$ 712,719.13	$ 758,822.83	$ 3,354,513.57
County TIF amount	$ 510,539.53	$ 545,161.94	$ 581,515.47	$ 619,686.68	$ 659,766.45	$ 2,916,670.08
Total TIF contribution	**$ 1,097,706.85**	**$ 1,172,155.37**	**$ 1,250,326.32**	**$ 1,332,405.81**	**$ 1,418,589.28**	**$ 6,271,183.65**
			4% Annual Taxable Property Value Increase			
City TIF amount	$ 579,581.40	$ 611,138.85	$ 643,958.60	$ 678,091.14	$ 713,588.97	$ 3,226,358.96
County TIF amount	$ 503,944.78	$ 531,378.92	$ 559,910.43	$ 589,583.19	$ 620,442.87	$ 2,805,260.20
Total TIF contribution	**$ 1,083,526.18**	**$ 1,142,517.77**	**$ 1,203,869.03**	**$ 1,267,674.33**	**$ 1,334,031.84**	**$ 6,031,619.16**
			3% Annual Taxable Property Value Increase			
City TIF amount	**$ 571,995.47**	**$ 595,435.98**	**$ 619,579.71**	**$ 644,447.75**	**$ 670,061.82**	$ 3,101,520.74
County TIF amount	**$ 497,350.04**	**$ 517,727.80**	**$ 538,716.90**	**$ 560,335.66**	**$ 582,603.00**	$ 2,696,733.40
Total TIF contribution	**$ 1,069,345.51**	**$ 1,113,163.79**	**$ 1,158,296.61**	**$ 1,204,783.41**	**$ 1,252,664.82**	**$ 5,798,254.13**

7.2 ALTERNATE PARKING GARAGE ILLUSTRATIONS



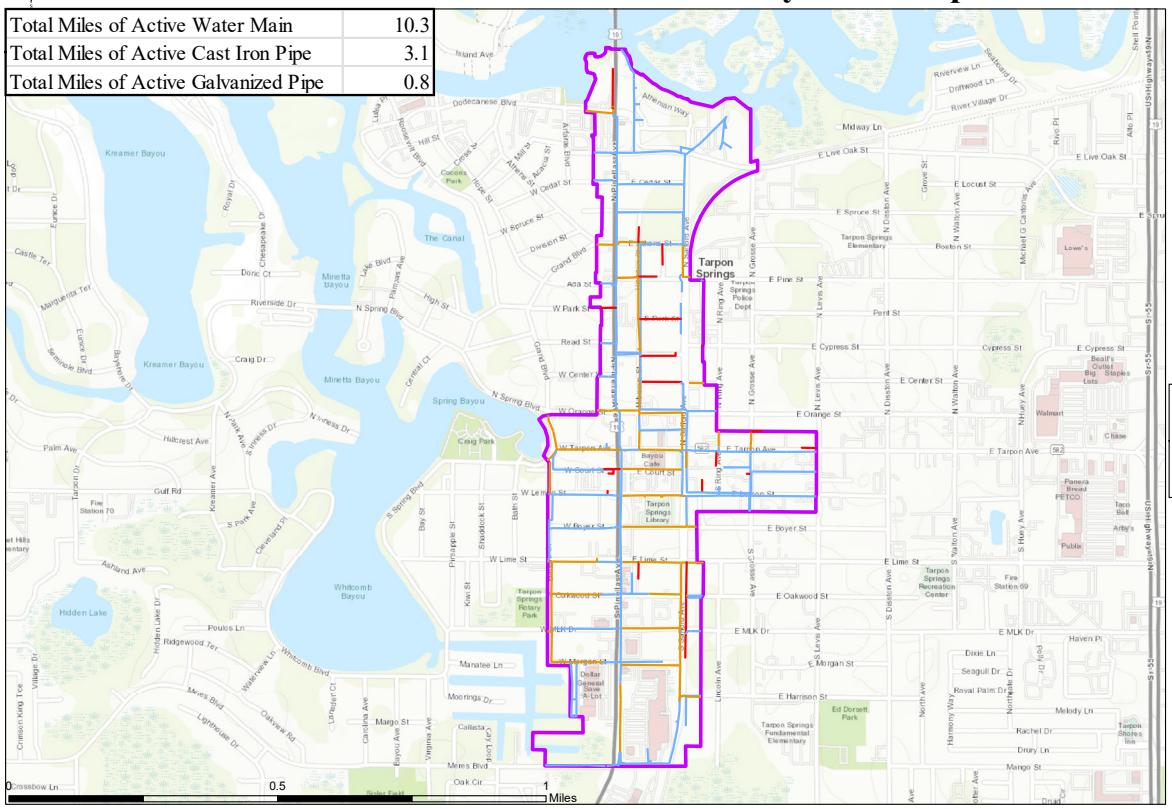


2001 Tarpon Springs Downtown Redevelopment Plan, Page 66

7.3 WATER UTILITY MAP

Water Main Material in Community Redevelopment Area

Total Miles of Active Water Main	10.3
Total Miles of Active Cast Iron Pipe	3.1
Total Miles of Active Galvanized Pipe	0.8



Current CRA
- Active Pipe Various Materials
- Active Cast Iron Pipe
- Active Galvanized Pipe
- Current CRA

Date: 11/14/2025
Created By: City of Tarpon Springs GIS

Users are strongly encouraged to field-verify asset locations and attributes

7.4 HIGHEST AND BEST USE ANALYSIS SPRING BYAOU/WEST TARPON AVE LOT

In April 2019, the City of Tarpon Springs (City) was awarded a grant from Forward Pinellas to assess the redevelopment potential of a group of properties located at the southwest corner of West Tarpon Avenue and S. Spring Boulevard.

The analysis assessed three individual parcels:
57 West Tarpon Avenue, an 8,177-square-foot property owned by the City of Tarpon Springs Community Redevelopment Agency; 61 West Tarpon Avenue, a privately owned 12,923-square-foot property; and 4,140 sq. ft. vacant, privately owned property.

Conceptual renderings illustrating a potential redevelopment scenario for the area under zoning regulations at the time were provided by Calvin, Giordano & Associates, Inc.. These renderings are intended for illustrative purposes only and reflect the conclusions of the Highest and Best Use analysis. They are included here.

Concept 1 – Mixed Use

Density – 12 units/acre

FAR – 0.27

For conceptual purposes only. Architectural elements are not addressed





Concept 1 – Mixed Use

Density – 12 units/acre

FAR – 0.27

For conceptual purposes only. Architectural elements are not addressed





Concept 2 – Residential Townhouses

Density – 12 units/acre

FAR – n/a

For conceptual purposes only. Architectural elements are not addressed





7.5 HOFFMAN RENDERINGS
SPRING BAYOU/WEST TARPON AVE LOT

The following renderings were prepared for the same site analyzed in the Highest and BEst Use Analysis.













7.6 COMMUNITY INPUT
SPRING BYAOU/WEST TARPON AVE LOT

39
IDEAS

SPRING BAYOU/WEST TARPON AVE LOT CONNECT TARPON SPRINGS IDEAS

Ideas Submitted through Connect Tarpon Springs as of February 18, 2022

NSUESPARZA
6 months ago

Community Garden & Horticulture/Agriculture Education Center

A place where the community may be informed on advancement in harvesting and educated on methods of regional practices for growing and harvesting vegetables and plants.

Community members that have a green thumb or wish to practice will be able to rent out raised beds on the property to do so. (BYOSupplies) other than bed.

2

Rea
10 months ago

Boutique hôtel with nice bar above, or small restaurant.

5

bkjackson
10 months ago

Restaurants/Stores below and Hotel Above

Mixed use building for like restuarants/retail while the floors above are used for lodging hotel stay. (Picture From Downtown Dunedin)



2

mldinsmore
a year ago

Family Fun Area

A small mini golf / family gathering spot. Could even incorporate live music and rotating food truck vendor(s)

1

JoanJennings
6 months ago

Civic space with seasonal recreational opportunities - tree lighting, skating, etc. Relocate the clock to another part of town.

1

Patricia F. Borowiec
a year ago

A floral park with shade and semi-shade, non-invasive plants, and benches under canopy trees to replace some lost through prior development.

8

Johnnyreidddbs
a month ago

Skate park

This city has needed a skate park for way too long. A place where people of all ages can go and have a safe place to skate withouth anyone giving them trouble.

4

Konstantina
5 months ago

A boutique hotel!

There are not any nice places (minus the tiny Inn) I would have out of town guests stay at. At the moment I send all guests to Dunedin. If we don't have better hotel options how can the city expect tourists? A nice roof top area on the boutique hotel would be dreamy. I'd love to enjoy a glass of wine while watching the sunset over the bayou.

3

mmontgo7
a month ago

A few parking spots, especially for the handicapped.

0

Tapster
a year ago

Kayak/SUP/water bike rentals

Great place for tourists and residents to safely and climate friendly get out of the water. It will hold tourists in town longer, and they will more likely spend more money in the town for food and beverages. It may also help diversify the shop options in town.

4

Jim
10 days ago

Epiphany Memorial/Park

Showcasing the history of Epiphany (right across the street) in Tarpon Springs. Something such as a engraving of all the cross retrievers names. It is the perfect size lot, great location, with a beautiful new addition of a historical clock. In addition to a miniature park with a few benches and a water fountain. It would be a great tourist attraction.



0

StavroulaB
a month ago

Open space not a park

I would like to see it left as open space for a while. We really need the parking.

0

IDEAS CONTINUED

SPRING BAYOU/WEST TARPON AVE LOT CONNECT TARPON SPRINGS IDEAS

Ideas Submitted through Connect Tarpon Springs as of February 18, 2022

LeslieCur
a month ago

Community Youth Organization

A place for kids to go and play sports, get help with homework and just socialize with their peers.

0

NikolasKlmis
a month ago

Tarpon Springs Museum of History

I am a 20 year old resident of Tarpon Springs, born and raised, graduated from TSHS in 2019! The railroad museum on Tarpon Ave is very outdated and I don't believe it's been updated in years...we need one that is right near the heart of tarpon springs and is gonna attract tourists and bring in money. I know for sure that if I ever came in contact with someone that enjoys history and they are visiting Tarpon Springs, I will send them to the museum. I myself am very fascinated with the history of our city and I am always strengthening my knowledge in that aspect! What I have throughs with this museum is first you enter and the setting is 1876 when the Greeks first settled, then it goes down the line...first epiphany, open of tshs, and then on and on. I really would love to see that happen and that's a great location. Right Infront of the clock also...we should call it Tarpon Springs Museum of History. Let's make this happen!

0

Chasity
a year ago

Live music and food.

An open space with a musician and a food truck. Various musicians and food trucks to add a little variety down in this area.

6

Califokie57
a year ago

Senior Center

Seniors need a place to go here in Tarpon Springs where they can interact with other seniors. Playing cards, quilting, wood working, etc. also the senior center would serve lunch daily Monday to Friday

0

whughes
a year ago

The area should be converted to vehicle-boat trailer parking associated with Craig Park boat ramp.

2

delone88
11 days ago

Address the homeless issue first

While the ideas on this page are appealing, what is the city doing to address the homeless issue? None of these items will take hold if the loitering continues.

0

Georgep38
a year ago

A mixed use area featuring a plaza with tables and benches overlooking the bayou. Could include small shops and a small botique inn.

6

Groche1260
8 months ago

Mixed use boutique hotel with restaurants & retail, as well as a boat shuttle to the Sponge Docks.

4

JACKSPIRK
10 months ago

We need to extend the commercial district to the bayou and also provide in-town lodging. Best use Retail, restaurant and boutique hotel.

5

Epeeroza
a month ago

Skatepark

A skatepark for the community

3

ChasHollan
a month ago

I'd love for there to be a restaurant/cafe with an outdoor eating area. OR MOVE THE Safford House there.

This could be a sandwich/healthy eats/smoothie beer and wine, quick bite walk up to the counter type place. Seating could be outside with attractive benches, tree lighting, fire pits, park like area. You can fence in the area (4') where you can have dog days, outdoor movies, even a small stage with live music and or community plays. This would extend downtown tarpon dining and community togetherness to the bayou area.

If the Safford house we to be relocated there, it could be utilized as a venue for events or an eatery with outdoor/indoor seating. I love the idea of extending downtown to the bayou.

Now if we can only get rid of that horrible tarpon inn across the street. The drug, prostitution, and illegal activity that happens there brings less than desirable energy to our area. Plus it's an eyesore.

0

Ntaikos
a month ago

I would love to see Agios Savvas Of Kalymnos there a beautiful stone Greek Orthodox Church



0

lucyrob
a month ago

professionally designed garden/gathering place of native Florida plants with a centerpiece of public art

Art can be monumental in this location; native plants can be described vis a vis climate change and there could be informative panels explaining TS approach to climate change. This could become our "Town square looking to future." Clock will have to be moved.

0

Kimadams
10 days ago

combination of retail restuarant/condos

A combination of retail restaurant with condos above with rooftop patios.

0

Sylvester95
a month ago

Skatepark

2

IDEAS CONTINUED

SPRING BAYOU/WEST TARPON AVE LOT CONNECT TARPON SPRINGS IDEAS

Ideas Submitted through Connect Tarpon Springs as of February 18, 2022

Rea
a year ago

We desperately need lodging within walking distance of the Sponge Docks and downtown. We already have a park across the street with limitedP

We desperately need lodging within walking distance of the Sponge Docks and downtown. The two properties purchases by the city in that area are just costing the city money and not bringing in revenue. We already have a park across from this property without enough parking available. Why add another park? I suggest a small boutique hotel with a restaurant/bar above it. I feel that we need to improve that beautiful area of Tarpon and not attract more homeless and drug activity, which happens in the park across the street. An upscale development may also encourage development of a nicer hotel across the street, which also has drug activity. Making that valuable property a park will not change that area, but may make it worse. I live in that area and see first hand the many calls to the police and fire department for the existing hotel and the homelss-ness in Craig Park. Let's not make it worse. Develop that property smartly.

3

Ry_boi
a month ago

Outdoor mixed eatery and event lawn

A variety of eateries from permanent food vendors with a large lawn area for gathering and hosting events. (music, watch parties, marketplace, yoga, etc)



3

Jim
a month ago

Tarpon Springs History Museum / Park

Showcasing the history of Epiphany (right across the street) in Tarpon Springs. It is the perfect size lot, great location, with a beautiful new addition of a historical clock. In addition to a miniature park with a few benches and a water fountain. It would be a great tourist attraction.



0

Love2Golf
7 days ago

Leave it green space and let the bayou speak for itself. Use our money more wisely.

0

Dave 720 C
a month ago

Carousel

0

mark1209
a year ago

Parking Enhancements

We deserve better parking options at the Sponge Docks area and while a garage may not be cost effective, Shuttle Vans, Golf Carts, etc. could be contracted like during Arts Festivals to move folks from one venue to a parking area. This will be controversial but some stubborn property owners on Athens St. do not care to improve their lots or sell so more parking is available. Charming tourist areas become less so if convenient parking options are not planned for.It's 2021 but minimal progress.

0

Tina Bucuvalas
10 months ago

The Safford House should be moved here so there would be more visitation. And of course, since it was originally here, it would fit it!

No more lodging please--there is already an Inn and motel on this block.

3

Julie Wade
a year ago

Combination of small boutique hotel and dining/bar with a view

6

Myname
11 days ago

Parking

Downtown desperately needs more parking.

0

s'agapó
6 months ago

Community gazebo (with preservation of green space)

A gathering place to view sunsets over the Bayou (similar to the Solomons Island, MD gazebo or the gazebo in Safety Harbor that hosts a Farmers Market).



5

Eggysheppard
a month ago

Skate Park

A small section for smaller kids , and a space for bigger people.

0

KerrieElizabeth
9 months ago

Bayou Gardens: A wed-ding venue

Why not take advantage of what is already happening at Spring Bayou and capitalize on it? Convert the building into a commercial kitchen and landscape the grounds with lovely flowers and brick patios, and use it as a place to set up cocktail-type wedding receptions. The town could set up strict rules regarding hours, size, parking, bands (ie: no amplifiers, less than "X" amount of decibels). A policeman would be required for traffic control. On top of the fee for the facility, the customer would pay for caterers, cleaning, rental furniture, tent (if necessary) dishes, flatware, glassware, flowers, alcohol and bartender with insurance, any permit required by the town, trash removal, etc. Hire a part-time manager who is in charge of the facility, including tours for potential use, working with caterers, enforc-ing rules and ensuring caterers leave the venue spotless. Charge Tarpon residents a small fee (plus costs) and out-of-town residents pay a premium and must be sponsored by a full time resident. Number of weddings per weekend are limited as are the number per year. The manager would be paid from the earnings. When not being used for weddings, the facility is available for town organizations for free or a small fee (as long as they follow the rules and leave the place spotless - offenders are not allowed to return for 1 year). Residents may rent the facility for proms, birthday parties, first communions, etc. The initial investment (commercial kitchen, landscaping, marketing materials (website, brochures, attendance at wedding fairs, etc.), manager, would be easily returned within the first year (as long as the effort was put into marketing.) This works in other places. (check out The Pierce House owned by the Town of Lincoln, Massachusetts: http://box2030.temp.do-mains/~pierceh3/?page_id=24) The manager could also take on the coordination of ceremonies being held at the bayou - adding additional income by charging for use (or at the very least, a permit). This has the potential for signifi-cant return for the town.



1

SPRING BAYOU/WEST TARPON AVE LOT TOWN HALL IDEAS

09
IDEAS

Ideas Provided at the February 15, 2022 Town Hall Meeting

C. Tarapani
town hall comments

Keep as Park Space. No Commercial

Keep as park space.

No commercial, Bayou historically residential.

Referenced economic impact of parks study.

L. Robinson
town hall comments

Keep Open Space, public square

Keep as open space, public square, native plants, public art

V. O'hara
town hall comments

Place of Celebration

Create a place of celebration to enhance the current events.

A. Protos
town hall comments

Move the Safford House

Move the Safford House to enhance the historic area.

Museum for the Community.

Could be used for weddings, receptions, clubs & groups.

Sell current property to fund the move.

D. Vatikiotis
town hall comments

Move Safford House

Supports moving the Safford House to this property.

P. Dalacos
town hall comments

Don't Move Safford House, Create a park for ecotourism

Don't move the Safford House

Create something similar to Edgewater Park in Dunedin

Ecotourism draw.

C. Lundt
town hall comments

Multi-Use Space

Combination of ideas - gazebo for sitting/resting but also used for events.

Ice cream shop in the CRA building.

Multi-use space with parking on the east side.

P. Skandeleris (sp?)
town hall comments

Move the Safford House

Supports moving the Safford House to this property

J. Saxer
town hall comments

Anchor Stone Circle

"Greek Garden of Eden" - Anchor Stone Circle

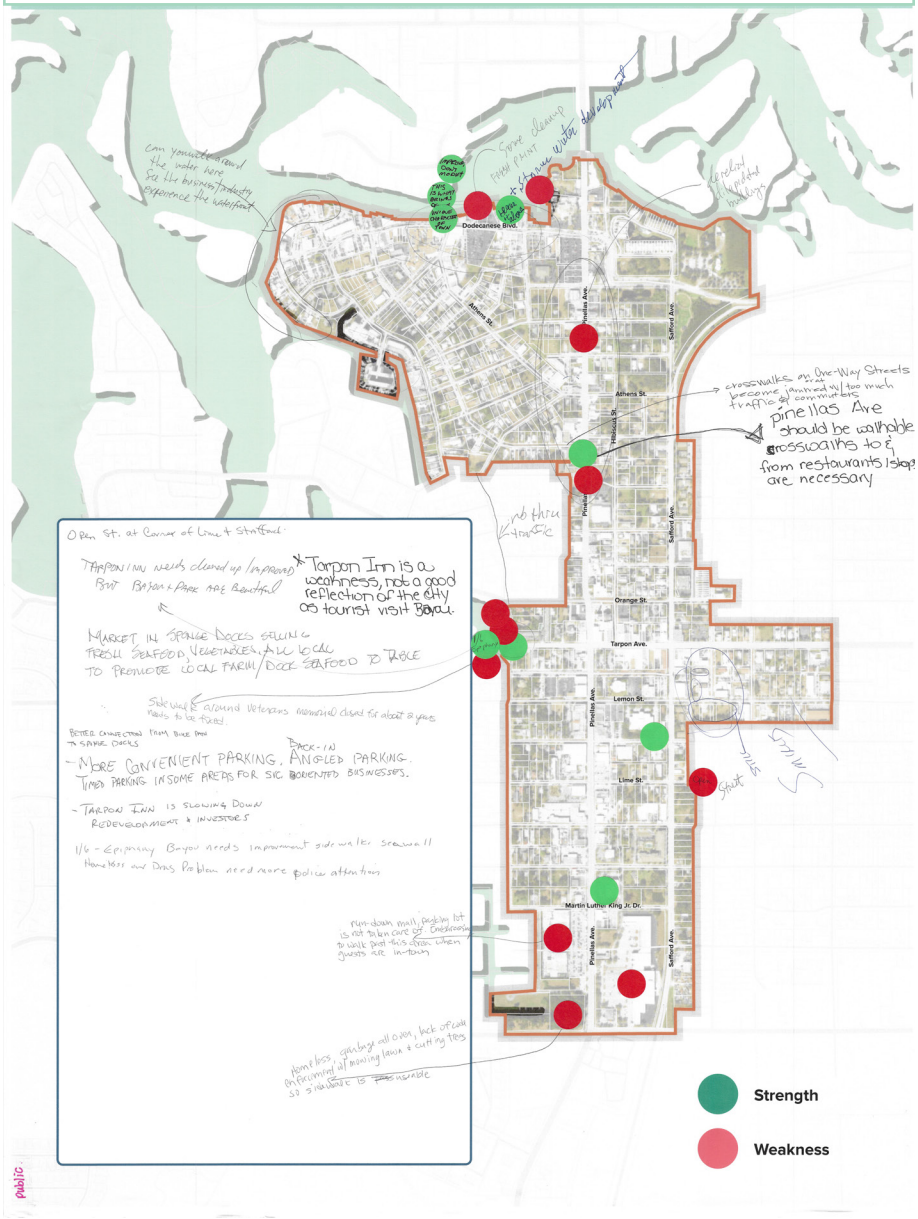
7.7 PUBLIC ENGAGEMENT WORKSHOP BOARDS

KEY TAKEAWAYS

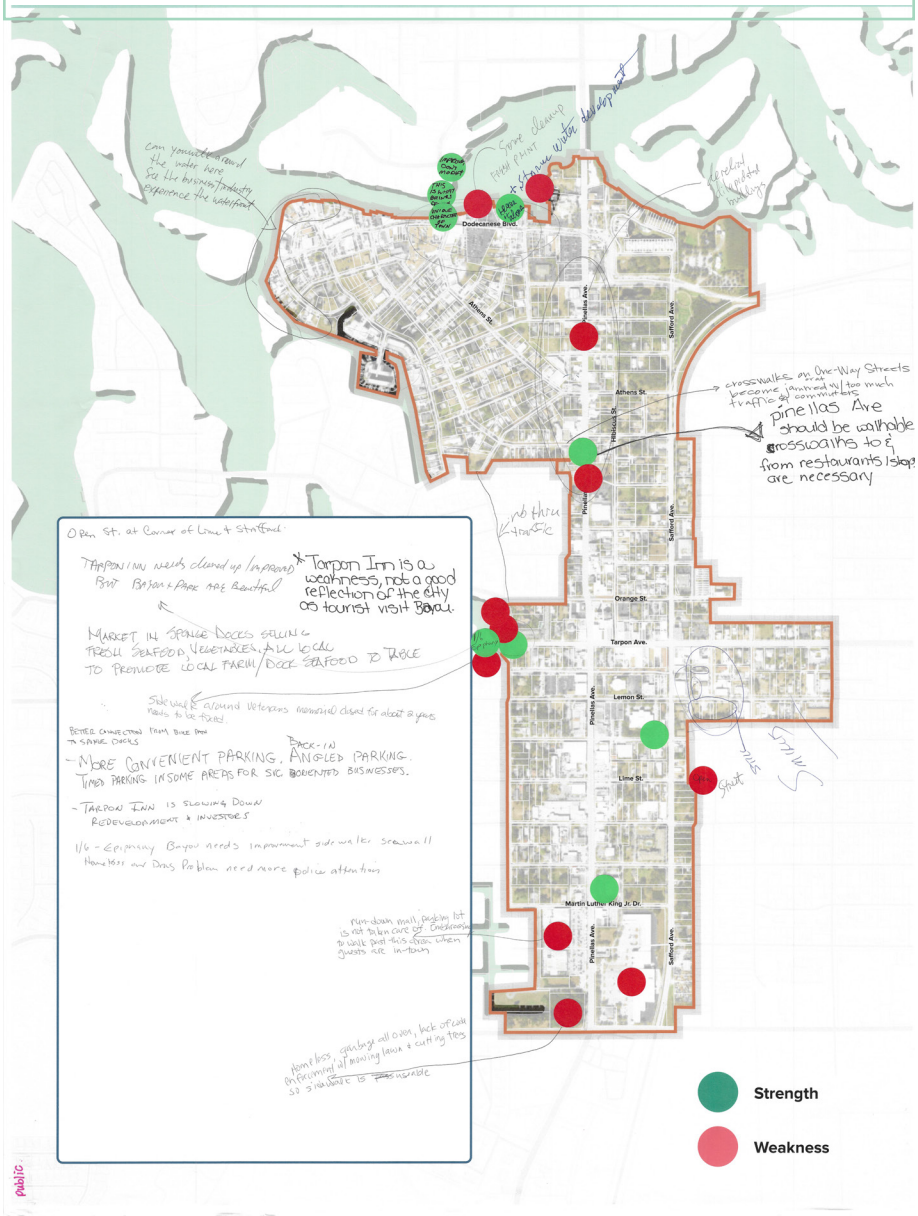
Some of the listed strengths are Bayou Park, easy opportunity for pedestrian use on Pinellas ave., and the location of the existing tarpon inn.

Some of the weaknesses described on the map are: cleanup around bayou park, storm water management issues around bayou park, dilapidated buildings on Pinellas avenue, overcrowding of sidewalks along one-way streets, the tarpon inn, a outdated mall, and connectivity around the area.

What would you like most to see in the Tarpon Springs Study Area?
Place a RED or a GREEN dot to show your preference



What would you like most to see in the Tarpon Springs Study Area?
Place a RED or a GREEN dot to show your preference



DESIGN PREFERENCES

What would you like most to see in the Tarpon Springs Study Area?
Place a RED or a GREEN dot to show your preference



KEY TAKEAWAYS

A historic or traditional design character is preferred for architectural styles. Sidewalk patios are the preferred outdoor dining style, and nearly all design preferences for civic spaces, streetscape and pedestrian experience received positive preference.

COMMERCIAL PREFERENCES

What would you like most to see in the Tarpon Springs Study Area?
Place a RED or a GREEN dot to show your preference



KEY TAKEAWAYS

The majority of all commercial activities and uses are preferred with a higher tendency for “Mini Grocery” and “Bookstore With Cafe,” and very high dislike for chains or franchise restaurants.

RESIDENTIAL PREFERENCES

What would you like most to see in the Tarpon Springs Study Area?
Place a RED or a GREEN dot to show your preference



KEY TAKEAWAYS

Participants prefer detached single-family housing, a live-work approach to medium-density, and historic character mixed-use structures.

For age-in-place and lodging residential uses, the community prefers cottage style, and boutique hotel/inn, respectively.

URBAN FORM CHARACTERISTICS

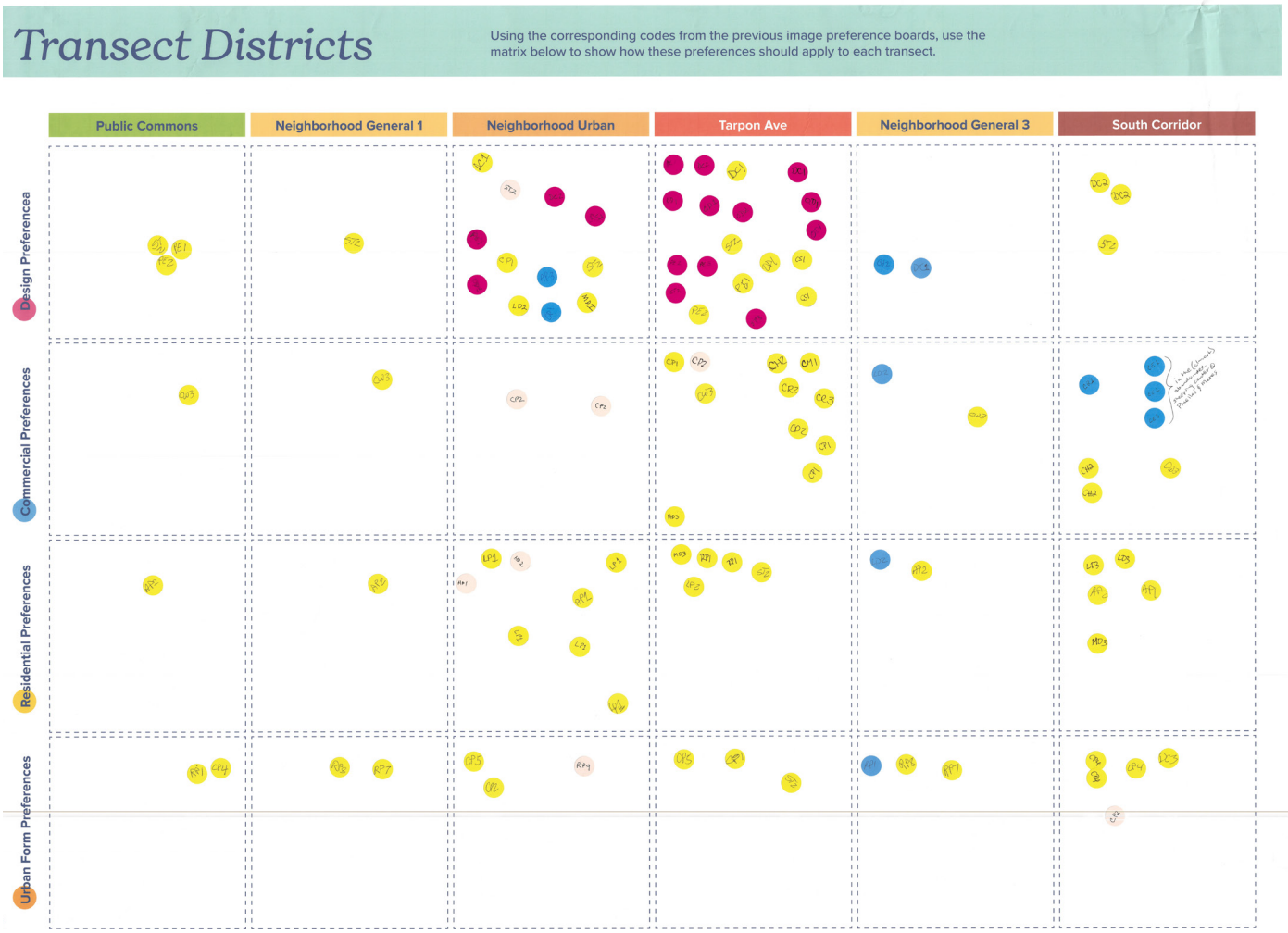
What would you like most to see in the Tarpon Springs Study Area?
Place a RED or a GREEN dot to show your preference



KEY TAKEAWAYS

The community favors certain residential options, such as "Stoop/Porch Setback" and "Front Porch."

"Historic Character," and On-Street Parking" are a highly preferred commercial forms, whereas "Parking lot frontages," were highly unfavored.



KEY TAKEAWAYS FROM THIS BOARD

Design preferences show clustering around DC1, DC3, PE2/PE3, and ST2.

Commercial preferences are widely distributed, but CH2, CW1, and CE-series stand out; some businesses like family-owned CR2 are valued for preservation.

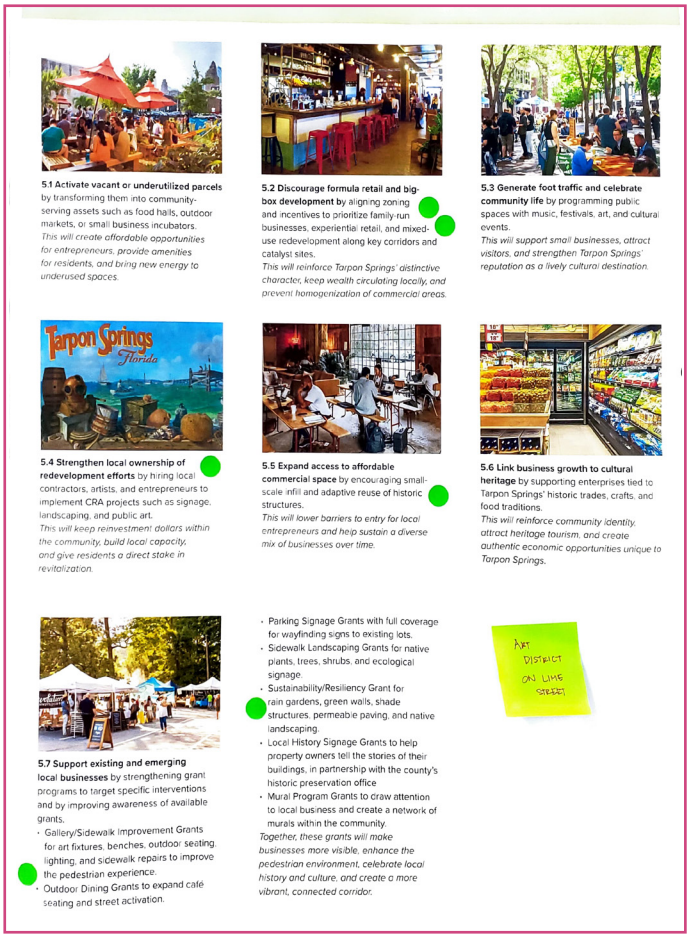
Residential preferences lean toward low-density (LD2, LD3) with some medium-density (MD3), showing a mix but mostly smaller scale.

Urban form has strong repetition of CP1, indicating consistent community priority.

STRATEGIC FRAMEWORK FEEDBACK

Participants were first asked to review and comment on the Strategic Framework. No negative feedback or areas of disagreement were recorded. The comments reflected general support, with recurring emphasis on:

1. Strengthening and supporting local business growth
2. Continuing investments in walkability, public realm improvements, and community character
3. Maintaining the small-town identity while enabling targeted economic development



5.1 Activate vacant or underutilized parcels by transforming them into community-serving assets such as food halls, outdoor markets, or small business incubators.
This will create affordable opportunities for entrepreneurs, provide amenities for residents, and bring new energy to underused spaces.

5.2 Discourage formula retail and big-box development by aligning zoning and incentives to prioritize family-run businesses, experiential retail, and mixed-use redevelopment along key corridors and catalyst sites.
This will reinforce Tarpon Springs' distinctive character, keep wealth circulating locally, and prevent homogenization of commercial areas.

5.3 Generate foot traffic and celebrate community life by programming public spaces with music, festivals, art, and cultural events.
This will support small businesses, attract visitors, and strengthen Tarpon Springs' reputation as a lively cultural destination.

5.4 Strengthen local ownership of redevelopment efforts by hiring local contractors, artists, and entrepreneurs to implement CRA projects such as signage, landscaping, and public art.
This will keep reinvestment dollars within the community, build local capacity, and give residents a direct stake in revitalization.

5.5 Expand access to affordable commercial space by encouraging small-scale infill and adaptive reuse of historic structures.
This will lower barriers to entry for local entrepreneurs and help sustain a diverse mix of businesses over time.

5.6 Link business growth to cultural heritage by supporting enterprises tied to Tarpon Springs' historic trades, crafts, and food traditions.
This will reinforce community identity, attract heritage tourism, and create authentic economic opportunities unique to Tarpon Springs.

5.7 Support existing and emerging local businesses by strengthening grant programs to target specific interventions and by improving awareness of available grants.

- Gallery/Sidewalk Improvement Grants for art fixtures, benches, outdoor seating, lighting, and sidewalk repairs to improve the pedestrian experience.
- Outdoor Dining Grants to expand café seating and street activation.
- Parking Signage Grants with full coverage for wayfinding signs to existing lots.
- Sidewalk Landscaping Grants for native plants, trees, shrubs, and ecological signage.
- Sustainability/Resiliency Grant for rain gardens, green walls, shade structures, permeable paving, and native landscaping.
- Local History Signage Grants to help property owners tell the stories of their buildings, in partnership with the county's historic preservation office.
- Mural Program Grants to draw attention to local business and create a network of murals within the community.

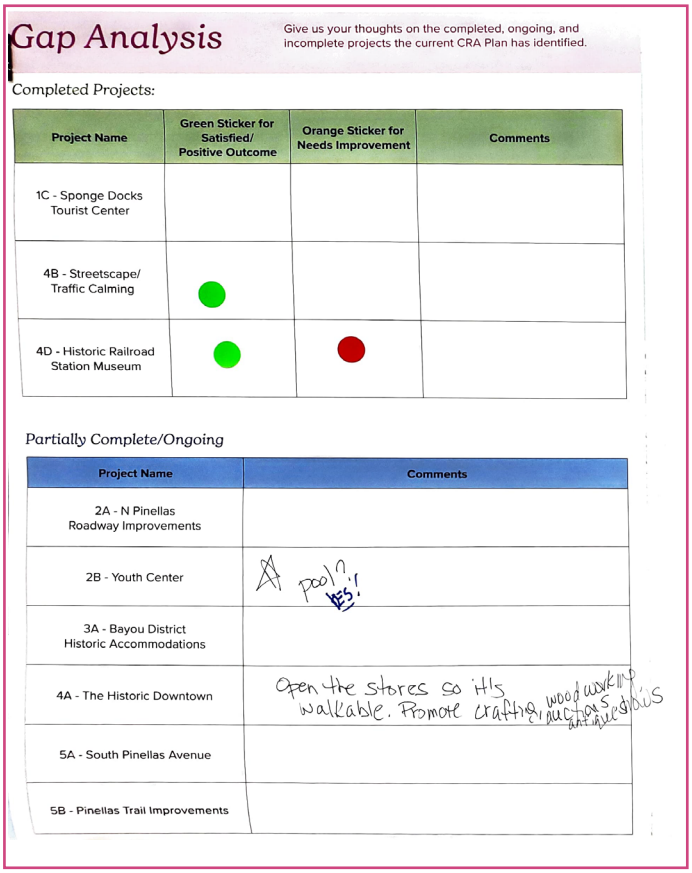
Together, these grants will make businesses more visible, enhance the pedestrian environment, celebrate local history and culture, and create a more vibrant, connected corridor.

Art District on Lime Street

GAP ANALYSIS + CAPITAL IMPROVEMENT PRIORITIES

Participants reviewed completed projects and ongoing or future capital improvements from the active CRA Plan. They were asked to identify priorities and satisfaction levels, as follows.

1. Continued support for mobility, streetscape, and lighting upgrades
2. 2. Reinforcement of historic identity and district character
3. Strong enthusiasm for creating a 3-D Arts District on Lemon Street, which received the highest priority among attendees
4. Interest in improved pedestrian and bicycle connections across the downtown core



Gap Analysis

Give us your thoughts on the completed, ongoing, and incomplete projects the current CRA Plan has identified.

Completed Projects:

Project Name	Green Sticker for Satisfied/ Positive Outcome	Orange Sticker for Needs Improvement	Comments
1C - Sponge Docks Tourist Center			
4B - Streetscape/ Traffic Calming	●		
4D - Historic Railroad Station Museum	●	●	

Partially Complete/Ongoing

Project Name	Comments
2A - N Pinellas Roadway Improvements	
2B - Youth Center	pool?
3A - Bayou District Historic Accommodations	
4A - The Historic Downtown	Open the stores so it's walkable. Promote crafting, woodwork
5A - South Pinellas Avenue	
5B - Pinellas Trail Improvements	

CATALYST SITES FEEDBACK

Participants reviewed the vision boards for the seven identified Catalyst Sites. While some sites drew general support, others generated more in-depth conversation, especially relating to scale, character, neighborhood fit, and community priorities.

CATALYST SITES WITH GENERALLY POSITIVE FEEDBACK

Site 1 – Spruce Street Commercial Infill
Site 2 – Athens Street Residential Infill
Site 6 – Safford Avenue Mixed-Use Infill

Participants responded well to these concepts, noting that the proposals aligned with community goals around small-scale mixed-use, walkability, and infill that supports downtown vibrancy.

CATALYST SITES WITH SUBSTANTIVE DISCUSSION OR CONCERN

Site 3 – Spring Bayou Mixed-Use Redevelopment

Feedback was divided. Some supported modest commercial activity on CRA-owned property to activate the waterfront, while others strongly opposed any new buildings, citing a resident survey indicating a preference to keep the site open and free of structures.

Additional concerns included:

1. Noise and activity impacts on adjacent neighborhoods
2. Preservation of the natural character of the Bayou

Site 4 – Meres Park

Most participants opposed the illustrated concept, expressing that:

1. Craig Park already fulfills many of these functions and should be improved rather than duplicated.
2. Removing existing parking could negatively impact nearby businesses on Tarpon Avenue.

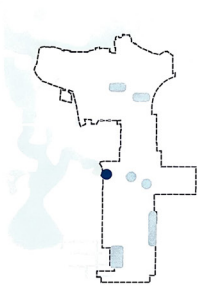
One participant supported creating new green space paired with structured parking behind the commercial buildings.

Catalyst Site 3

SPRING BAYOU

This site comprises several contiguous parcels, including three currently owned by the Community Redevelopment Agency (CRA). According to the referendum language authorizing the CRA's acquisition, the land may be used for the purpose of future development or preservation of civic space or use. This flexibility presents a unique and timely opportunity to catalyze revitalization on the west side of Tarpon Avenue. The remaining parcels are privately-owned and provide opportunity for a public-private partnership or for a private development of residential townhomes or mixed uses.

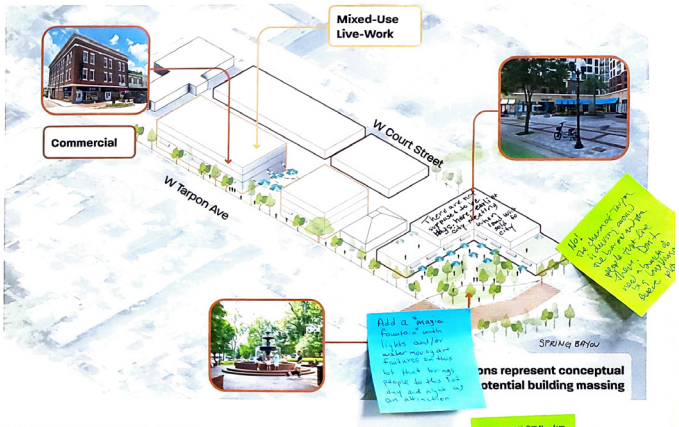
Thoughtful development of the CRA property can serve as a civic neighborhood anchor, turning underutilized land into a vibrant community asset. The remaining parcels in this block can reinforce this connection between downtown and the Spring Bayou to draw attention, investment, and foot traffic across North Pinellas Ave.





Ownership
Community Redevelopment Agency
Tarpon Springs
FPK Properties LLC
~~Jaimelee~~ The Ferns Apartment Homes, LLC
LAAC LLC
William Newt Hudson
John Kontodiakos
St Mary USA LLC
10 S Pinellas Ave LLC

Existing Development Regulations
Current Zoning: SAP
Current Character District: Spring Bayou
Transect: T4a
Height: 3 Stories Max
Density: 12/16 du/acres
ISR: 0.85
FAR: .75 for Residential; 0.5 for Non-Residential
Lot Coverage: 70% Max
Front Setback: 15ft Max



Overwhelming support by community for SE corner Tarpon Ave + Spring Bayou to be open space / passive / active park. There has never been commercial development on Spring Bayou + that should be maintained as such.

I disagree with the above statement - housing [illegible] in other communities successfully developed sites including commercial.

Yes I agree — Many of the homes that are single stories appeal because of [illegible]

Catalyst Site 4

MERES PARK

This half-acre site was once the site of Amelia Meres' hotel property, before Pinellas Avenue existed. She planted a lush jungle of edible plants for her guests to enjoy. She gifted the property to the City of Tarpon Springs to be enjoyed by the public in perpetuity, and after her death was dedicated as Meres Park in 1923 by the Garden Club. Since the 1950's the site has been redeveloped from the construction highway 19 and the remainder serves as a parking lot, with a small section still dedicated to Mother Meres and maintained by the current Garden Club.

The vision for rededicating this space into a park is to give this property back to the public like she intended. It is a corner stone property to the historic downtown and should be a place of gathering and celebration.

Meres' was a lifelong horticulturalist who cultivated edible gardens, shady palm groves, trees for city beautification, and flowers for city events. This park can cultivate the spirit of community and anchor public life for Tarpon Springs.

CHECK DEED RESTRICTIONS

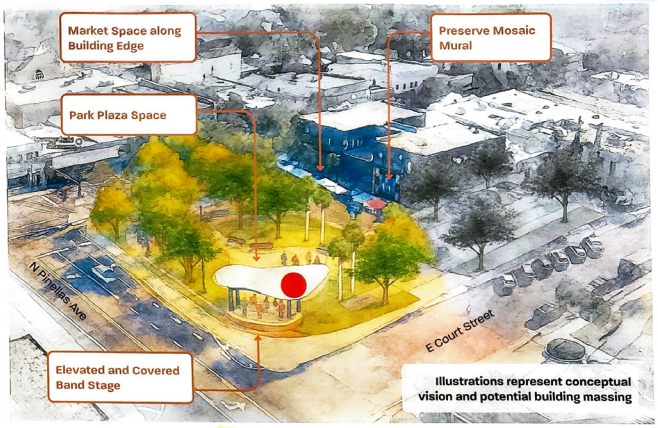
Check Deed of Properties
Find Restrictions of the site





Ownership
City of Tarpon Springs

Existing Development Regulations
Current Zoning: SAP
Current Character District: Downtown
Transect: T4a
Height: 3 Stories Max
Density: 14/20 du/acre
ISR: 0.45
FAR: .25
Lot coverage: 70% Max
Front Setback: 15 ft Max



6 Parking lot at Meres Park - Make it into greenspace / outdoor space - Build a new 10-story parking structure off behind 10 on Tarpon Ave Stores

Why not revamp the amphitheater in Craig Park - more space for trees, on the water etc. And you wouldn't lose the parking here.

Not a good place for a band stand

START WITH EXPANDING THE PARKING AT GROUND LEVEL. TAKE OUT THE ASPHALT IN PROPERTY AND GO FROM THERE, ONE STEP AT A TIME

KEEP THE CITY PARKING LOT THAT WAS GIVEN TO THE CITY IN PROPERTY OWNER AGREEMENTS. WE WANT MA BOWTIE PARK, BUSINESSES, BAND SHELL, BUSINESSES + THE CHURCH NEED SPACES. ALSO A MAP WHERE MORE MAINTENANCE IS NEEDED AT MERES IN THE EVENING

Site 5 – Parking Garage + Commercial Redevelopment

Participants raised concerns about:

1. The scale and cost of the proposed parking garage
2. Whether parking demand justifies a structure of that size
3. Also, structured parking is still important to reinforce a "park once" environment
4. Gateway visibility of parking near downtown is valuable for visitors

Site 7 – S. Pinellas Avenue Commercial Redevelopment

Feedback centered on:

1. A preference for lower building massing than what was shown
2. Strong opposition to incorporating a hotel on the site

OPEN COMMENT BOARD – ADDITIONAL FEEDBACK

Participants were also invited to leave open comments. Themes included:

1. Considering saltwater intrusion when selecting landscape materials
2. Interest in exploring models like New Port Richey's "Homes for Homeless" program
3. Expanding cultural representation beyond the predominant Greek heritage—for instance, acknowledging Tarpon Springs' Ethiopian community
4. Concerns about flooding, with one participant referencing Japan's tsunami wall as a precedent

Overall, comments demonstrated a desire for inclusivity, climate resilience, and broader community representation within the plan.

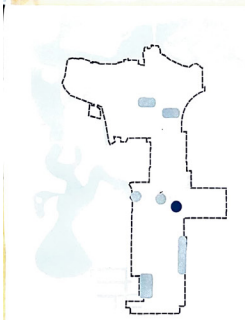
Catalyst Site 5

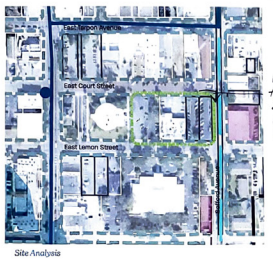
PARKING GARAGE

This site is nearly 1.2 acres on the west side of South Safford Avenue, between Court Street and Lemon Street. Currently used as public surface parking and offices, the site presents a key opportunity to introduce a structured parking facility that can support local businesses.

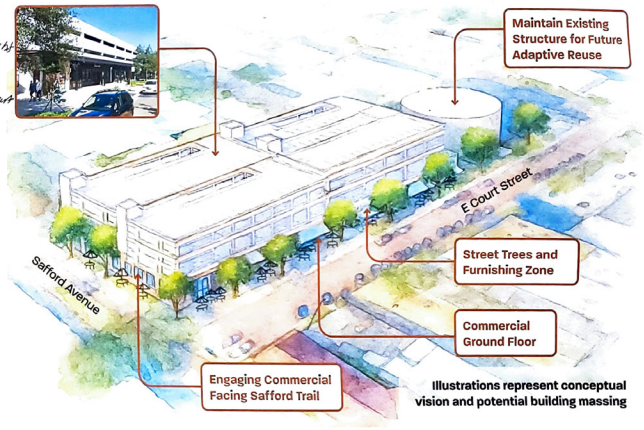
One of the parcels is owned by FDOT, meaning the project would require coordination with the agency to explore development or partnership options. The site's central location makes it ideal for incorporating ground-floor retail, helping to activate South Safford Avenue and improve the pedestrian experience.

Development is currently constrained by a 0.5 FAR, limiting the scale of structured parking under current regulations. However, like the other parking garage site proposed, this location offers a valuable opportunity to explore how zoning adjustments or increased FAR could support a more efficient and economically viable parking structure that includes active uses at the street level.





very tight turn so no access via Court



Ownership
City of Tarpon Springs
FDOT
Wachovia Bank NA
Janelle LaTour

Conditional Use:
Parking Structure

Existing Development Regulations
Current Zoning: SAP
Current Character District: Downtown
Transect: T4a
Height: 3 Stories Max
Density: 14/20 du/acre
ISR: 0.8
FAR: 1 Residential and 0.5 Non-Residential
Lot coverage: 70% Max
Front Setback: 15 ft Max

Support Buying Latour property + expanding existing parking garage ~~to~~ - small - on the Latour + vacant Lot may be financially feasible. Parks garage as shown is too big - out of scale w/ historic area + financially unfeasible. 1st level of garage must be retail. Keep two way Court Street + angled parking.

PARKING IS EXTREMELY IMPORTANT. WE NEED A MIX OF ANGLED/BACK-IN TRADITIONAL STREET & THE MULTI-LEVEL PARKING GARAGE. KEEP THE CITY LOT ON THE CORNER OF TARPON + PINELLAS. THIS WAS GIVEN TO THE CITY BY PROPERTY OWNERS/ MERCHANTS. IT MAKES

Way too big of a parking garage. How do we walk from library thru parking to downtown?

- IMAGES/RENDS OFF LEMON
- COURT STREET RETAIL
- KEEP COURT ONE WAY

Catalyst Site 7

COMMERCIAL INFILL

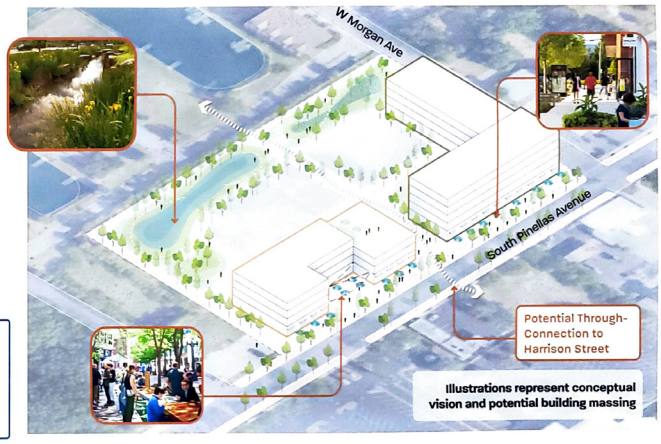
This site consists of two parcels currently operating as a shopping center and strip retail, located between Apricot Court and W Morgan Street. The northern parcel is 2.688 acres with 43,090 sq. ft. of built area, and the southern parcel is 1.929 acres with 26,476 sq. ft. of built area.

The site lies within the Coastal High Hazard Area (CHHA) and has a known history of flooding, which presents both challenges and opportunities for redevelopment.

Existing buildings are set back from the street, limiting pedestrian engagement. There is a clear opportunity for incremental redevelopment that focuses on activating the sidewalk, enhancing the pedestrian experience, and exploring commercial flood-resilient design strategies appropriate for non-residential uses in the CHHA.







COASTAL HIGH HAZARD AREA REGULATIONS
DU/AC = 18
FAR = 1.0

Ownership
Otterside Apartments Realty Trust
Tarpon Plaza Realty Trust

What Is Possible?
Under current regulations, the site allows for up to 68 dwelling units and 30,956 sq ft of additional floor area. The property sits at an estimated 3 to 4" elevation (Florida DEM, 2020). With a Base Flood Elevation of 9 feet and a required 3-foot freeboard, any new residential construction must be raised approximately 8 or 9 feet above existing grade.

Scale down those buildings!

Not a good place for a hotel

Where's a better location for a hotel?

ENGAGEMENT TOOL: PLACE

Interactive Map

Visitors 190	Contributors 28	CONTRIBUTIONS 83

2025-08-15 06:37:00 -0700
AmyMaillis
CATEGORY
Needs Improvement
VOTES
1

There needed to be a crosswalk with lights here so people can safely cross the street b etween the pickleball courts and the splash park
Address: Live Oak St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131761

2025-08-15 06:37:53 -0700
AmyMaillis
CATEGORY
Needs Improvement
VOTES
1

This crosswalk needs flashing lights. It connects the trail across live oak street and car s don't see it.
Address: 333-371 Live Oak St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131762

2025-08-15 06:39:13 -0700
AmyMaillis
CATEGORY
Needs Improvement
VOTES
2

Need better lighting on the trail. You need to park and walk along the trail for downtown events and once the sun goes down the trail is extremely dark.
Address: 700-748 N Safford Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131763

2025-08-15 06:56:59 -0700
ronjwil1
CATEGORY
Needs Improvement
VOTES
4

It would be great to focus on revitalizing Pinellas Ave from Tarpon Ave to MLK
Address: 301-301 S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131764

2025-08-15 07:12:59 -0700
Bsenn2
CATEGORY
Needs Improvement
VOTES
4

More bike racks in and around the downtown area please.
Address: Replay Museum, 119 East Tarpon Avenue, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131765

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-08-15 08:26:08 -0700
Georgep38
CATEGORY
Needs Improvement
VOTES
1

Need a plaza like area where folks can sit and enjoy the surroundings - perhaps a coff ee/sandwich shop, even a small botique hotel.
Address: Community Redevelopment Center, W Tarpon Ave, Tarpon Springs, FL, 346 89, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131766

2025-08-15 08:37:05 -0700
Debbie-McKinney
CATEGORY
Needs Improvement
VOTES
1

Rotating Food Trucks - For Families that cannot afford to dine in or just want a quick m eal. Picnic Benches that can also be used for seating on First Fridays.
Address: Acropolis Meats, 148 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131767

2025-08-15 08:39:47 -0700
Debbie-McKinney
CATEGORY
Needs Improvement
VOTES
2

We Need something to attract an anchor store so this mall is in use.
Address: Jsa Medical Group Tarpon Springs, 955 S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131768

2025-08-16 07:10:27 -0700
RobertRockelein
CATEGORY
Needs Improvement
VOTES
6

Parking garage needs to be prioritized, funded, and enabled
Address: Latour & Associates PA, 135 E Lemon St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131778

2025-08-19 07:39:09 -0700
RobertRockelein
CATEGORY
Needs Improvement
VOTES
0

The perfect place for a Bocce court or two, letting families play and enjoy with their chil dren. The City of Oldsmar has a nice pair in its Veterans Memorial Park
Address: 230 Live Oak St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131819

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-08-25 05:47:16 -0700
LizC
CATEGORY
Needs Improvement
VOTES
3

The construction of the Cantina needs to be completed or sold to someone who can co mplete it.
Address: 245-279 Live Oak St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131898

2025-08-26 13:43:17 -0700
GHahn
CATEGORY
Favorite Spot
VOTES
0

Pinellas Trail
Address: The Pinellas Trl, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131911

2025-08-26 13:43:55 -0700
GHahn
CATEGORY
Favorite Spot
VOTES
0

Unrefined has a great porch, and fits the laid back downtown
Address: Unrefined Brewing, 312 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131912

2025-08-26 13:48:04 -0700
GHahn
CATEGORY
Needs Improvement
VOTES
0

Grosse Avenue has been torn up for too long. This work need to be prioritized, as it bor ders the downtown and impacts traffic
Address: 2-8 N Grosse Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131913

2025-08-28 07:54:00 -0700
MThompson
CATEGORY
Favorite Spot
VOTES
0

Local spot, good for casual dining and drinks.
Address: Johnny's Taphouse Grill, 224 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131940

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-08-28 11:49:57 -0700
FLR
CATEGORY
Needs Improvement
VOTES
0

The owners of the old Pappas's restaurant should be forced to improve the property or sell. This is a blighted property which makes our community look like it's in decline not thriving. There's several other properties on alternate 19 that should also be targeted to either improve or sell. This could be accomplished through creating city codes that wou ld require property owners to maintain their attractiveness and inhabitability.
Address: 34689, Tarpon Springs, FL, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131946

2025-08-28 12:10:42 -0700
Atticus
CATEGORY
Needs Improvement
VOTES
1

Sponge Docks. Needs more advertisement, Signage, Benches, Shaded areas, signag e at US HWY 19 for the famous Sponge Docks, hotel, wider sidewalks, drainage when it rains.
Address: Yiannis Seafood & Greek Cuisine, 514 Dodecanese Blvd, Tarpon Springs, FL , 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131948

2025-08-28 13:11:53 -0700
FLR
CATEGORY
Needs Improvement
VOTES
1

Great cities have great plazas in which people gather to sit and watch. If E. Orange Av e. between Pinellas Ave and Hibiscus was closed on weekend evenings between 6pm and midnight working with the church. The city could permit and encourage local entert ainers such as musicians, jugglers, magicians and food vendors to set up in the Churc h plaza and along Orange Ave to provide entertainment and encourage more people to come and enjoy the downtown area.
Address: 36 N Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131950

2025-08-28 13:16:36 -0700
FLR
CATEGORY
Needs Improvement
VOTES
0

The city could build a pay per hour multi level parking garage here. They could borrow the money and have the proceeds from the parking fee pay it back over time.
Address: 140 E Orange St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131951

2025-08-28 13:29:42 -0700
FLR
CATEGORY
Needs Improvement
VOTES
0

I would like to see the city partner with the owner to encourage investment in family ent ertainment here. A bowling alley, Jump Zone, indoor go carts, rock climbing, virtual Gol f, axe throwing, carnival rides, etc.
Address: 955 S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131952

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-08-28 13:48:57 -0700
FLR
CATEGORY
Needs Improvement
VOTES
0

A bicycle lane should be extended along live Oak and Hibiscus down Dodecanese to th e city marina where bicycle parking racks could be put. This would encourage people t o use the Pinellas Trail to come to the sponge docks. Signage should also be installed along the trail where the intersections are to point people towards local eateries, and pl aces of interest.
Address: 786-798 N Safford Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131957

2025-08-28 13:53:28 -0700
FLR
CATEGORY
Needs Improvement
VOTES
0

We need more slips for public boat parking in the city marina to encourage people to c ome and park their boats and walk the sponge docks to shop, eat and drink.
Address: 100 Dodecanese Blvd, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=131958

2025-08-29 20:05:39 -0700
kidrugby
CATEGORY
Needs Improvement
VOTES
0

I appreciate the plight of homeless people, but Tarpon Springs will never advance until the Shepherd's Center and other draws for the homeless are relocated.
Address: The Shepherd Center, 304 S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=132034

2025-09-02 13:51:24 -0700
tarpontavern
CATEGORY
Needs Improvement
VOTES
1

The Train Depot needs to be repurposed. Put the museum in the back of the Depot and rent the front out to a commercial business that will attract visitors. It is closed almost al l the time yet it occupies some of the best downtown real estate. Maybe the Chamber o f Commerce should move there. Invest real dollars in a new railing. Too often we go wit h what is cheapest and not what is best or most attractive.
Address: Tony Hayes, 34689-4449, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=132108

2025-09-03 08:11:01 -0700
bigewolf
CATEGORY
Favorite Spot
VOTES
0

Best Grilled Cheese Ever
Address: Senorita Gourmet, 118 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=132117

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-09-05 16:58:07 -0700
vlh77
CATEGORY
Needs Improvement
VOTES
0

This street needs street lights.
Address: 19-53 W Boyer St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=132180

2025-10-16 11:01:58 -0700
IndyTampa
CATEGORY
Needs Improvement
VOTES
0

Better lighting with a flashing crosswalk. Cars enter downtown at higher speeds. The b ank parking lot is utilized a lot and needs a safer area to cross Tarpon Ave.
Address: 1-9 N Ring Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133219

2025-10-16 11:25:58 -0700
IndyTampa
CATEGORY
Needs Improvement
VOTES
0

Decorative street lighting on Safford for safety and beautification....
Address: The Pinellas Trl, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133220

2025-10-16 11:28:28 -0700
SharonLandrum
CATEGORY
Favorite Spot
VOTES
0

Urban Grounds- we visit often for coffee and breakfast
Address: Urban Grounds, 150 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133221

2025-10-16 11:35:42 -0700
SharonLandrum
CATEGORY
Favorite Spot
VOTES
0

Olive world is GONE-Sweetwood Bakery is there and it is wonderful! Clean, neat, best baked goods of all kinds. We patronize often.
Address: Olympic Realty Services, 105 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133222

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-10-16 11:38:29 -0700
SharonLandrum
CATEGORY
Needs Improvement
VOTES
0

Bike racks in Mother Meres, as well as a public restroom in the area
Address: Sandbar Architecture Pa, 102 E Tarpon Ave, Tarpon Springs, FL, 34689, US A

http://connecttarponsprings.com/place-to-be/places/map?marker=133223

2025-10-16 11:39:25 -0700
SharonLandrum
CATEGORY
Favorite Spot
VOTES
0

One Amazing Find shop. Best ever shop for home decor, gifts, fun seasonal things
Address: 108-158 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133224

2025-10-16 11:40:32 -0700
SharonLandrum
CATEGORY
Needs Improvement
VOTES
0

I think our Chamber locations needs lots more publicity, signage. If you didn't know it w as there, you wouldn't know.
Address: Tarpon Springs Chamber of Commerce, 1 N Pinellas Ave, Ste B, Tarpon Spri ngs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133225

2025-10-16 11:43:38 -0700
SharonLandrum
CATEGORY
Needs Improvement
VOTES
0

I'm not sure if the church wants to promote this or not, but I take family there and show off the magnificent art and stained glass inside. Most of Midwesterners have never see n a beautiful church like this. I think it should be more known that people can enter and behold this beautiful, peaceful church. As well as St. Michael's.
Address: St Nicholas Greek Orthodox Cathedral, 36 N Pinellas Ave, Tarpon Springs, F L, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133226

2025-10-16 11:50:31 -0700
SharonLandrum
CATEGORY
Favorite Spot
VOTES
0

We love Toula's for breakfast and lunch, and we can ride our bikes and sit outside. Trul y one of our first fav spots in Tarpon
Address: Toula's Trailside Cafe, 11 S Safford Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133227

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-10-16 11:54:39 -0700
SharonLandrum
CATEGORY
Favorite Spot
VOTES
0

The 1910 Inn is such an asset to our City. Curator is local, dedicated to providing a wo nderful experience for all events! Beautiful antiques decorate every room. Rooms avail able. Lovely grounds.
Address: The 1910 Inn, 32 West Tarpon Avenue, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133228

2025-10-16 11:58:51 -0700
SharonLandrum
CATEGORY
Needs Improvement
VOTES
0

This vacant land needs a park like renovation!!! OMG, one of the most beautiful spots i n our City, sits vacant with an out of place Clock. PLEASE let's just put benches, lands cape, a food truck, almost ANYTHING here would be an improvement. A small stage f or outdoor music, theater? The tiny town of Checotah OK added a small stage in a vac ant lot such as this, and it became the hub of our town. The HS band played there for a ll kinds of things. Small festivals. a gathering space. Let's do this!
Address: Community Redevelopment Center, W Tarpon Ave, Tarpon Springs, FL, 346 89, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133230

2025-10-16 12:04:47 -0700
SharonLandrum
CATEGORY
Favorite Spot
VOTES
0

Sponge City Brewery We love to go and have a smash burger and beer, sit in the really lovely, shaded beer garden out back, and sample local crafted beer. Owners are so nic e. Staff so nice. We can hear the live music in our backyard, BONUS! They need to be included!
Address: Hancock Bank of Mississip, 503 South Pinellas Avenue, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133231

2025-10-18 04:25:39 -0700
michaelvelez
CATEGORY
Needs Improvement
VOTES
0

LED street lights are needed along Alt 19 for safety and to promote people walk to plac es and business in that area, from chambers office to win dixi
Address: S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133290

2025-10-18 04:30:21 -0700
michaelvelez
CATEGORY
Needs Improvement
VOTES
0

Anchor stores are needed here, nothing food related
Address: Jsa Medical Group Tarpon Springs, 955 S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133291

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-10-18 04:31:54 -0700
michaelvelez
CATEGORY
Favorite Spot
VOTES
0

Urban Grounds
Address: Urban Grounds, 150 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133292

2025-10-18 04:32:53 -0700
michaelvelez
CATEGORY
Favorite Spot
VOTES
0

This people are doing a great job keeping the street alive at nights
Address: H'ours Creole Smokehouse, 310 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133293

2025-10-18 04:33:34 -0700
michaelvelez
CATEGORY
Favorite Spot
VOTES
0

Ice creme place
Address: Larry S Geier Dipl, 214 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133294

2025-10-18 04:35:17 -0700
michaelvelez
CATEGORY
Favorite Spot
VOTES
0

One amazing find- also a place that keeps their lights on at night to bring in people to d own town
Address: One Amazing Find, 106 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133295

2025-10-18 04:37:20 -0700
michaelvelez
CATEGORY
Needs Improvement
VOTES
0

This business that seems like it would jave been or is going to be a Mexican restaurant looks abandoned, would be nice to cover it so kids do go wondering in
Address: Advanced Plumbing Commercial & Residential Service, 2963 44 Ave, Ste B, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133296

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-10-29 15:58:32 -0700
QueenBee
CATEGORY
Favorite Spot
VOTES
0

One Amazing Find is a perfect example of the types of businesses that are needed.
Address: 17 E Tarpon Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133472

2025-10-29 16:02:55 -0700
QueenBee
CATEGORY
Needs Improvement
VOTES
0

The motel should be purchased, torn down and replaced with a park or boutique hotel and restaurant.
Address: Tarpon Inn, 110 West Tarpon Avenue, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133473

2025-10-29 16:05:44 -0700
QueenBee
CATEGORY
Needs Improvement
VOTES
1

The former Pappas Restaurant is an eyesore. Owners need to do something positive w ith the property.
Address: 14 Dodecanese Blvd, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133474

2025-11-19 15:09:47 -0800
Nbannon
CATEGORY
Needs Improvement
VOTES
0

Please do something with the Pappas restaurant that sits empty.
Address: 14 Dodecanese Blvd, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133923

2025-11-19 15:12:28 -0800
Nbannon
CATEGORY
Needs Improvement
VOTES
0

Get rid of the eyesore wood shacks lining the curbs of the sponge dock selling who kno ws what and that dispensary!
Address: 978-998 Arfaras Blvd, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133924

ENGAGEMENT TOOL: PLACE

Interactive Map

2025-11-19 15:15:51 -0800
Nbannon
CATEGORY
Needs Improvement
VOTES
0

This shopping center sits empty for years. Encourage stores or knock it down for parki ng.
Address: 905 S Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133926

2025-11-19 15:18:17 -0800
Nbannon
CATEGORY
Favorite Spot
VOTES
0

Happy to see the downtown grow with new shops and restaurants. Continue with outdo or family activities.
Address: 165 Orange St, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133927

2025-11-19 16:58:03 -0800
louisef
CATEGORY
Needs Improvement
VOTES
0

Sidewalks from Dodecanesee to the Anclote River are too narrow and bumpy and nee d improving. Also, the sidewalk ends about 20 feet before the corner with Dixie Highwa y. When will the Pinellas Trail spur over the Anclote River be reopened? It has been clo sed for years.
Address: 1081-1093 N Pinellas Ave, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=133935

2025-12-03 13:30:46 -0800
gotarpon
CATEGORY
Needs Improvement
VOTES
0

Close West Tarpon Ave to Traffic, Make Village Town Square
Address: The 1910 Inn, 32 West Tarpon Avenue, Tarpon Springs, FL, 34689, USA

http://connecttarponsprings.com/place-to-be/places/map?marker=134122

7.9 CONNECT TARPON: SURVEY

Kickoff Survey

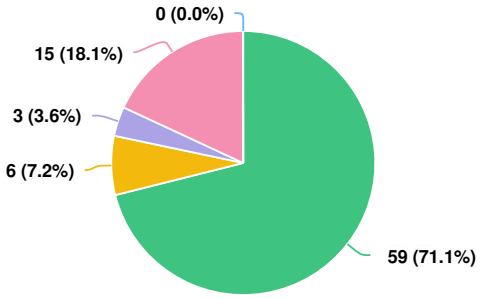
SURVEY RESPONSE REPORT
15 August 2025 - 08 December 2025

PROJECT NAME:
The Place to Be: by form, function, & design

GRANICUS

SURVEY QUESTIONS

Q1 How do you most relate to Downtown Tarpon Springs?

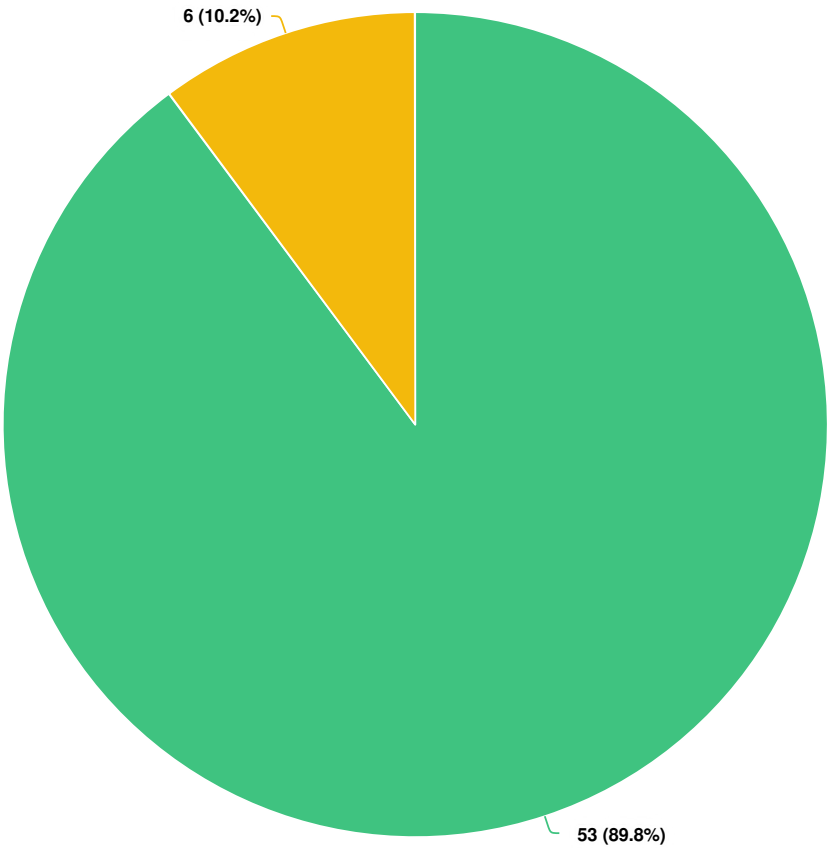


Question options

- I live in Tarpon Springs.
- I own or are interested in opening a business in Tarpon Springs.
- I own property in Tarpon Springs.
- I visit Downtown Tarpon Springs.
- I have developed or are interested in developing property in Tarpon Springs.

Mandatory Question (83 response(s))
Question type: Radio Button Question

Q2 Do you visit downtown often?



Question options

Yes No

Mandatory Question (59 response(s))
Question type: Radio Button Question

Q3 What attracts you to visit Downtown Tarpon Springs (i.e. a specific business, atmosphere, shopping, restaurants)?

michaelvelez 8/04/2025 12:03 PM	restaurants and coffee spots
duncan.h 8/05/2025 01:45 PM	Environment, proximity to home, social
gfrantzis 8/06/2025 04:46 PM	A few of the retail shops, and a couple of the restaurants.
Amber 8/13/2025 12:03 PM	My friend owns a bar and I know some business owners and enjoy popping in and supporting them.
PB&J 8/15/2025 06:22 AM	First Friday, shopping, walking my dog from my house and eating at restaurants outside, then walking home.
Nbannon 8/15/2025 06:44 AM	restaurants, shopping, town events, bakery, music
ronjwil1 8/15/2025 06:55 AM	Main Street USA feel
Bsenn2 8/15/2025 07:09 AM	The walkability, breweries, various restaurants and shops.
camchesapeake 8/15/2025 07:38 AM	I like the developing vibe. Small shops, restaurants, etc. Glad we have a book store. We just need more.
Debbie-McKinney 8/15/2025 08:43 AM	Variety of stores.
Susrose 8/16/2025 05:17 AM	Library, CoHatch, Urban Grounds, One Amazing Find
RobertRockelein 8/16/2025 06:58 AM	Restaurants and drinking establishments

LPer650 8/17/2025 03:47 AM	Walkable downtown, good variety of restaurants, live entertainment, special events. The atmosphere downtown is inviting, this does not include the sponge docks.
RobertRockelein 8/19/2025 07:31 AM	pubs, restaurants, coffee
Krgpsman 8/21/2025 12:50 PM	First Friday and shopping
theresab 8/21/2025 04:51 PM	Great restaurants and shops, community events
Fla0ranges 8/21/2025 07:57 PM	Orangecycle Creamery
ConcernedCitizen991 8/22/2025 08:07 AM	I live, shop, work, eat in restaurants, attend a church, and have family who owns a business in downtown Tarpon Springs. I love the amenities but small town feel of Tarpon. This is what attracted us to move here. As business owners, we shop and eat local every chance we get and we appreciate this is a community that also supports this mindset. It is a gorgeous area to live, work, and play!
sloper 8/22/2025 09:47 AM	Shopping & Restaurants
sloper 8/22/2025 01:17 PM	Stores & Restaurants
Chiefrhw 8/25/2025 08:23 AM	Shopping and restaurants
Chiefrhw 8/25/2025 08:28 AM	It would be nice to have trolleys between downtown and the docks that charge a minimum fee. Ogunquit Maine has this connecting downtown and Perkins Cove.
Moknowz 8/25/2025 08:58 PM	I visit the restaurants and the breweries on a weekly basis. I also attend First Friday's and other events.
Tracy.Czarny 8/26/2025 02:16 AM	I live here and want to support my local businesses

Justcallmekelso 8/26/2025 06:13 AM	I spend a lot of time on the sponge docks and when local businesses send me to live music downtown, I'll go. Mostly to sponge city brewery and DK's. Having a half open business right in the middle of downtown is not a good look and it has been like that as long as I've been here.
NorthTarponResident 8/26/2025 08:50 AM	Its close, but typically dinner/fridays
cmcquade17 8/26/2025 10:12 AM	Toulas, Hedgewitch, home decor shopping, and coffee shop. Our favorite place is Orange Cycle and our kids love Conworld.
Merosi 8/26/2025 10:48 AM	Shops and restaurants
Chris Poulos 8/26/2025 01:03 PM	The historical atmosphere and culture and many local businesses
GHahn 8/26/2025 01:42 PM	The Style of downtown as well as the breweries and restaurants. Unrefined Brewing, Johnny's Taphouse and Grill as a Sports bar, One Amazing Find, Currents Restaurant, ConWorld with their Murder Mystery Pub Crawl adventures through the down town, and Even Co-Hatch for its very well done space. The Bike Trail and even the Museum also Attract me.
ThatGirl68 8/27/2025 06:08 PM	Grabbing drinks & a bite to eat; listening to music, shopping on occassion
Rachel S 8/28/2025 06:43 AM	Small shops and restaurants (specifically Urban Grounds and Copenhagen Cafe)
JACKSPIRK 8/28/2025 07:50 AM	Primarily the restaurants but the enjoyment of walking the block
MThompson 8/28/2025 07:51 AM	A few shops on Tarpon ave as well as restaurants
FLR 8/28/2025 11:44 AM	I live west of alt19 and the sponge docks as well as downtown historic district are the closest Entertainment districts to my home. I've owned

	a home here for over 25 years and have seen the area around us develop tremendously, but Tarpon seems to always remain the same. The continuity is nice but the opportunity for greater development such as we've seen in Dunedin and more recently in Newport Richey leave me scratching my head as to why we would ignore such tremendous opportunity to increase our tax base and the value of our properties. Our Historic and unique community needs to be protected but, those who have owned property in these historic districts for generations needs to invest in their property or move aside and let those who are willing to take the risk to do so. As a homeowner, I would love to see the city take greater action to create and enforce codes on the property owners in these districts who allow their properties to be lay abandoned and or become blighted. They should be forced to maintain those properties as any homeowner would, unless there is some type of financial hardship, preventing them from doing so. Too many property owners in this community are wealthy and do not need to invest in these properties, which is the primary reason why these areas have not developed. The old Pappas's is a great example, but not the only one, the area between the sponge docks and downtown is full of them. The sidewalk should be widened along Alt19 between downtown and the sponge docks and extending a section of the Pinellas Trail connecting the sponge docks would be a great way to bring these two areas together. However, until the city decides to change the code and enforcement regiment to force property owners in the historic district to invest in their property or face fines we are really not going to see any real change for the better.
Delaney v 8/29/2025 05:40 AM	The vibes, and stores. Specifically hangout spaces, like coffee shops.
kidrugby 8/29/2025 07:56 PM	Breweries, restaurants
RM23 10/16/2025 08:40 AM	Nice early morning walk before it gets crowded.
metoo413 10/16/2025 09:25 AM	Shops, dining , atmosphere
IndyTampa 10/16/2025 10:18 AM	Live downtown. Park my car Friday evening after work and don't use it again until Monday morning. Walk to Urban Grounds everyday, eat at The Bistro and Copenhagen a few times a month, walk to John the Barber, walk to breweries and the sponge docks and stop by/shop at One Amazing Find. Love downtown and hope it continues to clean up

	aesthetically and that business owners would take more pride in their shops/buildings.
gotarpon 10/16/2025 03:05 PM	First Friday, Wine Walk, Copenhagen Cafe, Backdraught, One Amazing Find, Christiaans, Johnny's Taphouse, Meers Parking, special events.
michaelvelez 10/18/2025 04:21 AM	Restaurant and one amazing find
PraiseTeam 10/19/2025 01:21 PM	Restaurants - currents, Joe's Tavern, doctor, non-profit organizations, church
MariB 10/23/2025 05:57 PM	Coffee shops, building art
Laura 10/27/2025 08:47 AM	restaurants and businesses
QueenBee 10/29/2025 03:47 PM	Christiaan’s Hair Salon, Falkas Dept. Store for shoe repairs, and This One Place.
semear 10/30/2025 12:02 AM	Restaurant and first Friday
bird 10/30/2025 04:09 AM	some shops, but you NEVER know when they are open
nikif48056 10/30/2025 01:05 PM	I like supporting the local businesses (Urban Grounds, Orange Cycle Creamery, One Amazing Find, Bear Haven Toys, Antique Shops, Etc.) and restaurants (Hours, Tarpon Tavern, Twisted Orange, Refined Roots).
Brveniklaw 11/01/2025 06:00 AM	Walking, events, food, but it is lacking a draw.
michaelvelez 11/19/2025 07:33 AM	Coffee spot every morning before office and restaurants
louisef	Atmosphere, Cafes, Pinellas Trail,

11/19/2025 04:50 PM

louisef
11/19/2025 04:51 PM

atmosphere, cafes, Pinellas Trail

Mandatory Question (53 response(s))
Question type: Essay Question

Q4 Is there a reason you don't visit downtown more often?

MKSiegel
8/15/2025 06:26 PM

Not enough parking

West
9/01/2025 05:58 PM

It’s marketed towards tourists with tacky gift shops, is quite expensive, and does not have much to do other than eat or shop.

Paul7749
10/16/2025 03:28 PM

Until recently other than the Sponge Docks outside of main street the town had very little to drawnpeoplebother than antiqie stores etc. The last few years has shown many more new businesses, restaurants and younger owners.

Evie
10/29/2025 04:21 PM

no

Sddiener1
10/30/2025 06:26 AM

Parking, crowded, not interested in the shopping available

kev
10/30/2025 09:07 AM

no

Mandatory Question (6 response(s))
Question type: Essay Question

Q5 What are some of the biggest challenges for property owners? How can these challenges be overcome?

Todd Unbehagen 8/25/2025 10:41 PM	Usually property owners do not understand what City Planners want, and the overall plan of the City. Then they act like they are surprised that they can't get their way. So, having community outreach programs like you do to educate developers and property owners is helpful.
BusinessOwner8299 8/26/2025 10:51 AM	Dilapidated old properties
Julie Wade 9/01/2025 05:03 PM	I have no issue

Mandatory Question (3 response(s))
Question type: Essay Question

Q7 Are there obstacles in the regulating code that make development difficult? Are there challenges other than the code?

Todd Unbehagen 8/25/2025 10:41 PM	Helping financial investors find ways to make a return on new development right now with the higher interest rate and real estate market. So, increasing density is a must for both tenants, owners and investors.
BusinessOwner8299 8/26/2025 10:51 AM	Code should remove parking minimums
Julie Wade 9/01/2025 05:03 PM	Not for me

Mandatory Question (3 response(s))
Question type: Essay Question

Q9 What incentives would make development within Downtown Tarpon Springs easier?

Todd Unbehagen
8/25/2025 10:41 PM

Lowering impact fees, speeding up the permit process (automation, etc.), lower thresholds for modernizing buildings to make it quicker but still safe (meaning speeding up decisions at the City level of 'yes' or 'no' -- Impact fee reduction or deferrals. Tax abatements or TIF (Tax Increment Financing...temporarily reducing property taxes on new developments, Permit Fee Waivers or Discounts, Grants or even low interest rate loans for redevelopment. Expedited permit review, concurrent reviews (running code, zoning and environmental reviews in parallel instead of concurrent, pre approved plans/standard templates, allowing developers to choose from city-approved designs to cut review time, A 'one stop shop' development office... a centralized division where developers can handle all permits, zoning questions and approvals all in one place -- especially for downtown development. These are some common ideas and thoughts to focus on for downtown to really stimulate development within certain areas of downtown. Also, parking garages etc to bring people in more to the area...and advertising the parking garages (seriously). "Welcome to Downtown Tarpon where we have plenty of free parking" -- Seriously. People care that much about that. Hyde Park would not be Hyde Park without their parking garages for example (and their High New Worth Residents...but that's besides the point). People go there as they know they won't be stressed to find parking vs. downtown St. Pete or many other areas for example. People in general are that lazy and care that much. LOL

BusinessOwner8299
8/26/2025 10:51 AM

Credit for jobs created

Julie Wade
9/01/2025 05:03 PM

Forgot to mention this on 8/28 and I think it’s VERY important. A free shuttle (maybe electric, maybe bikes “taxis” like the beach, that constantly circles from the docks to downtown. Park once, visit everywhere.

Mandatory Question (3 response(s))
Question type: Essay Question

Q11 What are the biggest challenges for existing and future businesses in Downtown Tarpon Springs? How can these challenges be overcome?

Dan Jenkin

We need more parking. Most of our customers are retired or parents

8/12/2025 10:28 AM	with kids. These people look for convenient parking.
Atticus 8/25/2025 01:16 PM	Tourism is fading away quickly. No entertainment to keep them or draw them in daily expect for 4 times a year, parking coasts too much on the Sponge Docks, no hotels to stay in.
AncloteBrew 8/25/2025 07:41 PM	Our interest is in the Sponge Docks. Challenges we face: Street flooding after normal amount of rain. Lack of free parking. Street peddling by several businesses chases off would-be customers. Poorly marked crosswalks. Many run down or abandoned business buildings. Lack of monthly events. Many businesses close early which limits visitation of our local residents. Loss of previously proposed hotel which would have brought more visitors that would walk the docks rather than visitors that drive in and out daily.
Tommy997 8/25/2025 08:10 PM	The Sponge Docks is an anchor on the Tarpon economy. It is old, dilapidated and straight out of 1940. It is the reason only 3 months are worth a damn and 9 months suck. Millennials in the Bay area view Tarpon as "Greek Food, Sponges and Old People". Update the Sponge Docks to the 2000's and someone please fix the broken down Pappas building that is an eye soar. Market downtown separately as a hip place to go...downtown needs to run away from Tarpon Springs reputation at this point. Oh...and get rid of that homeless light house on Pinellas that attracts all the homeless.
Pirate Sean 8/27/2025 07:10 AM	Personally I think there is an over emphasis on the downtown area. I think it looks great already and has plenty of of planned events to attract visitors and locals. The Sponge Docks, especially the main entrance needs more attractive and a more inviting presentation starting from Pinellas ave.
bigewolf 9/03/2025 08:03 AM	inadequate parking - Need to consider all options for the parking garage. i propose using the current footprint of the library. provide temp location for the library. then build a 4 story parking garage with a state of the art library perched on the top that has an observation deck that looks out over the Gulf. it will become the "Panicle of Pinellas" a legitimate attraction and beacon for the county, the state, and most importantly the city. "Nestled along the Gulf of Mexico, this incredible new library is a architectural marvel. Its giant, sprawling atrium ceilings soar to breathtaking heights, bathed in natural light from expansive glass walls that frame stunning ocean views. The central observation deck, perched elegantly above, offers a panoramic vista of the coastline, blending serenity with inspiration.

Shelves of books stretch endlessly, complemented by modern study nooks and lush indoor greenery. The design fuses cutting-edge technology with timeless elegance, creating a haven for knowledge seekers. This library stands as a beacon of culture, inviting all to explore its vast resources against the Gulf's tranquil backdrop."

Mandatory Question (6 response(s))
Question type: Essay Question

Q12 What type of support is needed for the business community?

Dan Jenkin
8/12/2025 10:28 AM

Partnering in marketing and advertising efforts

Atticus
8/25/2025 01:16 PM

A city council who cares more about the growth and longevity as we preserve the history. History is ever changing that needs to be accepted. Tourism will keep this town alive with businesses who flourish rather than the large turnover it's seen over the last few years. We have So much Greek culture here use it! It's upto the city not the residents! It's actually disheartening beyond belief to see a golf course club house be budgeted for a 4 million dollar project but the tourism is given a budget if 127k. A project that does nothing to support the city's growth gets 4 million dollar budget. I would consider that a gross mis allocation of public funding!

AncloteBrew
8/25/2025 07:41 PM

Remedy challenges listed in question 2 Create a "wet zone" on Dodecanese, Athens, Hope, and areas near the round about. Visitors constantly ask if they can walk with their alcohol drinks to shop the stores on the docks.

Tommy997
8/25/2025 08:10 PM

Breweries, Restaurants, Bars, Cafes, Thrift Shops.

Pirate Sean
8/27/2025 07:10 AM

Advertising that is inclusive promoting of all small businesses and attractions throughout Pinellas Ave, social media and tourist agencies. Dodecanese is a boiling sauna in the summer months with little to no shade on the main drag. More trees and triangular sail shades overhead wouldn't be an attractive relief for everyone. I also propose more variety of street entertainment like magicians, jugglers, and mascots for tourists to take pictures with.

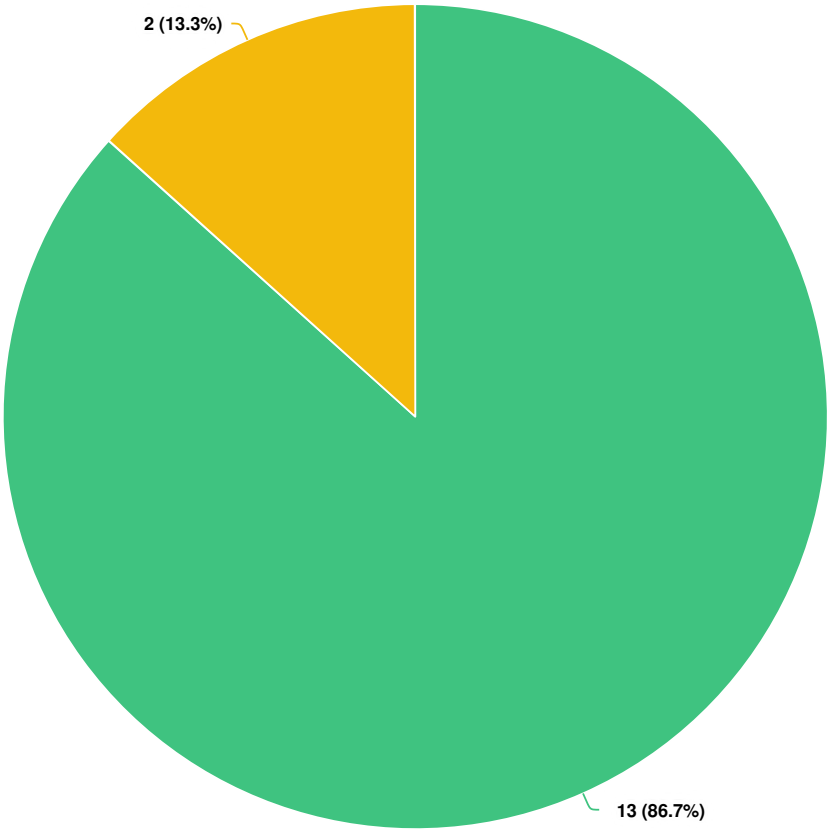
bigewolf

Listen to the business owners... Make Tarpon the easiest place to do

9/03/2025 08:03 AM	business. Entice all to want to do business in our city. Tarpon is too concerned with growth by committee. Permitting moves at a snails pace, and non business input is weighted heavier than the mission to see this city blossom. From Hotels to residential housing the city continues to be complacent regarding actionable moves that move the needle. the parking garage is a perfect example. Look at how long it has been being discussed even when it is identified as the top priority second only to water mitigation.

Mandatory Question (6 response(s))
Question type: Essay Question

Q13 Do you visit downtown often?



Question options

Yes No

Mandatory Question (15 response(s))
Question type: Radio Button Question

Q14 What attracts you to visit Downtown Tarpon Springs (i.e. a specific business, atmosphere, shopping, restaurants)?

Johnnyfruits 8/25/2025 09:58 AM	Greek town and the feel walking on the Blvd. Especially Saint Nicholas Greek Orthodox Church and all its grandeur, the Greek Orthodox Ephinay event in January is a once-a-year event that can't be missed, and all the wonderful business on little Athens are a treasury
Cynduhrella 8/25/2025 12:59 PM	Food
Jessica75 8/25/2025 06:44 PM	Shopping and restaurants
Linda 8/26/2025 04:00 AM	Anclote Brew, the atmosphere, the shops
PR 8/26/2025 05:33 AM	all the above
Sponger69 8/26/2025 09:34 AM	Restaurants
Sponger69 8/26/2025 09:39 AM	Restaurants
Miki 8/26/2025 11:44 AM	Coffee shops bakeries
Jubi 8/26/2025 02:29 PM	Restaurants, culture, shopping
Zald12 8/28/2025 01:34 PM	Atmosphere, history, restaurants
jvanloo 10/03/2025 06:52 AM	sSA
SharonLandrum 10/16/2025 11:25 AM	Urban grounds, One Amazing Find, Sweetwood bakery, Refined roots, we always take guest downtown to visit all the unique shops

and eateries, easy to walk, especially with flashing crosswalks now.
More Public restrooms would be nice!

wjbradleyjr
11/19/2025 04:48 PM

Butcher, coffee, restaurants, barber

Mandatory Question (13 response(s))
Question type: Essay Question

Q15 Is there a reason you don't visit downtown more often?

Sotacky
8/26/2025 05:20 AM

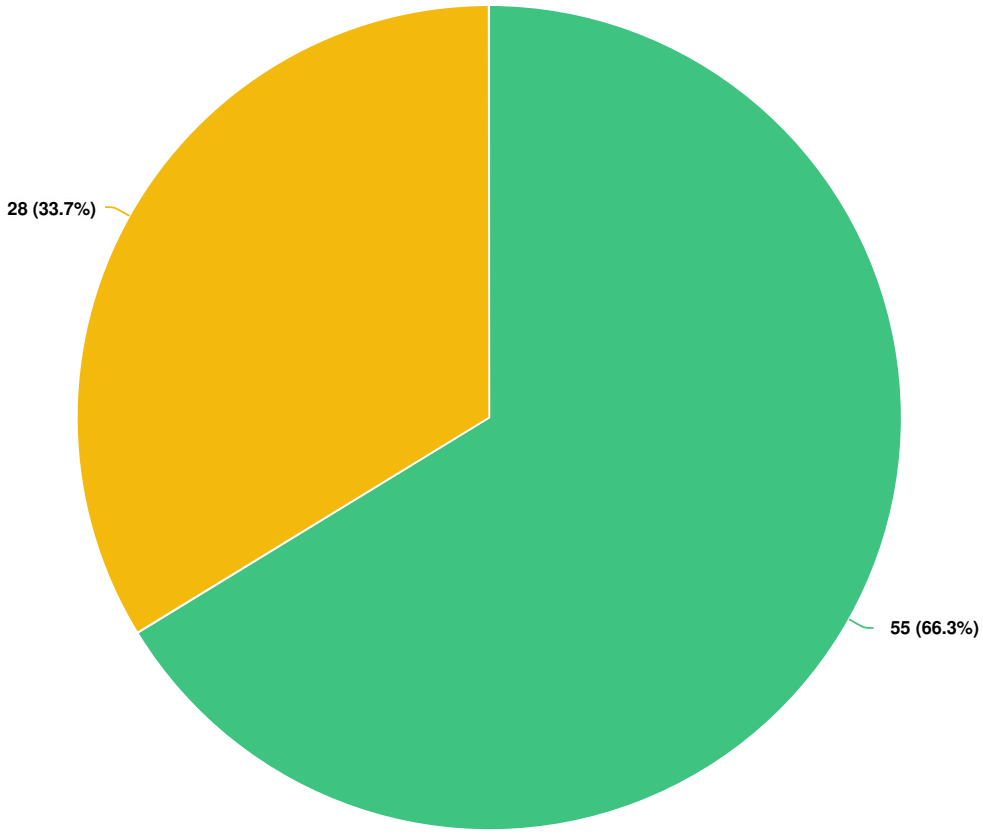
It is confusing, tacky, weird people hang out there, overpriced and has lost its historical charm. Feels like a burnt out Little Italy.

Dawna
9/03/2025 10:08 AM

Not very interesting.

Optional question (2 response(s), 81 skipped)
Question type: Essay Question

Q16 Do you favor the city spending money on:



Question options

- One or a few major projects (such as stormwater and utility improvements, property purchases, or a major road project).
- Multiple smaller projects (such as landscaping, street furniture, signage and banners).

Mandatory Question (83 response(s))
Question type: Radio Button Question

Q17 What types of businesses would you like to see in the area?

michaelvelez 8/04/2025 12:03 PM	Sit down full service restaurants, things that would bring families together down town
duncan.h 8/05/2025 01:45 PM	Hotels and apartments. Tarpon Springs seems to struggle and compete with Dunedin for tourism and many time we are beaten out by their ample hotels and rentals.
gfrantzis 8/06/2025 04:46 PM	The ones we already have. Let’s get back to your answer options above. Street furniture? Banners? We have more than enough benches (street furniture 😁), and business owners can buy their own banners. We don’t need any more clutter. It’s tacky.
Dan Jenkin 8/12/2025 10:28 AM	Drug store, sushi, Asian restaurant, fewer consignment and more small grocery/grocery
Amber 8/13/2025 12:03 PM	Bagel shop, smoothie/juice/salad/sandwich deli shop.
PB&J 8/15/2025 06:22 AM	More restaurants and breweries. The other shops have touristy junk that I would never buy.
Nbannon 8/15/2025 06:44 AM	Home goods,
ronjwil1 8/15/2025 06:55 AM	Restaurants, bars, coffee shops, art galleries, retail shops
Bsenn2 8/15/2025 07:09 AM	Plant (house and outdoor plants) , independent restaurants, and home decor.
camchesapeake 8/15/2025 07:38 AM	More diverse restaurants. More clothing shops. Movie theatre.
Debbie-McKinney 8/15/2025 08:43 AM	not sure what is missing...

MKSiegel 8/15/2025 06:26 PM	Restaurants
Susrose 8/16/2025 05:17 AM	breakfast, lunch places
RobertRockelein 8/16/2025 06:58 AM	More street events hosted by local businesses or organizations
LPer650 8/17/2025 03:47 AM	This is difficult to answer when so many businesses are already failing. I would like to see more entertainment venues and businesses that focus on a group of people with common interests. Businesses that bring people to our town to stay (local hotel) and parking must be prioritized to support the others.
RobertRockelein 8/19/2025 07:31 AM	not yet determined
Krgpsman 8/21/2025 12:50 PM	More restaurants
theresab 8/21/2025 04:51 PM	Gluten free bakery, yoga studio,
Fla0ranges 8/21/2025 07:57 PM	Less commercial (e.g., chains) and more local businesses. It would be nice to have diversity in restaurant options. Something that would attract more of the locals and make ir feel like we are valued just as much as a tourist.
ConcernedCitizen991 8/22/2025 08:07 AM	I would like to see any businesses that will hire local workers and pay a true livable wage. In our current economy this is an issue for our community. People who live here must be able to be afford to live here and provide for themselves and families (if they have one). If they are given a tax break to bring their businesses here there can be mandates on them for wages and percentages on how many local workers they must hire. These mandates should be SERIOUSLY considered if before any tax breaks are given to businesses moving their business in our area.
sloper 8/22/2025 09:47 AM	Independent businesses!

sloper 8/22/2025 01:17 PM	Independent Retail & Restaurants. No empty stores (I have lived in Tarpon Springs for 7 years; the Tarapani store has been closed the whole time. Kind of an eye sore at this point when something vibrant could be there...also the orthopedic store is kind of bummer as well.not an exciting downtown storefront)
Chiefrhw 8/25/2025 08:23 AM	Local crafts
Chiefrhw 8/25/2025 08:28 AM	Locally owned.
Johnnyfruits 8/25/2025 09:58 AM	stormwater is a must due to the heavy rains that tarpon gets
Cynduhrella 8/25/2025 12:59 PM	Hotels
Atticus 8/25/2025 01:16 PM	Entertainment. Street walkers, crocodile shows, celebrity artist concerts. Hotel and lodging.
Jessica75 8/25/2025 06:44 PM	Walking downtown is fun, going in and out of shops. Keep adding stores for clothes, gifts, ice cream...
AncloteBrew 8/25/2025 07:41 PM	On the Sponge Docks: Hotel, arcade, etc. In other words, more variety.
Tommy997 8/25/2025 08:10 PM	Breweries, bars, cafes, restaurants
Moknowz 8/25/2025 08:58 PM	Would like to see any business that draws people to the area. We have so much space on Pinellas Ave unoccupied it is depressing. We are going on 4+ years to see the Catania Restaurant opened.
Todd Unbehagen 8/25/2025 10:41 PM	Small affordable housing. Lease to own for the young professional, or just more affordable and smaller rents, but nice...to also go with a nightlife where the streets don't shut down at 9 pm (not saying it has to be a college town, but really?) I don't even go out, but if I was younger, I would want an area where there were places to go a bit later than 9 pm. Boutique stores for healthy folks and artisans alike, social areas that make you want to go out. Tarpon has alot of this

	already....just needs the housing and people. Demand increases, hours increase...probably more city marketing. A good show venue might be good for comedy shows and small concerts. A solid museum of some sort. These would be huge. This takes more downtown area housing, small homes, small townhomes, condos and 'nice' apartments where the town area and Spring Bayou are walkable and promoted as such. E scooters maybe? not a big deal, but a thought. Places to be and sit, music playing from bars in certain places (or at least inside of them). Still keeping the tourist and family vibe a bit. Basically, marry a small version of St. Pete vibes w/ Dunedin vibes. When they have a baby that is more 'historic' then that should be Downtown Tarpon Springs. Or, something like that. Where are all the 25-40 year olds walking their Chihuahua's wearing their lululemon pants? ... when you seem more of that, then you know. I've seen that turnover in Downtown Tampa, St. Pete, Dunedin, Safety Harbor, S. Tampa, Hyde Park (and EVEN a bit in NPR). LOL Tarpon is about due.
Tracy.Czarny 8/26/2025 02:16 AM	Help the sponge docks
Linda 8/26/2025 04:00 AM	I do not want to see much change. I love the current atmosphere and vibe and bring visitors there so they can experience it. High rise or modern changes would ruin the Tarpon Springs we love.
Sotacky 8/26/2025 05:20 AM	Family and tourist friendly eating. Less souvenir junk shops. Fresh seafood and boating. Keep the festivals to a minimum, they just junk up and bring in rough crowds. A small boutique spa, condo or boat club would fit nicely where the forever vacant Papa's used to be. Definitely needs new blood but the ability to respect the historical charm without being kitschy.
PR 8/26/2025 05:33 AM	all of the businesses I like are already there
Justcallmekelso 8/26/2025 06:13 AM	Local family owned.
NorthTarponResident 8/26/2025 08:50 AM	Child friendly restaurants with open play areas (like Sponge City Brewing, but an actual restaurant with more food selections)
Sponger69 8/26/2025 09:34 AM	1. Heritage & Cultural Retail Authentic Greek Imports → olive oils, wines, cheeses, handmade ceramics, textiles, traditional clothing (like

Tarpon's sister-city partnerships in Greece). Sponge & Sea-Themed Boutique → expand beyond raw sponges to luxury bath products, eco-friendly skincare, candles, and ocean-inspired decor. Greek Music & Book Shop → instruments (bouzouki, hand drums), Greek literature, children's bilingual books, history guides. 2. Youth-Oriented & Trendy Retail Local Maker Collective → rotating stalls for young artists, jewelers, and fashion designers (like Indie Flea in St. Pete). Streetwear / Surf Shop Hybrid → Tarpon-branded tees, skateboards, paddleboards, with designs by local youth. Vinyl, Coffee & Culture Shop → record store + café + small performance stage, modeled after Tampa's Microgroove. 3. Food & Culinary Retail Greek Food Market → bakery, deli, and packaged Greek goods (cheeses, olives, spices, sweets). Craft Food Retailers → honey, jams, kombucha, hot sauces, locally roasted coffee. Cooking Supply & Spice Shop → specialty Greek and Mediterranean cooking items, with in-store demos. 4. Experience-Based Retail DIY Sponge Craft Studio → where visitors (especially kids) can make sponge art, soap, or paint-your-own ceramic plates. Escape Room / AR Adventure Storefront → sponge diver–themed puzzle games for families and youth. Marine Eco Shop → aquariums, educational kits, sustainable ocean products — tying to sponge history & conservation. 5. Anchor & Community-Oriented Retail Farmers + Fish Market Hybrid → weekly market highlighting local seafood, produce, and youth vendors. Wellness & Lifestyle Retail → yoga studio, Greek herbal apothecary, or salt therapy spa using local sponges. Bookstore / Community Hub → a gathering space with Greek authors, youth open mics, and local writers' showcases.

Sponger69
8/26/2025 09:39 AM

Ideas for 10 Dodecense blvd at the docks: 1. Heritage & Cultural Hub Sponge Diving Heritage Museum + Event Hall Expand beyond existing exhibits with immersive VR sponge diving experiences, cultural displays, and rotating Greek art shows. Add a multipurpose event space upstairs for Greek dance nights, community banquets, and festivals. Modeled after the Greek American Museum in Tarpon Springs' sister cities abroad. 2. Youth & Innovation Center Entrepreneurship Incubator Partner with Pinellas County Schools, St. Pete College, and USF to house a youth entrepreneurship lab for startups in tourism, marine science, food, and the arts. Provide subsidized retail stalls for young local makers and chefs. Teen & College Cultural Hangout Create a safe, attractive spot with coffee bar, music lounge, digital media lab, and performance stage, similar to Gainesville's Bo Diddley Plaza concept but indoors. 3. Food & Beverage Destination Greek Culinary Market Hall (like Armature Works in Tampa or St. Pete's EDGE Collective): Food stalls with Greek classics, sponge-diver family recipes, and modern Greek fusion. Cooking classes and youth-led culinary programs. Outdoor seating overlooking the Docks to encourage waterfront dining. Craft

	Brewery / Distillery with Greek Flair Create a Greek-style microbrewery, ouzo distillery, or kombucha taproom, drawing younger crowds while respecting heritage branding. 4. Lodging & Hospitality Boutique Hotel with Cultural Immersion Convert upper floors into Greek-inspired boutique hotel rooms. Guests get bundled experiences: sponge diving tours, cooking classes, and Greek festival tickets. A modern twist on traditional Greek guesthouses. Student & Cultural Exchange Hostel Affordable lodging for youth travel groups, interns, and international visitors. Encourage cultural exchange through events, music nights, and culinary workshops. 5. Mixed-Use Community Anchor Ground Floor: food hall + shops + heritage museum. Second Floor: youth innovation hub + art studios + event venue. Upper Floors: boutique hotel or co-living space for artists and visiting scholars. Rooftop: open-air café, performance space, or solar-powered garden overlooking the Docks. Why This Works Draws youth: by giving them performance, startup, and cultural spaces. Boosts tourism: a unique “Greek + Florida” cultural center would differentiate Tarpon Springs from Clearwater/St. Pete. Fixes blight: turns an eyesore into an anchor destination. Encourages year-round activity: not just seasonal tourism, but steady local engagement.
cmcquade17 8/26/2025 10:12 AM	Cocoris Park development, that whole corridor has unlimited potential but right now is a huge eye sore.
Merosi 8/26/2025 10:48 AM	Kids/family activities and walkable streets
BusinessOwner8299 8/26/2025 10:51 AM	Medical, health and wellness, sit down restaurants, hotels
Miki 8/26/2025 11:44 AM	Health foods stores seed oil free spots
Chris Poulos 8/26/2025 01:03 PM	Small Locally owned businesses, shops, cafes. restaurants
GHahn 8/26/2025 01:42 PM	I think we need more businesses that are able to attract younger people to Tarpon -- the 30 and 40s year olds.
Jubi 8/26/2025 02:29 PM	unsure
Pirate Sean	No comment

8/27/2025 07:10 AM	
ThatGirl68 8/27/2025 06:08 PM	Boutique clothing; casual upscale drinks/dining
Rachel S 8/28/2025 06:43 AM	More nightlife, casual restaurants and green spaces for kids to play
JACKSPIRK 8/28/2025 07:50 AM	Stormwater projects primarily landscaping and beautifying projects secondary
MThompson 8/28/2025 07:51 AM	Clothing retailers (mid-high end), smaller grocers like Trader Joe's, Aldi, etc.
FLR 8/28/2025 11:44 AM	We need more restaurants and bars. Open container restrictions should be changed to allow people who purchase drinks in one of our local breweries or bars to be able to walk to the next location while drinking. We don't want people sitting on the sidewalks with coolers of beer, but we do want to encourage people to come and enjoy one of the multiple establishments in the area that have succeeded, though most fail because they are too spread apart. People like to spend the evenings, walking and checking out more than one establishment. This would increase foot traffic and allow some of the businesses who provide antiques artwork clothing, boutiques to stay open later which would encourage additional foot traffic and greater prosperity, for those who invest in these types of businesses. Also, would like to see some family, friendly entertainment venues in the area, we used to have a bowling alley. We have not seen any miniature golf courses or new movie theaters or other family friendly entertainment venues come into the area in many many years.
Zald12 8/28/2025 01:34 PM	Add some kid friendly area that MESH with the historic area and flows well with it
Delaney v 8/29/2025 05:40 AM	More coffee shops and hangout spaces for young adults/teens.
kidrugby 8/29/2025 07:56 PM	Ones that don't attract homeless people. Any effort to rebrand TS will fail otherwise. God bless the Shepherd's Center, but you will never build a vibrant downtown with throngs of homeless people on every street corner, park, etc

Julie Wade 9/01/2025 05:03 PM	Business incubator for graduates of our culinary program.
West 9/01/2025 05:58 PM	Instead of only retail and restaurants, I would enjoy some businesses that are experience-related. For example, craft studios, an art house cinema, or a comedy club?
bigewolf 9/03/2025 08:03 AM	small retailers, family oriented. ones that are open for evenings for the community and families to patronize. this is also a loaded question as there is a difference between what business models we would like to see in Tarpon Springs, and what would we like to see on the main two retail streets. the face of the city are the two retail streets and that likely needs to be relegated to business that are open on a regular basis and solidify patrons to frequent these business as repeat customers.
Dawna 9/03/2025 10:08 AM	Boutique, thrift, arts and crafts, real estate with street side photos, antiques, local arts.
jvanloo 10/03/2025 06:52 AM	SCAS
RM23 10/16/2025 08:40 AM	I would like to see any and all businesses in the area that are people friendly to locals, visitors, and tourists, and, have performed pro-active and in-depth 'good-fit' and sustainability studies to ensure growth and longevity of TS as a community.
metoo413 10/16/2025 09:25 AM	A hotel for out of town visitors, a fabric/ quilt store, a good bakery for cakes.
IndyTampa 10/16/2025 10:18 AM	The hotel that was recently approved is 100% exactly what I was looking for. Shocked it's moving along. We have so many great restaurants/bars shops that other than a hotel I'm not really sure. Let's encourage the current businesses to improve and for the city to beautify Alt 19 and Tarpon Ave./Orange Street. P.S. I wish someone could push for the Tarapani store to be open or sell it to someone that would actually utilize it for everyone's benefit. Seems like a museum that's never open.
SharonLandrum 10/16/2025 11:25 AM	we would love a small hotel (as proposed) as we host lots of fam & friends during the year. Seafood eatery, a greek restaurant such a

	Limani.
gotarpon 10/16/2025 03:05 PM	Boutique Hotel like the one planned between Acropolis and Two Sisters: but absolutely one for the city owned property near bayou on West Tarpon
Paul7749 10/16/2025 03:28 PM	New restaurants, tech companies and home related service companies.
michaelvelez 10/18/2025 04:21 AM	New product stores NOT USED stuff stores
PraiseTeam 10/19/2025 01:21 PM	Clothing store mens, womens or childrens, Locals farm to table Market, toy store, specialty stores like a butcher shop.
MariB 10/23/2025 05:57 PM	More coffee shops, improving the look of down town, buildings need a face lift, antique shops look cheap and dirty
Laura 10/27/2025 08:47 AM	Opportunity for community gathering and visitor traffic driver such as Armature Works /St Roch Market (new Orleans)/Ponce City Market (Atlanta)that promote arts/entrepreneurship/ creative business opportunities
QueenBee 10/29/2025 03:47 PM	Unique clothing, luncheon restaurants,
Evie 10/29/2025 04:21 PM	Craft, Business Coaching, artists
semear 10/30/2025 12:02 AM	I would like to see some of the buildings sitting empty be sold and used for a variety of purposes
bird 10/30/2025 04:09 AM	any business that has regualr hours, does not close in 6 months and is varied. Half the town, the stores are closed. Not enough places to eat. The town is so empty and quiet due to not enough to draw people in
Sddiener1 10/30/2025 06:26 AM	Pet store cafe, fresh bakery with a variety of breads not just special cuisine. Entertainment shows weekly, comedy, music, etc

kev 10/30/2025 09:07 AM	Restaurants that serve other than gyros
nikif48056 10/30/2025 01:05 PM	Any and all small businesses locally owned and operated. Anything that will succeed and fits with the local atmosphere.
Brveniklaw 11/01/2025 06:00 AM	We need to connect down town and spong docks, better side walks and encourage cleaner look, with more businesses. Encourage more high density homes, family draw. You can preserve heritage but yet still promote growth. Horrible job in managing image and promoting growth.
michaelvelez 11/19/2025 07:33 AM	business owners that are willing to gut and remodel the store inside and sell new products, selling old/used stuff is a time of the past
wjbradleyjr 11/19/2025 04:48 PM	More clothing options on top of the current mix
louisef 11/19/2025 04:50 PM	Privately owned businesses, no chains downtown
louisef 11/19/2025 04:51 PM	Privately owned, no chains

Mandatory Question (83 response(s))
Question type: Essay Question

Tarpon Springs Gap Analysis

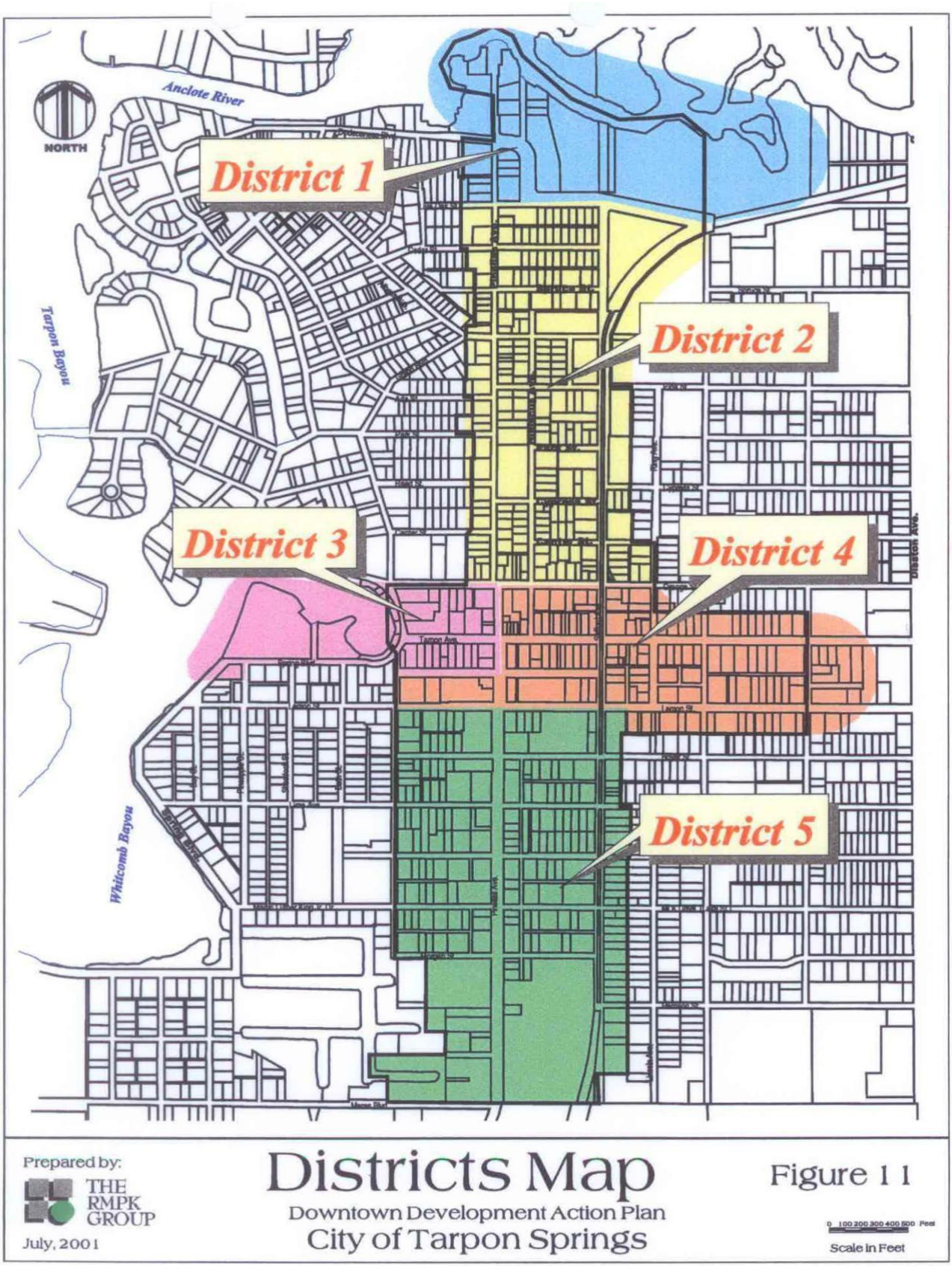
The goal of the Gap Analysis is to understand what the 2001 CRA Master Plan identified as areas for improvement and where Community Redevelopment Area (CRA) and/or City efforts will be centered. Understanding the elements that have been in need of improvement for a long time helps the City and CRA recognize what challenges continue to persist and what areas once identified as issues, may no longer be relevant. This Gap Analysis identifies those CRA Master Plan objectives and projects that have been completed, have not yet been completed but remain relevant, or are not yet completed and are no longer relevant.

Evaluation of Downtown Plan Objectives

The Gap Analysis will focus on assessing the status of objectives identified in the 2001 CRA Master Plan. It is important to note that several other planning documents and reports exist within the same geographic context. These other plans also provide goals and action items, some of which overlap those of the CRA Master Plan. Evaluating only the 2001 CRA Master Plan's objectives allows the City and CRA staff to stay focused on actionable objectives that have been long-standing and can be measured over time. The following table gives a status about whether or not the objectives in the 2001 CRA Master Plan have been completed, partially completed, or not completed. If not completed, it is noted whether it is due to the objective no longer being relevant, or if City and CRA efforts still need to focus on this area of improvement.

As discussed in the conclusions, assessing this alignment is critical due to the extensive number of objectives outlined across the various plans governing the CRA and Downtown area. By identifying which objectives have already received focus and funding, this analysis helps reinforce the importance of maintaining strategic priorities, rather than dispersing limited resources across too many goals. Additionally, the table provides an opportunity for the City and CRA to evaluate which objectives have been sufficiently addressed and which remain underprioritized, guiding future decisions about where renewed or increased attention may be warranted.

A map of the Districts established by the 2001 CRA Master Plan is provided below to help orient where efforts have been focused.


Anclote River
NORTH
District 1
District 2
District 3
District 4
District 5
Tarpon Bayou
Whitcomb Bayou
Tarpon Ave.
Prepared by:
THE RMPK GROUP
July, 2001
Districts Map
Downtown Development Action Plan
City of Tarpon Springs
Figure 11
0 100 200 300 400 800 Feet
Scale in Feet

2

2001 CRA Master Plan Project Recommendation	Status	Explanation of Status
Anclote Waterfront – District 1		
1A – Waterfront Hotel/Conference Center/Entertainment Complex	Incomplete, Not Relevant	Property has been redeveloped with townhomes and municipal recreation facilities.
1B – Ecotourism Center/Pinellas Trail Trailhead	Incomplete, Not Relevant	Townhomes and recreational corridor constructed in this area. Recreational corridor has picnic areas, restrooms, drinking fountains to make a nice rest stop for trail users.
1C – Sponge Docks Tourist Center with Parking	Complete	Chamber of Commerce Visitor's Center located at the City Marina on City-owned property.
1D – Northern Gateway	Incomplete, Relevant	Discussions of design and location of gateway signage have been conducted over the years. The current CRA Master Plan review is set to include gateway signage. Discussion with property owners regarding redevelopment of the east/west sides of Dodecanese at the bridge is also ongoing.
North Pinellas Avenue and North Safford Avenue – District 2		
2A- North Pinellas Roadway Improvements	Complete	Streetscape improvements including tree plantings, decorative street signs, and brick sidewalk construction have been completed. The narrow roadway and lack of right-of-way continues to be a challenge. Obtaining agreements from property owners and relocating utilities are projects yet to be completed to fulfill this goal.
2B – Youth Center	Partially Complete	Saint Nicholas Community Center & Banquet Hall has been constructed at the identified site.
2C – Hibiscus Walk – Live/Work Artist Community	Incomplete, Relevant	The CRA is still interested in pursuing this project. A retail business and bar-restaurant have opened which helps encourage the live/work vision.

Spring Bayou – District 3		
3A – Bayou District Historic Accommodations	Partially Complete, Relevant	Streetscape enhancements for Tarpon Ave and Spring Boulevard completed and incentive for restoration of historic homes for Bed & Breakfasts. Still in pursuit of acquisition of the Tarpon Inn Motel.
3B – Spring Bayou/Craig Park	Incomplete, Relevant	The cost of the clock was approximately $30,000. In 2017-18, the CRA purchased a problematic motel just east of Craig Park and razed it for open space. In 2020, the CRA purchased adjacent parcels that housed a small building and undeveloped open park space which houses the Economic Development and CRA staff. The CRA also started a mural/historic photo grant with the first historic mural placed on the side of the building. There are ongoing community discussions on potential uses of the combined parcels. A historic replica four-faced clock tower was installed in 2021 along with a concrete plaza and landscaping within the CRA-owned property near Spring Bayou. Interest continues in acquisition/redevelopment of Tarpon Inn, an underperforming and challenging 55-room motel across from Spring Bayou.
Tarpon Avenue – District 4		
4A – The Historic downtown	Ongoing	The historic downtown has been enhanced through infill efforts with retail, entertainment, restaurants, breweries and boutiques, maintaining historic architectural standards and minimal (zero) setbacks, and encouraging second floor residential and office space. Adoption of form-based regulations (SmartCode) has enabled several

		adaptive reuse projects and provided more flexibility for downtown projects. Four incentive grants have been created to advance business retention, expansion, and attraction in the downtown. A movement to re-establish a Main Street is underway. A historic building, formerly a livery stable, is undergoing renovation into an eight-unit boutique hotel. A former public works storage yard has been cleared and is now a municipal parking lot for additional public parking.
4B – Streetscape/Traffic Calming	Ongoing	Curb extensions were installed along Tarpon Avenue and at intersections. With extensive landscaping. Mid-block crossings installed on Tarpon Ave. at Hibiscus, mid-block, and at Safford Ave. Lemon Street roadway reconstruction with stormwater improvements, improved on-street parking, landscaping, and sidewalks.
4C – Historic Central Park	Incomplete, Relevant	Currently a parking lot, planned to be returned to a park/public plaza upon the completion of a parking garage.
4D – Historic Railroad Station Museum/Tourist Center	Complete	The Railroad Station was renovated and restored and now houses the Train Depot Museum and Welcome Center.
4E – Orange Street/Downtown Parking	Complete	Surface lot at corner of Orange and Hibiscus leased by CRA for additional parking, roadway improvements with various options/costs for walkways, on-street parking scenarios and landscaping scheduled for 2026.
4F – Court Street Center Downtown Parking Structure	Incomplete, Relevant	Recommended site not yet available; ongoing discussions with owners for Public/Private partnership/purchase, etc. CRA has leased 4 private lots; considering other sites.
4G – 3-D Arts District	Incomplete, Relevant	Working through options for property acquisition.
4H – Eastern Tarpon Avenue Gateway	Incomplete, Relevant	Discussions on design and location in progress.

South Pinellas Avenue – District 5		
5A – South Pinellas Avenue	Complete	Streetscape improvements including shade trees, lighting systems, and furnishings were completed to create a more pleasant shopping environment
5B – Pinellas Trail Improvements	Ongoing	Streetscape improvements to the trail including benches and Landscaping has been installed; however, additional improvements are being pursued including additional lighting, signage, and landscape upgrades.
5C – Union Academy Business District	Incomplete, Relevant	Targeting City and County owned properties along the Pinellas Trail for a Mixed-Use development. Parcels are challenging due to low-lying features requiring fill. Reviewing form-based regulatory code for potential updates to support project.
5D – Southern Gateway	Incomplete, Relevant	Working through conflicts between varying regulating codes at Alt-19 and Meres Blvd. intersection which create issues with creating a uniform development form at entry to downtown and challenges associated with this low-lying, flood prone area, postponed until completion of this project.

Conclusions

A review of the existing CRA objectives and accomplishments reveals that a significant number of the objectives have been completed, are in progress, or are ongoing efforts. Several of the CRA objectives still remain incomplete, either due to the objective being found no longer relevant, or due to other contributing factors. In some cases, discussions are in progress, but no actions have been completed towards that objective due to property acquisition barriers or conflicts in the regulating code. In other cases, there is potentially a need for additional CRA staff to make meaningful progress towards these tasks.

The abundance of overlapping plans with varying initiatives, makes it difficult for CRA staff to consistently prioritize efforts and focus funding. With only one dedicated CRA staff member, the ability to advance multiple complex initiatives is constrained, potentially leading to extended timelines and a slower pace of implementation. It is recommended that CRA and City staff focus on building internal capacity, as well as consolidating the number of objectives from the various plans that have studied the Downtown and Sponge Docks. One primary goal of this project is to consolidate the various downtown planning efforts into a single document, in order to help make the overall CRA goals clearer, focused, and achievable.

7.11 TRANSECT ANALYSIS

City of Tarpon Springs

Transect Evaluation

Contents

Overview 3
00 General Recommendation: 4
01 Tarpon Ave (T5b) 5
1.1 Zone Consolidation 5
02 Sponge Docks (T5c + SDb + portions of SDc) 7
2.1 Zone Consolidation 7
2.2 Use & Form Recommendations 8
2.3 Primary Differences 9
2.4 Detailed Use and Form Comparison 9
03 North Corridor (T5d + IB + GB) 10
3.1 Zone Consolidation 11
3.2 Use and Form Recommendations 11
3.3 Detailed Use and Form Comparison 12
04 South Corridor (T5a + SDa) 14
4.1 Zone Consolidation 14
4.2 Use and Form Recommendations 14
4.3 Detailed Use and Form Comparison 16
05 Neighborhood Urban (T4a + T4b + WDI + RM portions and T4d) 19
5.1 Zone Consolidation 19
5.2 Use & Form Recommendations 20
5.3 Primary Differences 21

5.4 Detailed Use and Form Comparison 21
06 Neighborhood General (T4c and T4d, R60) 22
6.1 Zone Consolidation 23
6.2 Use & Form Recommendations 23
6.3 Primary Differences 24
07 Working Waterfront (SDc + WDI-A) 26
7.1 Zone Consolidation 26
7.2 Use & Form Recommendations 27
7.3 Summary of Use & Form Differences 27
08 Public Commons 28
09 Proposed Transect Zone Consolidation Map 31

Overview

This document presents a preliminary analysis of potential transect zone consolidation in Tarpon Springs. The recommendations are based on a comparison of existing land use and built form regulations in and around the Downtown and Sponge Docks area. In addition to the transects within the Community Redevelopment Area (CRA), certain zoning districts in the Greektown neighborhood are included to support improved connectivity between the Sponge Docks and Downtown. This expansion area also incorporates recommendations from the recently completed Sponge Docks and Greektown Community Placemaking plan.

The main goal of this analysis is to streamline zoning standards and promote context-sensitive development that reinforces the city's historic character and urban fabric. The following sections summarize current regulations and offer recommendations for consolidation into nine proposed zones: Tarpon Ave, Sponge Docks, North Corridor, South Corridor, Neighborhood Urban, Neighborhood General, Working Waterfront, and Public Commons.

This document is intended to be used in conjunction with the Transect Building Use Matrix, the Transect Character District Matrix, and the Proposed Transect Zone Consolidation Map. The matrices provide detailed regulatory comparisons, while the zone descriptions offer a broader planning framework.

Public Input

This is a work in progress, and we anticipate that through the public engagement process, we will gather input and feedback to further this analysis. The suggestions in this document are intended to refine the administration of the code by minimizing the number of transects/zones that exist within Downtown, the Sponge Docks and surrounding neighborhoods. A public workshop will help further determine desired regulations within each district.

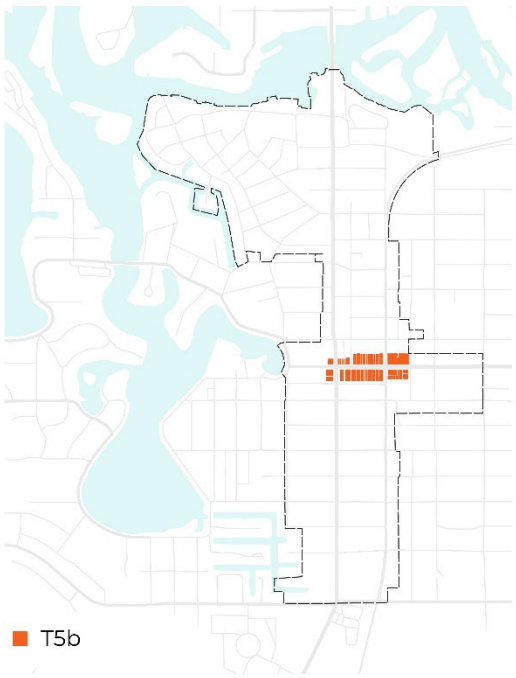
00 General Recommendation:

- Regarding the Uses Table, include a statement before the table stating that buildings that include any mix of allowed uses will be permitted.
    - Ex: Buildings or sites may include any combination of uses permitted in the zone, provided all such uses individually comply with applicable standards for the district and are designed to function compatibly on the same site.

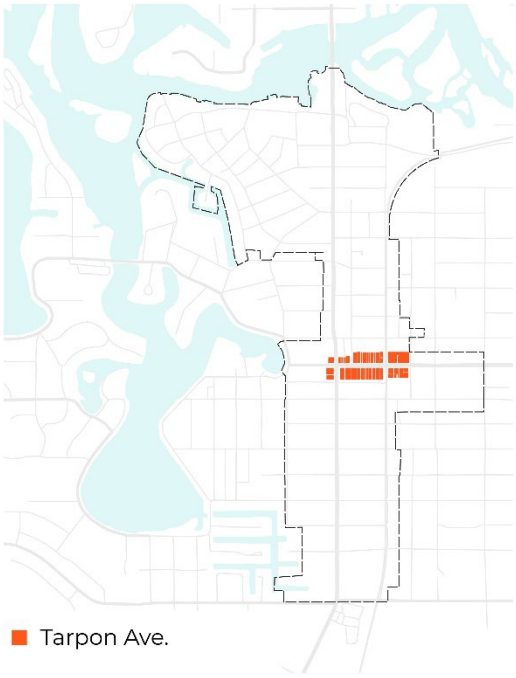
For further recommendations regarding the Use Table, see the Transect Building Use Matrix.

01 Tarpon Ave.

(T5b)



Existing Condition



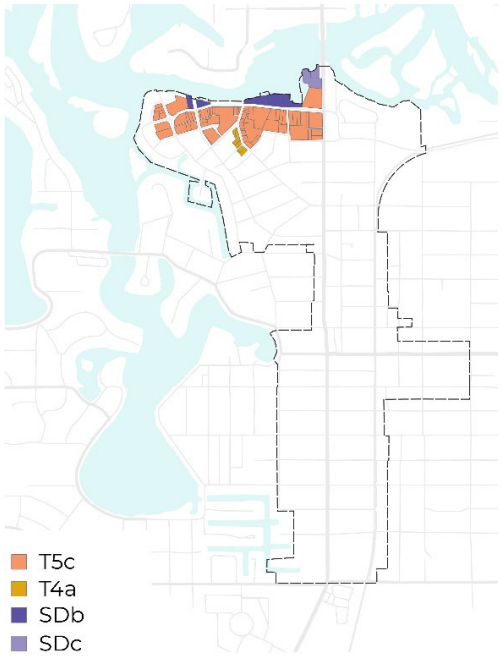
Proposed Condition

1.1 Zone Consolidation:

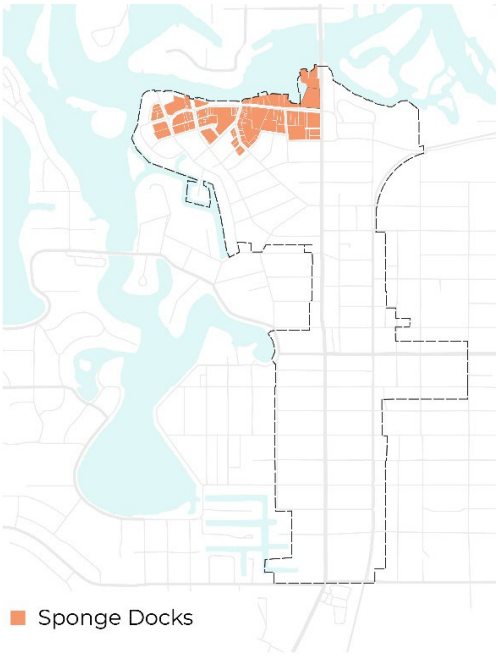
No recommended changes to this zone boundary. However, our recommended changes to the Use Table are particularly important to note here. All three types of mixed-use buildings are currently allowed in the T5b zone. We recommend maintaining this allowance but changing the definition of mixed use to a singular, unified definition that encompasses residential and any other allowed use.

02 Sponge Docks

(T5c + SDb + portions of SDc)



Existing Condition



Potential Zoning Consolidation

2.1 Zone Consolidation:

Consolidate the Dodecanese Avenue Main Street (T5c) and Marine–Tourist (SDb) transects into a unified mixed-use waterfront district that supports residential, lodging, and small-scale commercial uses, while ensuring continued public access to the waterfront.

There is currently a significant difference in allowed uses between the T5c and SDb transects; however, the SDb transect contains fewer than 15 parcels. Consolidating these transects would expand the range of permitted uses along the waterfront. As part of this consolidation, it is critical to retain the 10-foot public access easement required in the SDb transect. We recommend applying this requirement to all waterfront properties in the new zone, without exception. Additionally, the current 2-story height limit along the waterfront should be preserved, with up to 3 stories allowed elsewhere in the zone.

In addition, two adjacent parcels on North Pinellas, currently designated Marine–Industrial/Commercial (SDc), are recommended for inclusion in the Market Street zone. The existing uses are commercial and marine-related industrial. To avoid creating nonconformities and to support ongoing operations, marine-related industrial uses should be permitted as a conditional use in the new zone. This approach would allow existing businesses to continue while ensuring that future development is reviewed for compatibility with the surrounding context.

2.2 Use & Form Recommendations:

- Allow multi-family residential and lodging uses by right throughout the zone.
- Permit offices conditionally in the area.
- Permit artist studio by right.
- Retain 10 ft public waterfront easement and 2-story height limit for parcels along the waterfront.
- Instead of requiring frontage buildout standards for waterfront parcels / parcels north of Dodecanese consider:
    - Require dual frontages for waterfront parcels
    - Requiring with transparent ground-floor facades (minimum 60% transparency) on both the waterfront and street-facing sides
    - Setting mandatory open space breaks to preserve viewshed and access to the water. Ex language: For buildings located on waterfront lots, development must include open space corridors that maintain public visual and physical access to the water. These corridors shall:
        - Be provided at least once every 150 feet of linear waterfront frontage;
        - Be a minimum of 20 feet wide (clear, unobstructed);
        - Be designed as publicly accessible open space, pedestrian path, or plaza;
        - Align where possible with street ends or other significant axes.
- Standardize lot coverage and frontage buildout.
- Permit marine related commercial.
- Two-tiered Frontage Buildout Standard (for non-waterfront parcels):

- Tier 1: A minimum of 80% of the lot width along the primary street frontage must be occupied by building façades placed at or in front of the maximum setback.
- Tier 2: A minimum of 60% of the lot width must be built out with primary building façades at or in front of the maximum setback.; in exchange for the reduced buildout, certain landscaping and hardscaping criteria must be met —such as the inclusion of shade trees, decorative paving, and pedestrian amenities such as seating, fountains, or public art installations (e.g., sculptures or murals)—to ensure a high-quality, pedestrian-friendly environment.
-

- Disallow parking in front of structures and require screening of parking.

2.3 Primary Differences:

- Residential: T5c allows most types by right or conditionally (except single family); SDb allows none
- Lodging: T5c permits all lodging types; SDb does not
- Office: T5c allows conditional office use; SDb prohibits
- Marine-related commercial: Allowed in SDb; conditional in T5c
- Artists studio: Allowed in T5c; SDb prohibits
- Height: T5c allows 3 stories; SDb limits to 2
- Waterfront easement: Required in SDb; not addressed in T5c
- Frontage buildout: 95% in T5c; 90% in SDb

2.4 Detailed Use and Form Comparison

Use Differences:

- SDb does not allow any residential uses, while T5c allows most (apartment, live work, town/row house) except for single family detached. Duplex, cluster and boarding houses are conditional uses in T5c
- SDb does not allow any lodging uses, while T5c allows all (hotel, inn, B&B)
- Seasonal/short term rental is a conditional use in T5c
- SDb does not allow any office uses, while T5c has mixed use buildings, office buildings and work/live units as conditional uses
- Artists studios are not allowed in SDb, but allowed in T5c

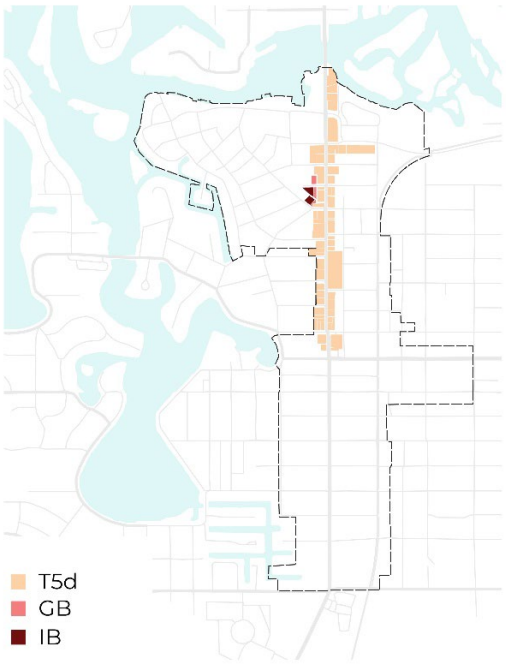
- Marine Related Commercial is a conditional in T5c, and allowed by right in SDb
- A conference center is a conditional use in T5c
- Other uses that do not match include: theater, museum, parking structure, playground, religious assembly, urban farming, community garden, shopping center, fire station, police station, trade school, childcare center, laboratory facility, wireless transmitter, warehouse, and outdoor storage

Form Differences:

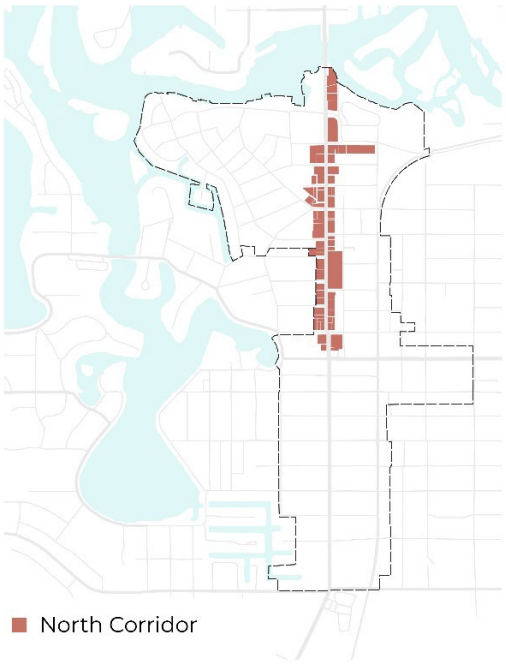
- Height: SDb has 2 floor max; T5c has a 3 floor max
- Lot Coverage: same (80%)
- Front Setbacks: same (10ft max with a gallery or arcade)
- Rear Setbacks: SDb requires a 10 foot waterfront public easement. This should remain in place if combined, could be stipulated for waterfront property
- Frontage Buildout: 90% min for SDa vs 95% min for T5c

03 North Corridor

(T5d + IB + GB)



Existing Condition



Potential Zoning Consolidation

3.1 Zone Consolidation:

The proposed new zones map merges the North Pinellas transect with a handful of parcels near the intersection of Athens St. and N. Pinellas Ave that are currently zoned Intensive Business (IB) and General Business (GB). We recommend extending the North Corridor Zone west along Athens to provide a transition from the corridor into the neighborhood and capture the existing IB and GB designated parcels (excluding the existing residential properties).

3.2 Use and Form Recommendations:

- Allow residential uses above commercial.
- Allow multifamily by right.
- Conditionally allow lodging uses.
- 3 stories max height.
- Prohibit industrial uses, including light manufacturing, warehouses, or storage.
- Permit offices, retail, and commercial uses.

- Two-tiered Frontage Buildout Standard:
    - Tier 1: A minimum of 80% of the lot width along the primary street frontage must be occupied by building façades placed at or in front of the maximum setback.
    - Tier 2: A minimum of 60% of the lot width must be built out with primary building façades at or in front of the maximum setback.; in exchange for the reduced buildout, certain landscaping and hardscaping criteria must be met —such as the inclusion of shade trees, decorative paving, and pedestrian amenities such as seating, fountains, or public art installations (e.g., sculptures or murals)—to ensure a high-quality, pedestrian-friendly environment.
- Maximum 10 ft front setback, with a requirement that the area between the front lot line and building façade be dedicated to public-facing use as a sidewalk, gallery, or arcade.
    - Coordination with FDOT Right of Way: Setback area must be designed to seamlessly extend the pedestrian realm and integrate with the adjacent FDOT sidewalk—aligning elevation, width, and materials with FDOT sidewalk standards.
- Tiered setback standard:
    - 0–5 ft setback: No additional public realm requirements.
    - >5 ft setback (up to 10 ft max): Must contribute to the public realm through:
        - Sidewalk widening (beyond FDOT minimum), or
        - Integrated stormwater planters, seating, street trees, or similar features.
- Prohibit parking in front of buildings to improve the pedestrian experience.

3.3 Detailed Use and Form Comparison:

<u>IB, T5d and GB</u>

Use Differences:

- Residential Uses: Prohibited in IB; allowed above commercial in GB; conditionally allowed in T5d.

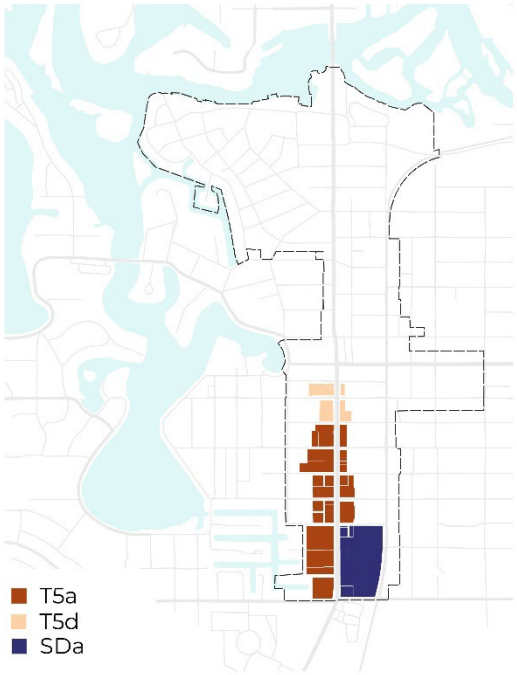
- Lodging: Prohibited in IB; hotels and lodging conditionally permitted in GB; allowed by right in T5d.
- Industrial and Storage Uses: Permitted or conditional in IB (e.g., light manufacturing, warehouses); generally prohibited in GB; prohibited in T5d.
- Automotive Uses: Permitted in IB (e.g., vehicle repair, sales); limited or not permitted in GB; conditional in T5d.

Form Differences:

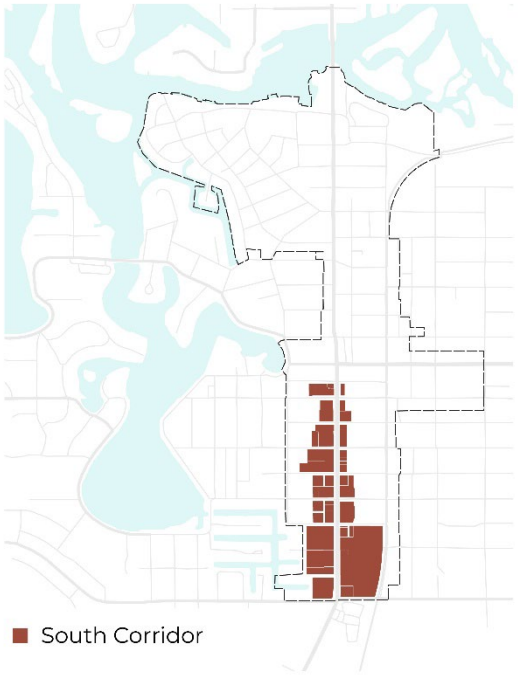
- Height:
    - IB Max height: 35 ft
    - GB Max height: 45 ft
    - T5d Max heigh: 3 floors
- Setback:
    - IB 10ft min front yard
    - GB 0 ft min front yard
    - T5d 10 ft max front setback
- Open Space
    - IB requires 15%
    - GB requires 10%.
    - T5d N/A
- Impervious Surface Ratio:
    - 0.85 in IB
    - 0.90 in GB.
    - T5d 0.85-0.9

04 South Corridor

(T5a + T5d + SDa)



Existing Condition



Potential Zoning Consolidation

4.1 Zone Consolidation:

Merging South Pinellas (T5a), South Gateway (SDa), and some North Pinellas (T5d) parcels that are south of Tarpon Ave, to provide for compatible development on either side of the Pinellas Ave, particularly in the case of the potential redevelopment of the aging suburban strip commercial development.

4.2 Use and Form Recommendations:

- Disallow mini-storage uses.
- Allow multi-family / apartments and town/row houses by right.
- Allow 3 stories by right and 4 stories by conditional use.

- Maximum 10 ft front setback, with a requirement that the area between the front lot line and building façade be dedicated to public-facing use as a sidewalk, gallery, or arcade.
    - Coordination with FDOT Right of Way: Setback area must be designed to seamlessly extend the pedestrian realm and integrate with the adjacent FDOT sidewalk—aligning elevation, width, and materials with FDOT sidewalk standards.
- Tiered setback standard:
    - 0–5 ft setback: No additional public realm requirements.
    - >5 ft setback (up to 10 ft max): Must contribute to the public realm through:
        - Sidewalk widening (beyond FDOT minimum), or
        - Integrated stormwater planters, seating, street trees, or similar features.
- Encourage incremental infill by allowing and incentivizing small, street-facing infill buildings in front of existing rear-lot structures to support walkability and incremental redevelopment.
    - New structures could be exempt from triggering additional parking requirements.
    - Current regulations for North and South Pinellas require that outbuildings be placed within 40 feet of the rear lot line. Some of the lots in the area are over 300 feet deep.
- Disallow parking in front of new buildings and encourage side or rear parking.
    - Require parking entrances to be on alleys or side streets when available.
    - Adopt a rear-access standard: “No new curb cuts allowed on the primary street for lots with alley or side street access.”
- Encourage or require shared parking.
    - Allow shared parking agreements between adjacent or nearby parcels to satisfy minimum parking requirements.
    - Require cross-access easements as a condition of site plan approval where shared parking potential exists.

- Consider transitional height standards or stepback requirements for buildings over two stories to ensure pedestrian scale development. (Ex language: All stories above the second must be set back at least 15 feet from any lot line.)
- Two-tiered Frontage Buildout Standard:
    - Tier 1: A minimum of 80% of the lot width along the primary street frontage must be occupied by building façades placed at or in front of the maximum setback.
    - Tier 2: A minimum of 60% of the lot width must be built out with primary building façades or in front of the maximum setback.; in exchange for the reduced buildout, certain landscaping and hardscaping criteria must be met —such as the inclusion of shade trees, decorative paving, and pedestrian amenities such as seating, fountains, or public art installations (e.g., sculptures or murals)—to ensure a high-quality, pedestrian-friendly environment.
- Allow live/work and work/live units by right.
- Allow community gardens by right.
- Conditionally allow light industrial and cremation facilities.

4.3 Detailed Use and Form Comparison:

Use Differences:

- Apartments are allowed by right in South Pinellas and South Gateway, conditional in North Pinellas and
- Live/work units are not allowed in South Pinellas, conditional in North Pinellas and allowed by right in South Gateway
- Work/live units are conditional use in South Pinellas and allowed by right in South Gateway and North Pinellas.
- Town/row houses are allowed in South Pinellas and South Gateway, but not allowed in North Pinellas
- Clustered houses are conditional in South Pinellas and South Gateway but not allowed in North Pinellas
- Boarding houses are not allowed in South Pinellas or South Gateway but conditional in North Pinellas

- Accessory units are conditional in South Pinellas and South Gateway, but allowed by right in North Pinellas
- Playgrounds are conditional in South Pinellas and South Gateway, but not allowed in North Pinellas
- Urban farming is conditional in South Pinellas and South Gateway, not allowed in North Pinellas
- Hospital is conditional in South Pinellas and South Gateway, not allowed in North Pinellas
- Laboratory facility, wireless transmitter, and mini storage are conditional in South Pinellas and South Gateway, but not allowed in North Pinellas
- Community garden is a conditional use in south gateway, not allowed in South Pinellas
- Light industrial and cremation facilities are conditional use in South Pinellas, not allowed in South Gateway or North Pinellas

Form Differences:

- Height: South Gateway allows up to 5 stories; South Pinellas allows 3 stories by right and 4 stories by conditional use; North Pinellas allows 3 stories max
- Lot Coverage: South Gateway is 80% max lot coverage with 95% min frontage buildout. South Pinellas and North Pinellas both have 70% max lot coverage
- Frontage Buildout Minimum: 80% for South Pinellas, 70% for North Pinellas; 95% for South Gateway
- Setbacks: 10ft max front setback with a stipulation for a gallery/arcade in South Gateway and a gallery/arcade/sidewalk in South Pinellas; 5 feet minimum for North Pinellas and 10 ft max with a sidewalk/gallery/arcade easement.

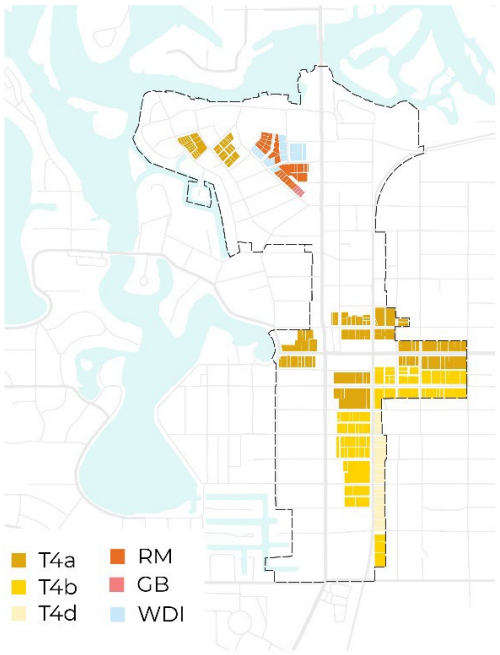
Character District-Based Regulatory Differences:

- Character Districts within this area include: South Pinellas, South Gateway and Downtown.

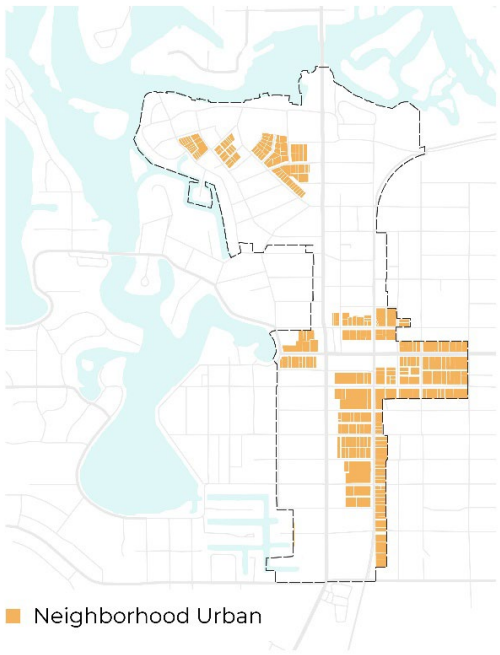
- Height: South Gateway has a 3 floor minimum and South Pinellas has a 2 floor minimum; both have max 5 floors; Downtown has a 2 floor minimum and a 4 floor maximum.
- FAR: residential FAR is larger in South Gateway than South Pinellas and Downtown (1.5 vs 1.25); all have non-res FAR of 1.0 but allow parcels fronting South Pinellas to apply existing FAR.
- Density: South Pinellas and South Gateway allow 18/24 dus/acre and Downtown allows 15 dus/acre.
- ISR: same (0.9)

05 Neighborhood Urban

(T4a + T4b + WDI + RM portions and T4d)



Existing Condition



Potential Zoning Consolidation

5.1 Zone Consolidation:

Consolidate Residential + Retail/Office (T4a), Residential + Industrial/Office (T4b), Waterfront Development (WDI), and Residential Multifamily (RM) parcels within the study area into a single Neighborhood Urban Zone to support walkable, mixed-use residential areas with moderate intensification. Although Residential District (T4d) exists within the area, it is being treated as a more intense zone based on prior public input requesting greater commercial and mixed-use opportunities, particularly along S. Safford Avenue. This new zone should act as a transitional buffer between lower-density residential and more active commercial corridors, reinforcing neighborhood vitality and local serving businesses.

In the neighborhood just south of the Sponge Docks, the triangle formed by Athens Street, North Pinellas Avenue, and W. Live Oak/Alderman/Mill Street contains parcels currently zoned Waterfront Development (WDI) and Residential Multifamily (RM). According to the property appraiser, WDI parcels in this area are used for vacant commercial, single-family residential, vacant residential, and single-building retail. The RM zone permits only residential dwellings, family care homes, emergency services, and community assembly, with no allowance for commercial or office uses—even conditionally. We recommend consolidating these parcels into the Neighborhood Urban zone to enable a broader mix of uses and streamline zoning administration.

5.2 Use & Form Recommendations:

- Permit residential (all types), office, and limited commercial uses by right to allow flexible neighborhood-scale activity.
- Allow neighborhood-scale retail and restaurants by right across the zone to encourage locally serving businesses. Develop specific performance standards (hours of operation, noise control, traffic and loading, window transparency requirements, max floor area, or limited capacity).
    - If this is too broad of an allowance, consider allowing neighborhood-scale retail and restaurants on corner lots by right, and conditionally on the interior lots to activate corners and nodes without disrupting residential character.
- Conditionally allow light industrial (industrial arts, artisanal uses) with performance standards regulating hours, noise, and waste. Ensure buffer standards adequately address visual impacts on surrounding parcels. Consider using a street-type approach to regulate location and ensure appropriate access to facilities.
- Conditionally outdoor storage and mini-storage uses, ensuring design and buffering standards prevent development that conflicts with intended neighborhood form (transparency, setback and buffer requirements).
- Set height limit at 3 stories by right and 4 stories by conditional use.
- Standardize frontage buildout at 65% min.

- Apply a front setback range of 15-20 ft maximum to reinforce a walkable streetscape, improve building-street interaction, and support active ground-floor uses.

5.3 Primary Differences:

- Residential Uses: All zones allow residential, but RM permits only low-density dwellings (single-family, two-family); WDI and T4 zones allow broader residential types
- Commercial Uses: RM prohibits commercial uses; WDI allows a mix of commercial uses including storefront retail and offices; T4a and T4b permit limited commercial and office uses
- Retail & Restaurants: Allowed by right in T4a; conditional in T4b; not permitted in RM
- Light Industrial: Allowed in WDI; not permitted in T4a or RM
- Storage Uses: Outdoor and mini-storage are conditional in WDI; conditional in T4c and prohibited in others
- Height: T4a and T4b allow 3 stories max; WDI permits up to 45 ft for most uses, 50 ft for hotels; RM allows 35 ft for single/two-family, 45 ft for multifamily and nonresidential
- Front Setbacks: T4a: 15 ft max; T4b: 25 ft max; WDI: 0 ft minimum, 15 ft max; RM: 20–25 ft minimum
- Lot Coverage: T4a = 70%; T4b = 60%; RM and WDI standards vary by use.
  Frontage Buildout: T4a and T4b = 65% min; RM and WDI not defined

5.4 Detailed Use and Form Comparison

T4a and T4b Use differences:

- Residential, lodging and office match in T4a and T4b
- Retail and restaurants are allowed by right in T4a and conditional uses in T4b
- Light industrial is allowed in T4b, and not allowed in T4a
- Outdoor storage and mini storage are conditional in T4b

T4a and T4b Form differences:

- Height: 3 story max for T4a and T4b, 4 story conditional in T4b

  - Lot Coverage: 70% in T4a and 60% in T4b
  - Front Setbacks: 15ft max in T4a; 25ft max in T4b
- Frontage buildout: 65% min in T4a and T4b

WDI and RM Form differences*:*

Height:

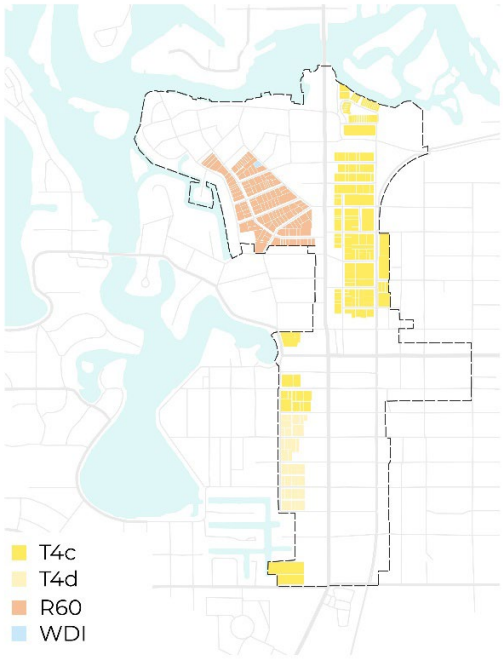
- RM: Multifamily and Nonresidential = 45 feet and Single Family and Two Family = 35 feet
- WDI: Hotels = 50 feet; Parking structures = 40 feet; All other uses = 3 stories, not to exceed 45 feet

Setback:

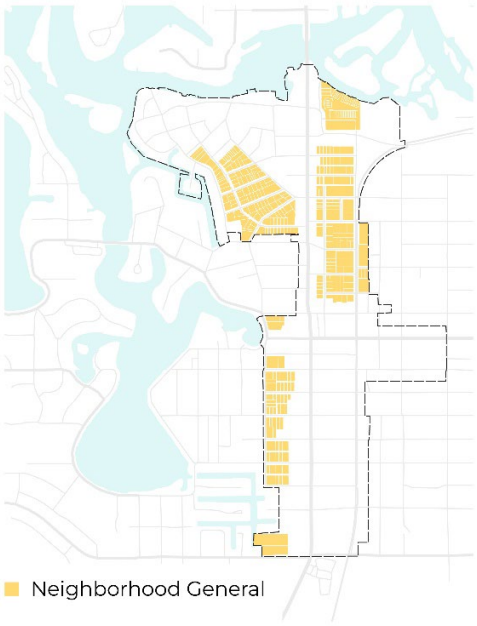
- RM: 20 feet min for single family and 25 feet minimum for multi-family (most existing single family homes within this area do not conform to this and appear to have setbacks between 5 and 20 feet with some exception)
- WDI: 0 ft minimum, 15 ft max

06 Neighborhood General

(T4c and T4d, R60 + WDI)



Existing Condition



Potential Zoning Consolidation

6.1 Zone Consolidation:

Consolidate the Residential (T4c) and Residential (T4d) transect and R-60 zoning district, and one parcel with WDI zoning into a unified Neighborhood General Zone that accommodates a mix of low- to moderate-density residential uses with limited neighborhood-scale commercial, creative, and lodging activity. This zone would reinforce the existing character of the neighborhood while allowing for incremental intensification through conditional mixed-use forms.

6.2 Use & Form Recommendations:

- Permit single-family, two-family, townhouse, and clustered housing types by right to support a range of housing options.

- Allow apartment buildings, live/work units, and lodging uses conditionally to accommodate modest density and visitor activity while managing neighborhood scale.
- Allow artist studios by right to support creative and home-based enterprises.
- Allow other retail as conditional use to ensure compatibility with residential context.
- Conditionally allow light industrial, storage, and auto-oriented uses to avoid creating non-conformities, but prevent/limit uses inconsistent with residential neighborhood goals.
- Set maximum height at 2 stories by right, 3 stories conditional to preserve compatible massing.
- Standardize frontage buildout at a minimum of 50%.
- Apply a front setback range of 10-25 ft maximum to reinforce a walkable streetscape. Buildings with setbacks over x feet, required to have a 3 ft wall or picket-style (or similar) fence.

6.3 Primary Differences:

T4c & T4d Use differences:

- T4c allows a broader range of residential building types:
    - Mixed Use Buildings, Apartment Buildings, and Live/Work Units are permitted in T4c but only conditional in T4d
- Hotels, Inns, Bed & Breakfasts, and Short-Term Rentals are all permitted in T4c but only conditionally allowed in T4d
- Office uses match
- Retail Buildings, Artist Studios, and Mixed Use Retail Buildings are permitted in T4c but conditional in T4d
- High Schools are only conditional in T4d, not allowed in T4c
- Light Industrial Facilities are conditional in T4c and not allowed in T4d

T4c & T4d Form differences:

- Height: 2 story max for T4d, 3 story max for T4c
- Lot Coverage: 60% in T4c and 50% in T5d
- Front Setbacks: 10 ft max in T4c and 20 ft max in T4d
- Frontage buildout: 60% min in T4c and 50% in T4d

R60 *Uses:*

The district allows community and emergency services, schools, parks, and a range of low-density residential uses, including single-family detached, two-family, and semi-detached dwellings, and family care homes.

R60 *Form:*

- Height: Max 30 feet
- Minimum front setback:
    - Single Family Detached:
        - Front, to garage = 25 feet
        - Front, to living area = 20 feet
    - Two Family Dwellings:
        - Front, to garage = 25 feet
        - Front, to living area = 20 feet
    - All Other Uses: Front = 35 feet

WDI *Uses*:

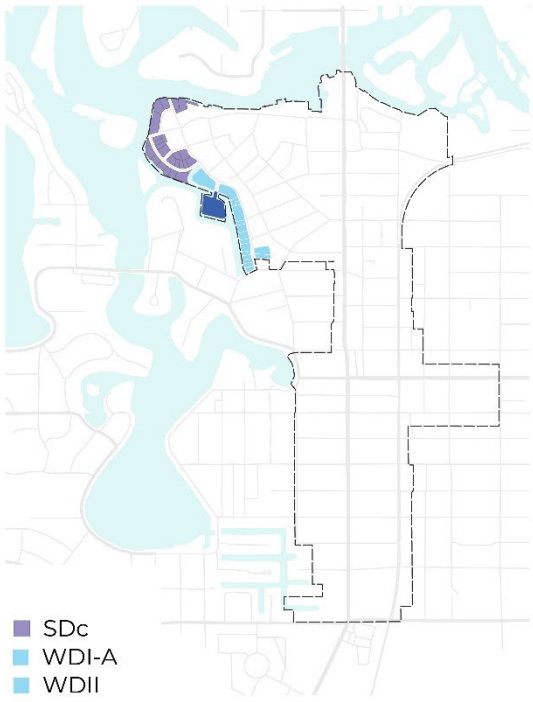
The district allows a mix of uses: commercial off-street parking, eating establishments, sit down and taverns, emergency service facilities, hotels, outdoor cafe and restaurant seating, outdoor markets, residential over ground floor commercial, retail food establishments, retail sales establishments, wet-slip marinas. The one WDI parcel within this proposed zone has an existing land use of vacant residential.

WDI *Form:*

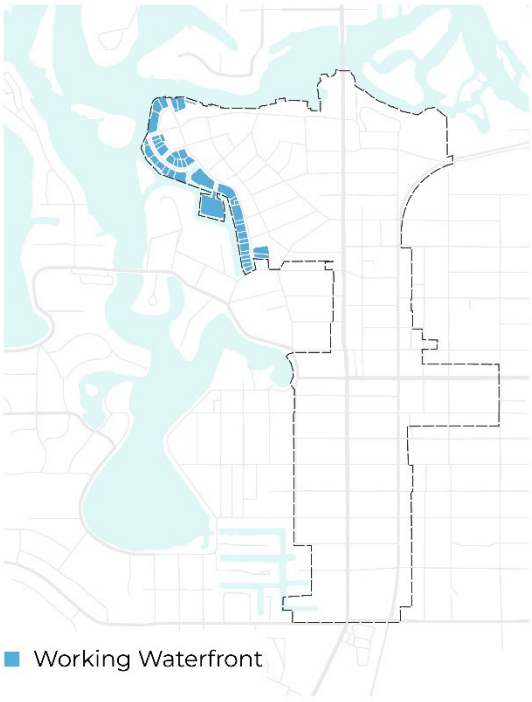
- Height: Max 45 feet for most uses; Max 50 feet for hotels
- Front Setback: 15 feet max
- Lot Coverage: Varies by use

07 Working Waterfront

(SDc + WDI-A)



Existing Condition



Potential Zoning Consolidation

7.1 Zone Consolidation:

Consolidate the Waterfront Commercial Fishing Development District (WDIA), Waterfront Marine Industry Development District (WDII), and the Sponge Docks Waterfront Special District (SDc) into a unified Working Waterfront Zone that supports the preservation of water-dependent uses while allowing limited supporting commercial and residential activity. The new zone should balance the area's historic industrial-marine function with contemporary demands for mixed-use compatibility and public access.

7.2 Use & Form Recommendations:

- Permit commercial fishing, marina operations, and marine-related industrial uses by right to preserve the district's working waterfront character.
- Allow small-scale retail, service, and lodging uses conditionally.
- Set maximum building height at 2 stories by right, with 3 stories conditionally.
- Apply a 10 ft minimum front setback (WDIA standard) and a 35 ft maximum setback (SDc standard).
- Permit single family dwellings conditionally to avoid creating non-conformities, while not encouraging new.

7.3 Summary of Use & Form Differences:

Use differences:

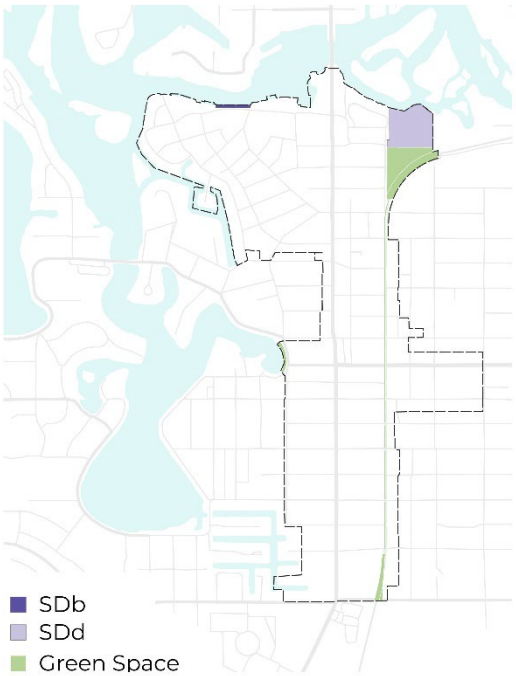
- WD1-A uses allow commercial fishing and related processing, marina operations, warehousing (excluding hazardous materials), and wholesale trade while SDc allows Restaurant, Marine-Related Commercial, Marine-related Industrial Facility, Light Industrial Facility, Laboratory Facility, Warehouse.
- Conditional uses in WD1-A include boat yards, community-oriented facilities, hospitality uses like hotels and motels, certain light manufacturing, residential units above ground-floor commercial, various retail and service uses, and single-family dwellings while conditional uses in SDc include live/work, boarding houses, lodging, work/live, mixed use, retail, parking, trade school, water supply and sewer and waste facilities, and storage.

Form differences:

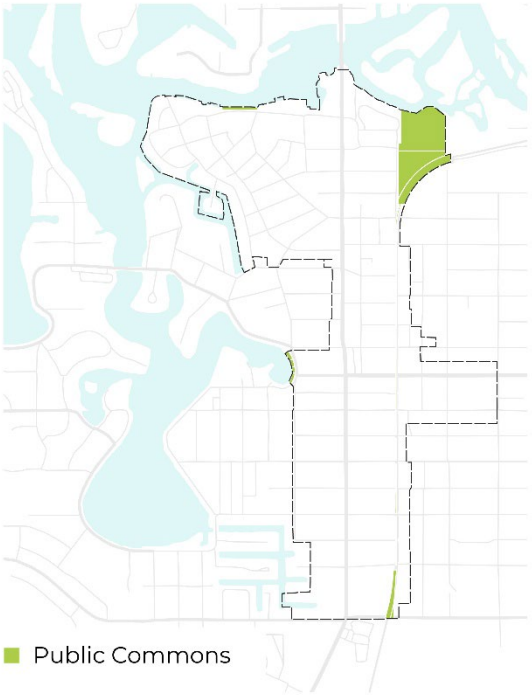
- Height: 2 story max, 3 conditional use for SDc; max 35 ft in WDI-A
- Front Setbacks: 35 ft max in SDc; 10 ft minimum in WDI-A

08 Public Commons

(SDb + SDd + Green Space)



Existing Condition



Potential Zoning Consolidation

8.1 Zone Consolidation:

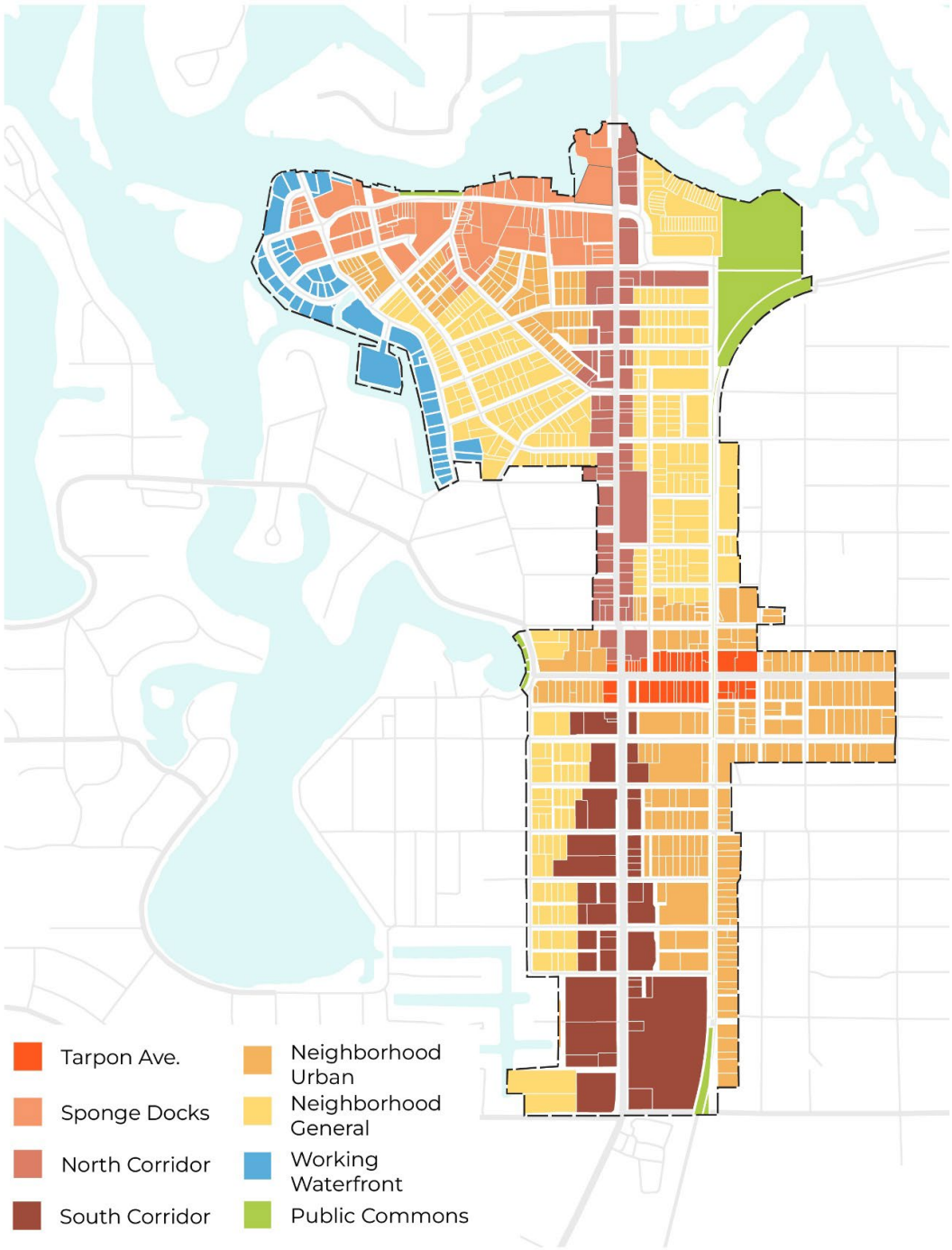
- Create a “Public Commons” (Public, Recreation and Open Spaces) zoning category that applies to existing active public, parks and open spaces within the area, including the two parcels that currently make up the Municipal Gateway Transect. Because the Special Area Plan essentially serves as this area’s comprehensive plan, consider amending the Special Area Plan map to designate these parcels as part of a Recreation/Open Space future land use category. Re-designating these parcels to Recreation/Open Space should provide for greater protection from development, to ensure that existing park space remains for community enjoyment.

8.2 Use & Form Recommendations:

- We recommend establishing clear and specific standards for these parcels under a civic open space zone category, titled “Public Commons”.
- Permitted uses might include:
    - *Public/Private Open Space*
    - *Public/Private Park*
    - *Public Recreation Facility*
    - *Public Water Access*
    - *Golf Course/Clubhouse*
    - *Community Gardens*
    - *Civic Space*
- FAR from Comprehensive Plan: .25
- ISR from Comprehensive Plan: .45
- Consider the addition of flexible use standards to facilitate activation of the area.
    - Include a list of primary uses (e.g., passive/active recreation, public green space)
    - Then define a category of “limited accessory or temporary commercial uses” allowed by permit, including:
        - Farmers markets
        - Food vendors – this would need special consideration
        - Art markets/fairs
        - Outdoor classrooms
        - Performances/live music spaces
        - Equipment rentals (bikes, kayaks)
        - Pop-up retail tied to community events
        - Outdoor kitchen ties to community cooking class and demonstrations
        - Picnic areas
        - Community gardens
        - Accessory sales (allow the sale of food produced in the community garden)
- Include requirements for low impact design of accessory uses.
- Maintain a majority of the space as open space/natural landscape
- Additional considerations:

- Seating, drinking fountains, and shade structures required in larger open spaces
- Lighting for safety, but shielded and low-impact for wildlife protection
- ADA-accessible paths and picnic areas
- Mandatory placement of trash and recycling receptacles at key nodes (entrances, seating, event areas)
- Require a maintenance plan for waste pickup for both public and private operators
- Rain gardens, bioswales, and native plantings to manage runoff
- Allow (and encourage) interpretive signage for ecology, local history, or gardening

09 Proposed Transect Zone Consolidation Map



City of Tarpon Springs

Downtown Economic Analysis

Contents

Overview 3
SWOT Analysis 5
Real Estate Analysis 8
- Office 9
- Retail 12
- Multifamily 15
- Industrial/Flex 18

Report Methodology

This report provides a comprehensive overview of real estate dynamics throughout the Tarpon Springs Community Redevelopment Area (CRA), benchmarking the CRA's performance to the City of Tarpon Springs, Pinellas County, and the Tampa-St. Petersburg Clearwater Metropolitan Statistical Area's (MSA).

This report utilizes data from CoStar, an industry-leading commercial restate platform providing commercial real-estate information, analytics, and news, to provide valuable insight into current conditions and projected trends. CoStar has four market sectors that are analyzed throughout this report, including retail, office, industrial/flex space, as well as multifamily. CoStar is necessarily limited to data available at the time of publication and might have some gaps or contradicting information based on when data was collected. Data for this report was collected on May 20th, 2025. Contradicting information has been flagged to maintain the accuracy of this report.

It is important to interpret these findings as a snapshot rather than a forecast. New initiatives, investments, or economic shifts may arise that alter current trajectories. Continued monitoring, regular data updates, and a flexible, responsive planning framework will be critical to achieving long-term economic resilience and performance within the CRA.

Overview

The Tarpon Springs Community Redevelopment Area (CRA) features a dynamic and diverse mix of commercial real estate, reflecting both its historic roots and evolving role as a hub for small businesses and community life. Tarpon Springs CRA has a total of 144 commercial, industrial, and multifamily properties across the 227 acres of the CRA.

The **office market** is more modest in size, comprising 42 properties and 180,000 square feet, most of which were built before 1950. Despite an aging stock, the market has remained relatively stable. Vacancy has fluctuated only slightly over time and rents have increased from $12.19 to $13.90 per square foot between 2022 and 2025. Notably, office rents in the CRA are higher than the rest of Tarpon Springs, underscoring the district's appeal to professional tenants and service providers.

Retail space dominates the landscape, with 72 properties totaling more than 627,000 square feet. Most of this space is in small, locally owned storefronts that support restaurants, shops, and service-oriented businesses. While vacancy remains elevated, largely due to a single underutilized asset, Manatee Village, the CRA continues to attract interest, and retail rents have surged by 58 percent from 2021 to 2025, signaling rising demand and long-term potential for reinvestment.

CoStar data shows that **multifamily housing** in the CRA consists of 10 properties totaling 162 units, many of which were built prior to 1950 or during the 2010s. The housing stock is primarily small in scale, with a few larger properties like Villages at Tarpon (305 N Ring Ave) and Santos Isle Apartments (107 E Martin Luther King Dr). Overall vacancy has remained remarkably low, just 1.9 percent over five years, highlighting strong demand and minimal turnover. Rental rates have grown steadily by 18 percent, keeping pace with broader market trends while maintaining affordability. In addition, two new developments are under construction. The first is an eight-unit apartment development at the corner of N. Safford and E. Park St. approved in 2022. The second is a ten-unit townhome development on Live Oak and N. Safford where only two townhomes are completed thus far, with the remainder to be development over the next year or so.

The CRA's **industrial and flex space** serves smaller-scale users, with 19 of the 20 properties under 10,000 square feet. The total inventory is just over 101,000 square feet, and tenants include businesses like NNN Foodservice Solutions. Vacancy has remained stable around 6 percent, and while demand has been uneven, the sector remains resilient. The older building stock, with an average year built of 1971, presents opportunities for modernization and repositioning to meet the needs of today's light industrial and flex tenants.

Together, these commercial sectors paint a picture of a CRA that is compact, accessible, and full of potential, anchored by strong local character and poised for thoughtful, incremental growth.

SWOT Overview

A SWOT analysis was conducted to evaluate the Strengths, Weaknesses, Opportunities, and Threats related to Tarpon Springs CRA's real estate current performance (strengths and weaknesses) and understand the barriers and opportunities in shaping future conditions. This analysis was conducted utilizing CoStar real estate performance data, as well as trends and patterns identified by Inspire throughout this study. By organizing these insights into a structured matrix, the SWOT analysis provides residents, as well as decision-makers, with a clear understanding of current conditions, potential challenges, and areas for growth, ultimately guiding more informed strategies and actions.

SWOT Analysis

STRENGTHS

Diverse Commercial Mix: The CRA includes a balance of retail, office, multifamily, and light industrial/flex uses, supporting a walkable, mixed-use environment.

Local Character and Appeal: Small-scale, independently owned shops and services reinforce the area's charm and support its tourism and cultural identity.

Strong Multifamily Stability: Vacancy has remained at 1.9 percent for five years, showing consistent demand and tenant retention.

Retail Rent Growth: Retail rents have grown by 58 percent in five years, a strong indicator of demand and investor interest.

Desirable Office Location: Office rents in the CRA exceed citywide rates, reflecting its attractiveness for professional and service-based businesses.

Resilient Office Market Performance: Office vacancy has remained low and stable, even during the COVID-19 pandemic, reflecting steady demand and the CRA's appeal as a reliable location for professional and service-based businesses.

WEAKNESSES

Aging Building Stock: Many properties, especially office, multifamily, and industrial, were built before 1950 or in the early 1970s, requiring reinvestment or modernization.

Limited Development Pipeline: No new multifamily or retail projects are currently proposed, suggesting limited reinvestment or barriers to new construction.

Excess Surface Parking and Poor Walkability: An abundance of surface parking throughout the CRA detracts from the pedestrian experience and disrupts the district's walkable, compact character.

High Vacancy at Manatee Village: As the largest retail property in the CRA, Manatee Village's near-total vacancy significantly skews retail vacancy rates and represents a major underutilized asset in a key location.

Infill and Mixed-Use Development: The CRA's compact, walkable framework provides a strong foundation for new mixed-use projects that blend housing, retail, and services. Underutilized surface parking lots represent prime opportunities for infill development that can strengthen connectivity, enhance the downtown character, and bring more activity to the district.

Incremental Development and Adaptive Reuse: The gaining building stock and demand for commercial space in the area makes it well suited for incremental development and adaptive reuse. In particular, the deep commercial lots along S Pinellas Avenue offer a unique opportunity for small, street-facing infill in front of existing buildings, allowing for phased redevelopment. Example projects already underway are The Livery Hotel and a new distillery in a former Quonset Hut.

Targeted Investment Incentives: The CRA can leverage grants, façade improvements, and other incentives to support property upgrades and attract new tenants.

Reposition Manatee Village with a Retail Anchor: The recent sale of Manatee Village presents a timely opportunity to attract a new anchor tenant and redevelop the site into a more vibrant, district-style retail destination aligned with emerging concepts and design plans.

Invest in the Southern Gateway: Targeted reinvestment in the southern entrance to the CRA can enhance visibility, aesthetics, and economic activity, establishing a stronger sense of arrival and setting the tone for the district.

Support and Retain Local Businesses: Expanding programs and initiatives that address the needs of existing small businesses can help preserve the CRA's local character and strengthen its economic resilience.

Encourage New Multifamily Development: With strong occupancy, competitive rents, and no new units in the pipeline, the CRA is well-positioned to support new multifamily development that meets housing demand and reinforces walkability.

Encourage Sustainable, Flood Resilient Development: To support long-term investment, new real estate should be designed to withstand hurricanes and flooding, minimizing economic disruption from future storm events.

THREATS

Aging Building Stock Requires Costly Renovations: Many structures in the CRA are decades old, and while they contribute to the area's historic charm, the high cost of renovation poses a risk of disinvestment or insensitive redevelopment that could erode the district's character.

Competitive Pressure from Surrounding Areas: Lower vacancy rates and newer inventory in Pinellas County and the Tampa MSA may divert tenants and investors away from the CRA.

Economic Uncertainty and Rising Costs: Higher construction and maintenance costs may discourage reinvestment in older buildings.

Risk of Underinvestment: Without targeted strategies or private-sector confidence, aging infrastructure and properties may continue to underperform.

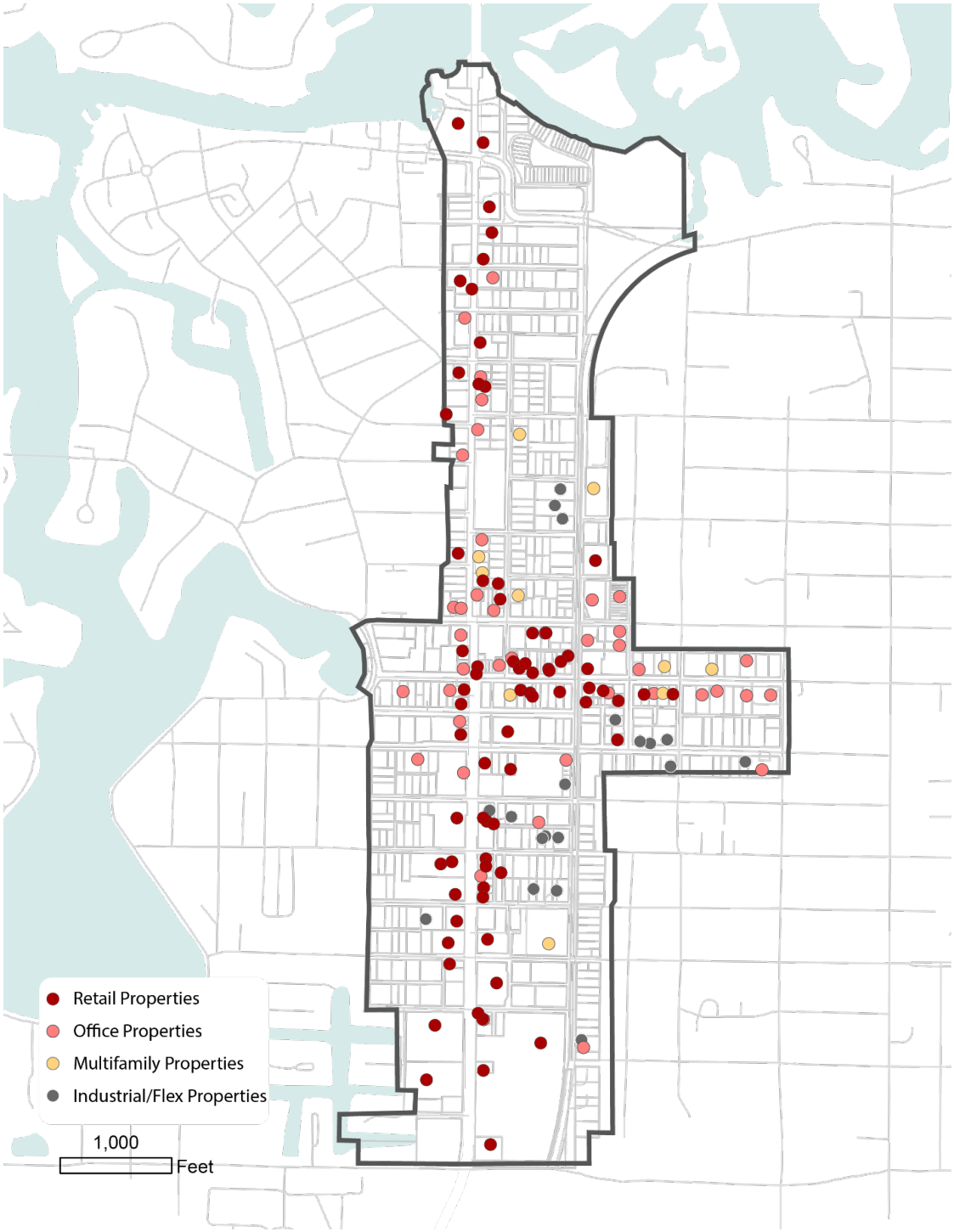
Changing Retail Landscape: Continued shifts toward online shopping and reduced demand for traditional retail formats may impact small retailers.

Limited Space for Growth: The CRA's built-out nature and small parcels could limit the scale of redevelopment without careful planning and parcel assembly.

Hurricanes and Flooding: Hurricanes and flooding threaten economic development by damaging infrastructure, disrupting business operations, increasing insurance costs, and deterring long-term investment.

Real Estate Analysis

Map 1. Tarpon CRA Properties by Type (CoStar, 2025)



Office

Figure 1. Office Performance Snapshot, CoStar, 2025

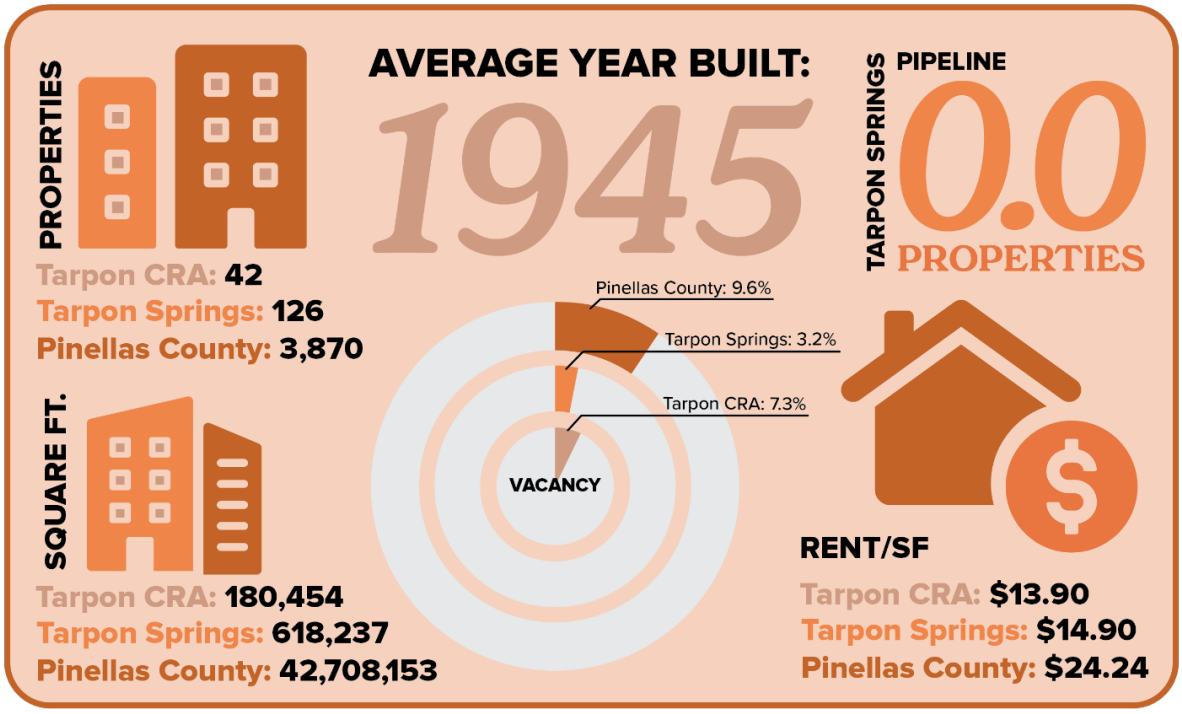
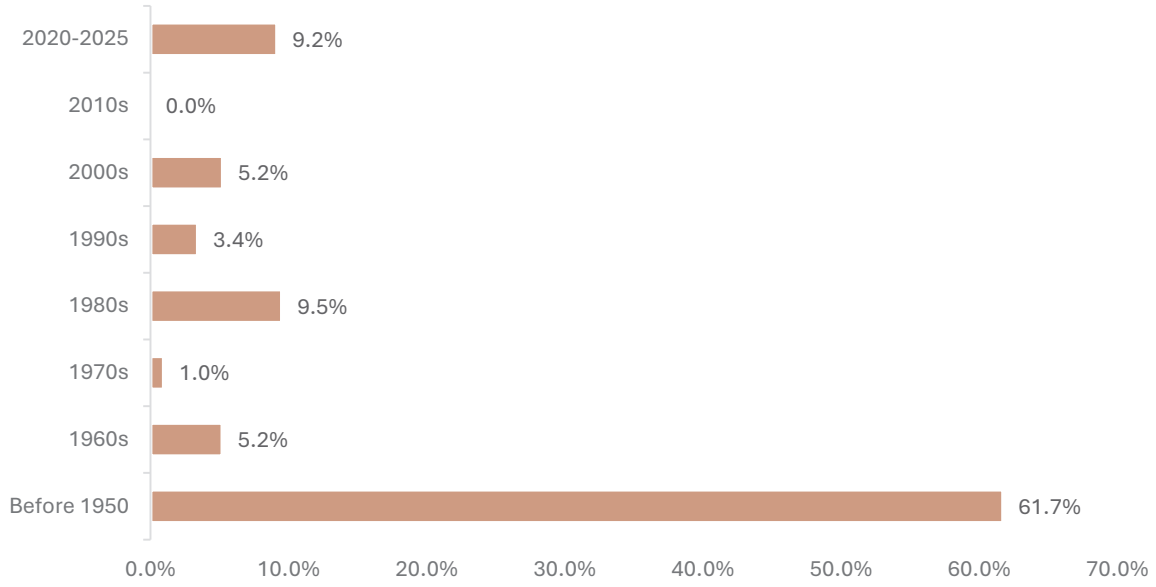


Figure 2. Tarpon CRA Office Square Footage Built by Decade, CoStar, 2025



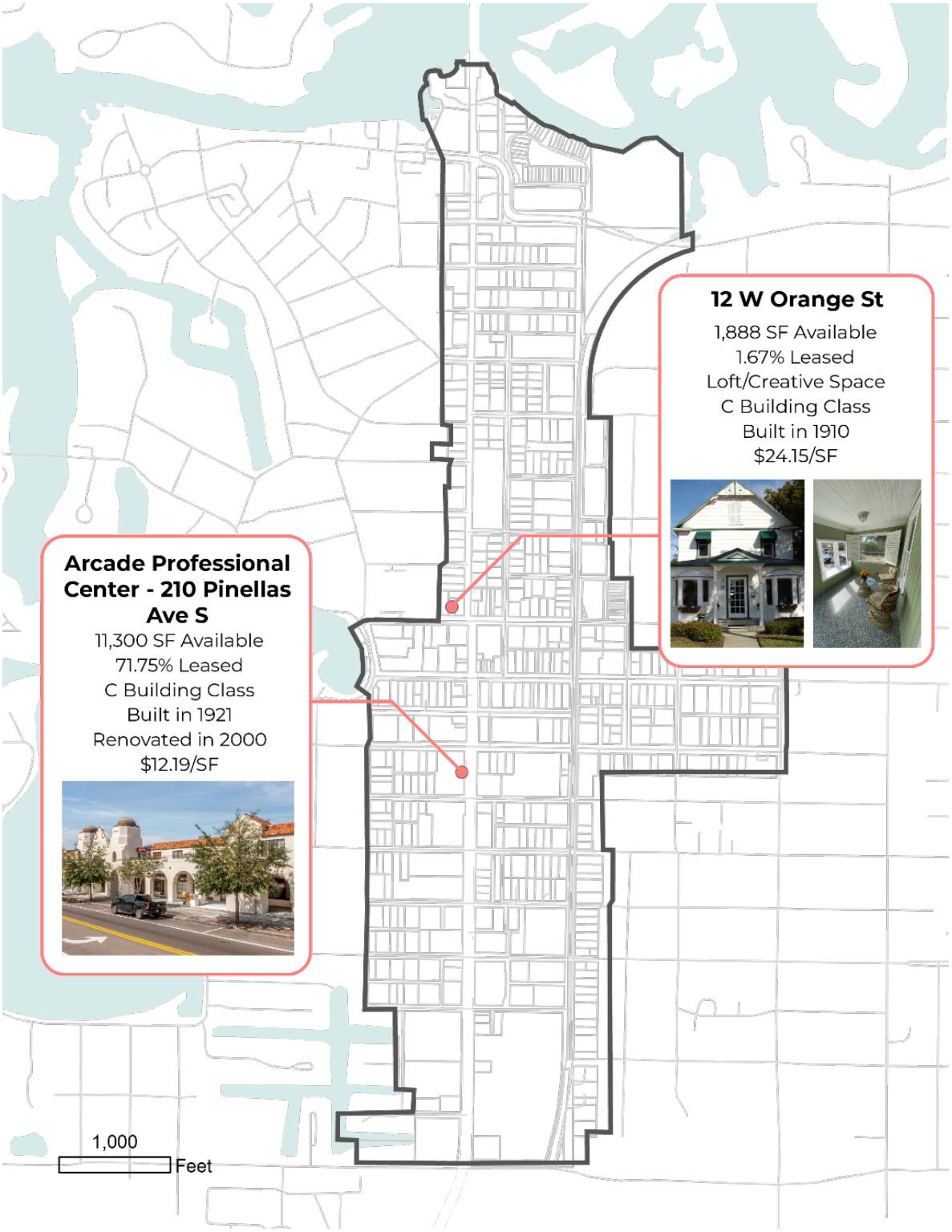
Tarpon Springs CRA's office space consists of 42 properties, accounting for 180,454 square feet. The property at 456 E. Tarpon Avenue is the newest property completed in 2021 adding 16,544 square feet of office into the market.[2]The majority of the office space was built before 1950 (61.7%), five properties of which have been renovated in the 2000s.

Vacancy rates have fluctuated narrowly, starting at 7.6% in 2021, dipping to 6.3% in 2022–2023, then rising back to 7.3% by 2025. While higher than the City of Tarpon's vacancies, as a whole, Tarpon CRA's vacancies are lower than Pinellas County and Tampa-St. Petersburg Clearwater Metropolitan Statistical Area's (MSA) rates. There are two office properties in the CRA that have vacancies. One is at 12 W Orange St. and the other is the Arcade Professional Center, also known as the Tarpon Arcade. The 12 W Orange St. has 1,888 square feet available, while the Arcade Professional Center is leased 71.75% leaving only 11,300 square feet available.

Office rental rates in the Tarpon Springs CRA remained flat at $12.19 per square foot from 2022 to 2024, with anincrease to $13.90 per square foot in 2025. While still lower than rates seen at the County and MSA levels, these figures are higher than those in the rest of the City of Tarpon Springs, indicating that the CRA is currently the most desirable location for office space within the City. This trend highlights the CRA's competitive position for attracting businesses and professional services.

[2] Although CoStar identifies 456 E. Tarpon Avenue as the newest delivery to the market, there are discrepancies between CoStar and the County's Property Appraiser resources. The County's Property Appraiser shows this development as a Vinson Funeral Home developed in the 1990s around 3,000 SF.

Map 2. Tarpon CRA Office Properties with Vacancies, CoStar, 2025



Retail

Figure 3. Retail Performance Snapshot, CoStar, 2025

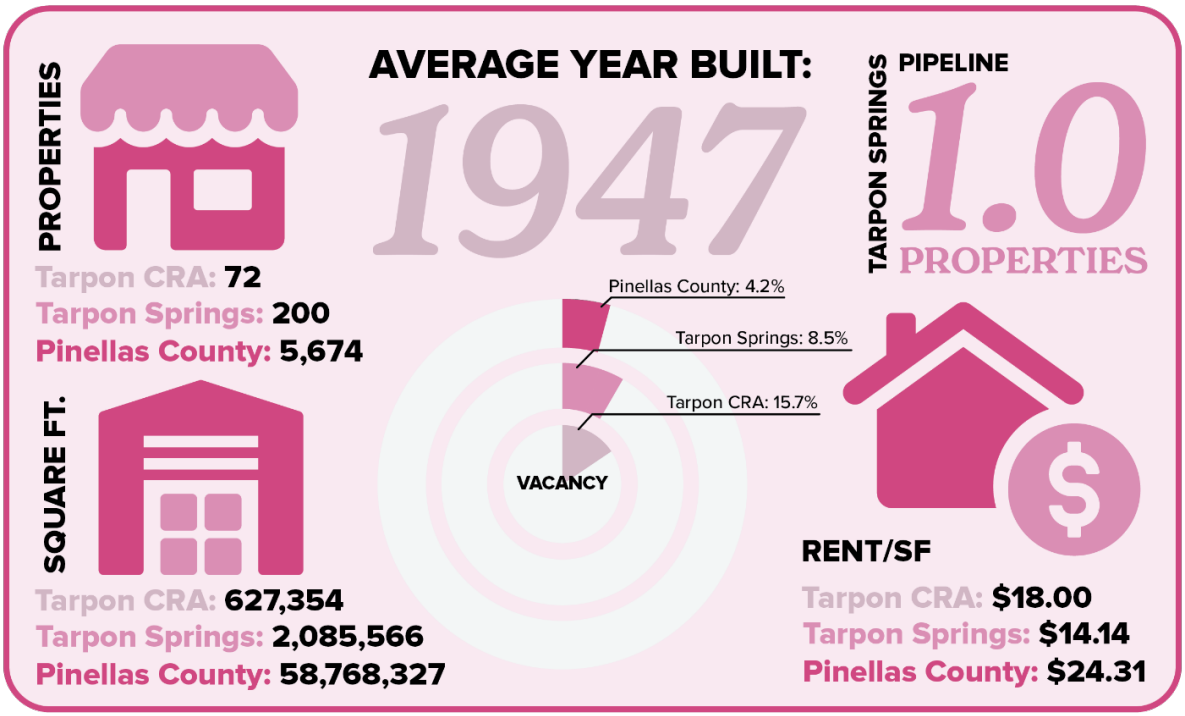
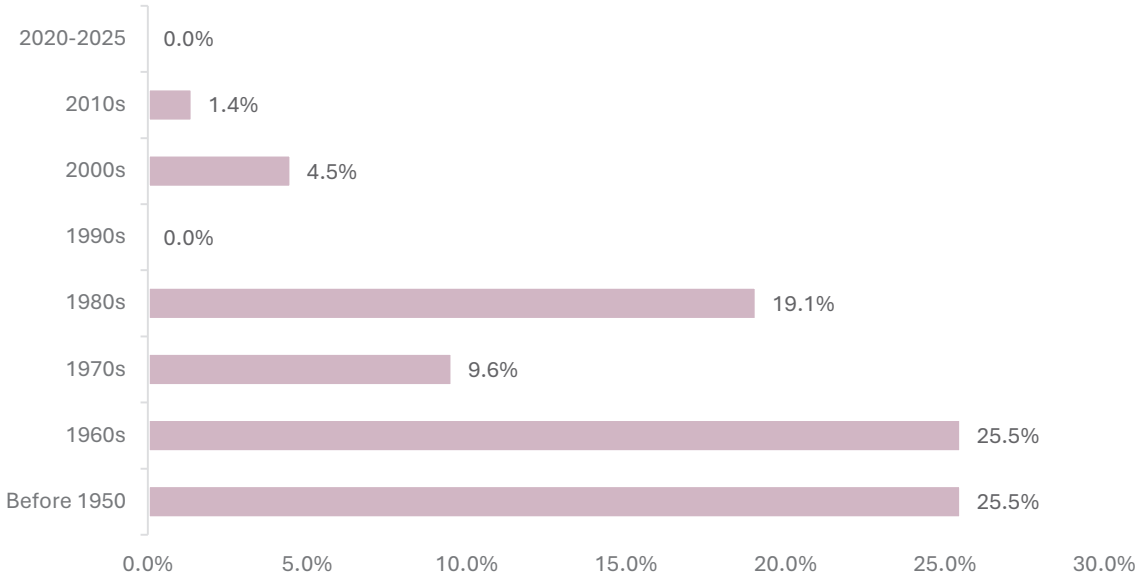


Figure 4. Tarpon CRA Retail Square Footage Built by Decade, CoStar, 2025



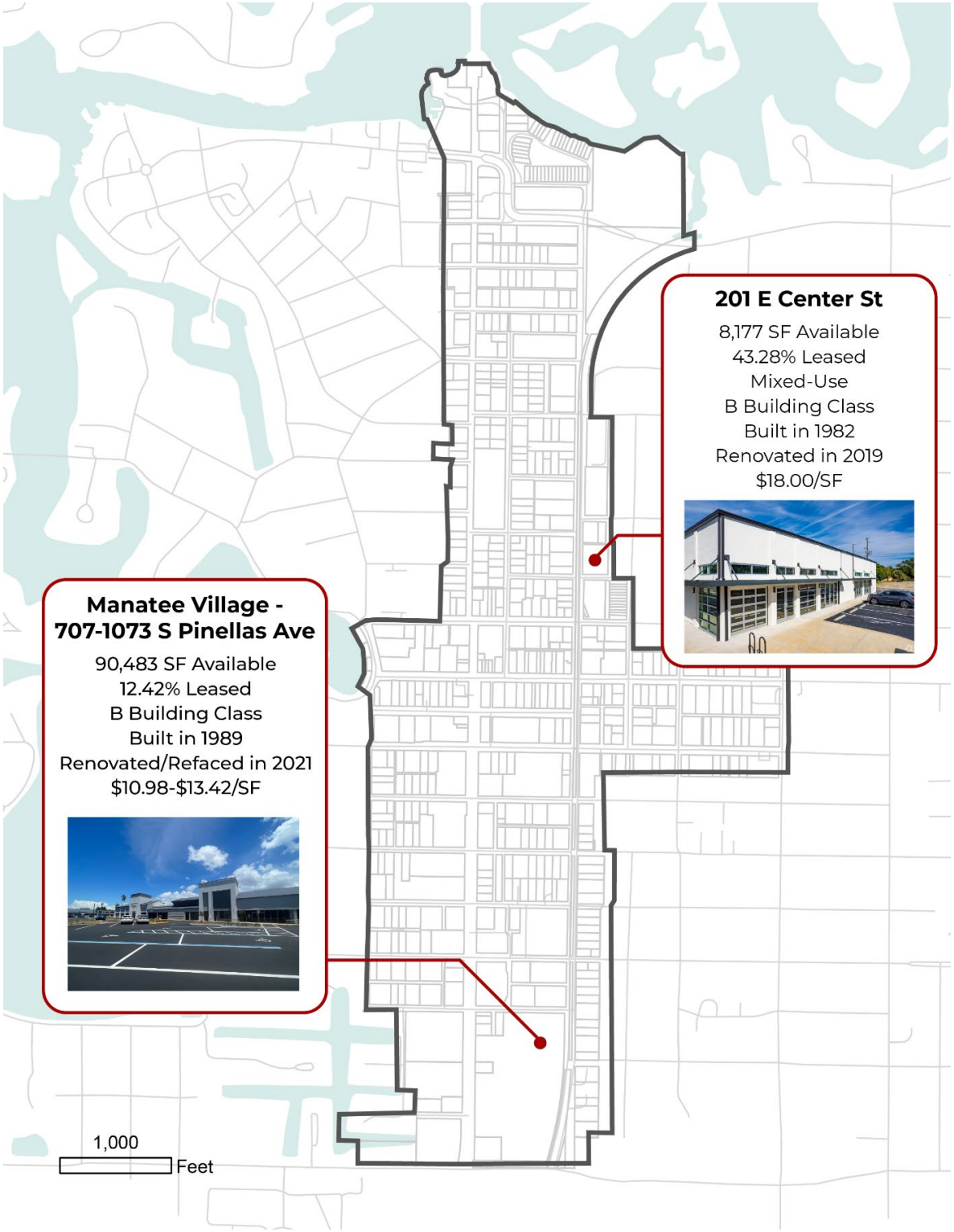
Retail is the cornerstone of the Tarpon Springs CRA's commercial real estate market, with 72 retail properties totaling over 627,000 square feet of space. This concentration of retail, primarily in smaller storefronts, supports a vibrant local economy driven by independent shops, gift stores, restaurants, bakeries, and other small businesses. Most of these spaces are under 15,000 square feet, with some as small as 503 square feet, reflecting the CRA's character as a walkable, small-scale commercial district that caters to residents and visitors alike. Only seven properties exceed 20,000 square feet, including Tarpon Plaza at 700-780 S Pinellas Ave and Manatee Village at 707-1073 S Pinellas Ave, the largest retail property in the district.

Manatee Village, originally built in 1989, had some upgrades over the years, was sold in November 2020 and underwent extensive renovations including a new façade and additional improvements in 2021. The property includes 103,309 square feet, but nearly 90,500 square feet remain vacant, contributing significantly to the CRA's elevated retail vacancy rate. While vacancy has improved from 20.3 percent in 2021 to a projected 15.7 percent in 2025, the rate remains higher than the broader City of Tarpon Springs (8.5 percent), Pinellas County (4.2 percent), and the Tampa MSA (3.2 percent), largely due to this single underutilized asset. Another notable vacant property is 201 E Center Street, an 8,177-square-foot space formerly used as a mixed-use recreational space, built in 1982 and renovated in 2019.

Retail rents in the Tarpon Springs CRA have seen significant growth in recent years, increasing by 58 percent from $11.39 per square foot in 2021 to $18.00 per square foot in 2025. This sharp rise far outpaces the more modest rent growth in the broader City of Tarpon Springs, where rates increased from $12.95 to $14.14 per square foot during the same period. The CRA's faster rent growth reflects increasing demand for well-located, small-scale retail space in the district and highlights its continued appeal to business owners and investors.

Despite the high vacancy rate, the CRA remains an attractive location for retail activity, offering unique opportunities for reinvestment and infill. The lack of new retail construction since 2012 underscores the potential for strategic revitalization, particularly in large, underused properties like Manatee Village, which could be repositioned to better meet current market demand and community needs.

Map 3. Tarpon CRA Retail Properties with Vacancies, CoStar, 2025



Multifamily

Figure 5. Multifamily Performance Snapshot, CoStar, 2025

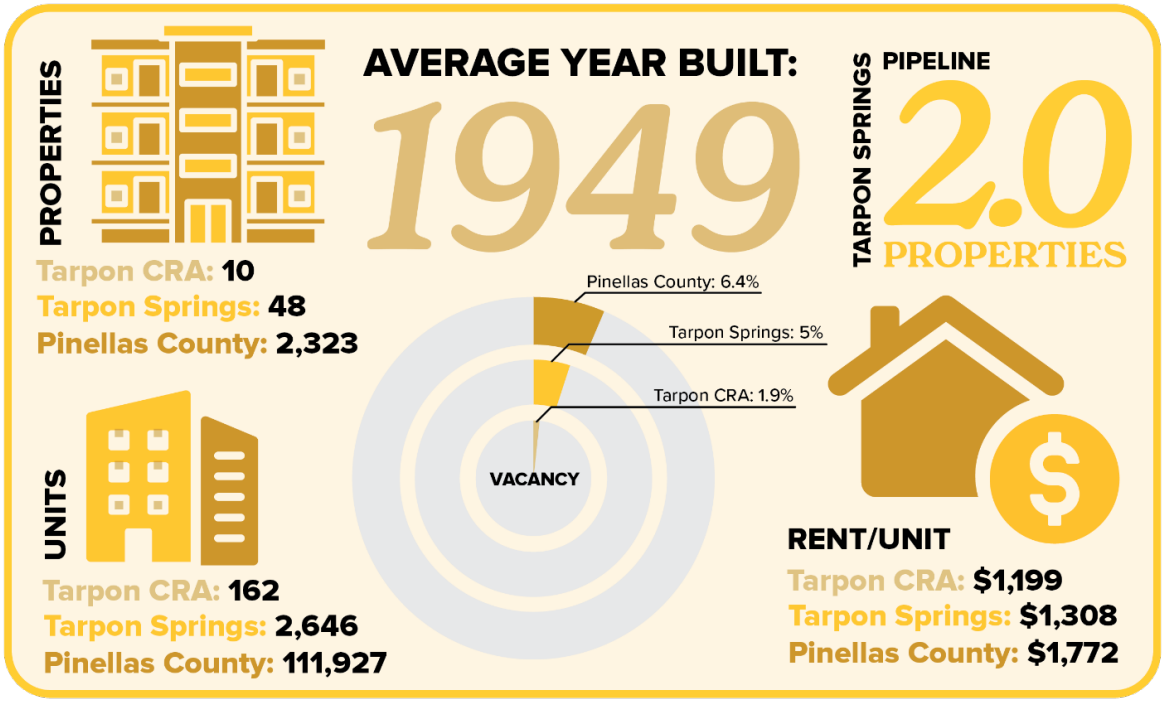
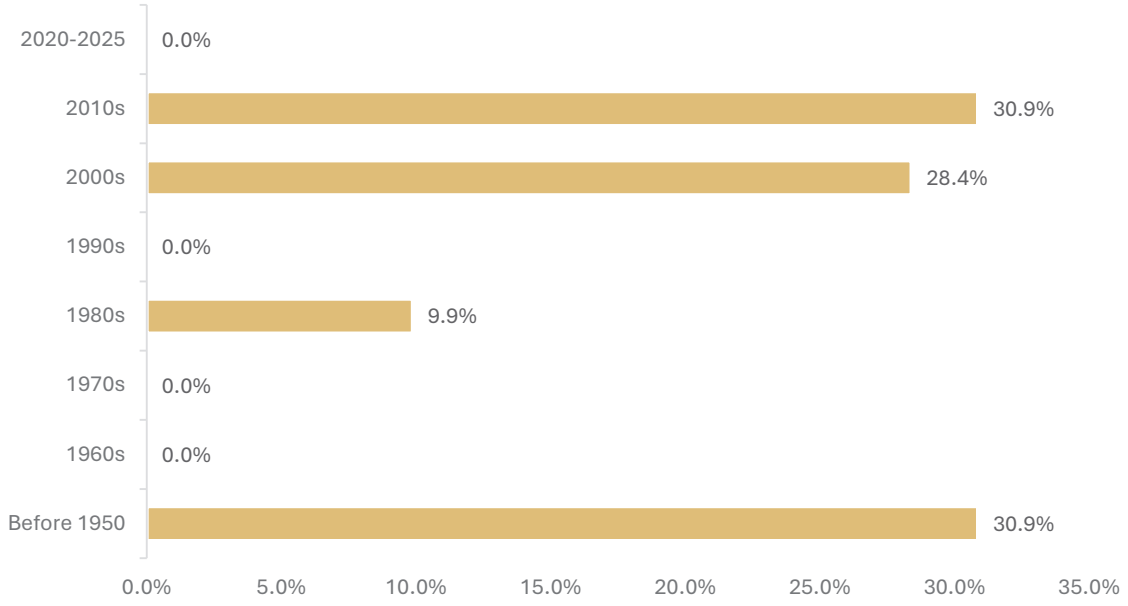


Figure 6. Tarpon CRA Multifamily Square Footage Built by Decade, CoStar, 2025



The multifamily market within the Tarpon Springs CRA is small but stable, comprising 10 properties with a total of 162 units. Most units were built either before 1950 or during the 2010s, with only a few developed in the 1980s and early 2000s prior to the Great Recession. The housing stock is largely made up of small-scale properties with fewer than 15 units, reinforcing the neighborhood's intimate, walkable character. Two larger developments, Villages at Tarpon at 305 N Ring Ave and Santos Isle Apartments at 107 E Martin Luther King Dr, stand out, each offering around 50 units.

Despite the limited number of properties, the CRA's multifamily market has shown remarkable stability. Vacancy has remained at a notably low 1.9 percent for five consecutive years (2021 to 2025), indicating strong, sustained demand and very little turnover. This rate is significantly lower than those of surrounding areas, including the City of Tarpon Springs at 5.0 percent, Pinellas County at 6.4 percent, and the Tampa MSA at 7.8 percent, and suggests a much less volatile rental market within the CRA. As of 2025, only one unit is reported vacant, located at 106 E Tarpon Avenue (see map 4).

Rental rates have increased 18%over the past five years, rising from $1,019in 2021 to $1,199in 2025. While this growth is more moderate than seen in other real estate sectors, CRA rents still outpace the City's increase of only 7% during the same period. The CRA offers competitive pricing, higher than the rest of Tarpon Springs but still more affordable than Pinellas County and the Tampa MSA, making it an attractive location for renters seeking affordability with access to amenities.

Importantly, two new multifamily projects are under construction, and the only recorded absorption was a single-unit loss in 2022. Combined with the older average year built, aging resident base, and long-term occupancy patterns, these trends suggest the presence of legacy residents, long-term residents of a community or neighborhood, often those who have lived there for a significant period and contribute to the area's residential stability and community cohesion.

Map 4. Tarpon CRA Multifamily Properties with Vacancies, CoStar, 2025



Industrial/Flex

Figure 7. Industrial/Flex Performance Snapshot, CoStar, 2025

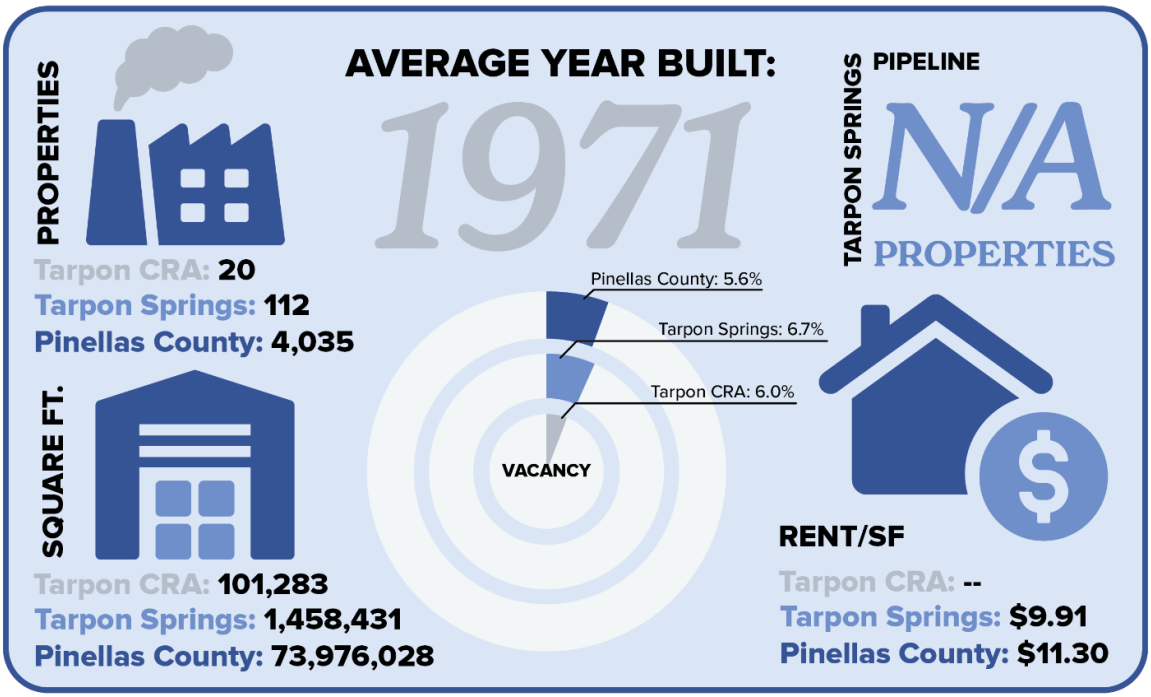
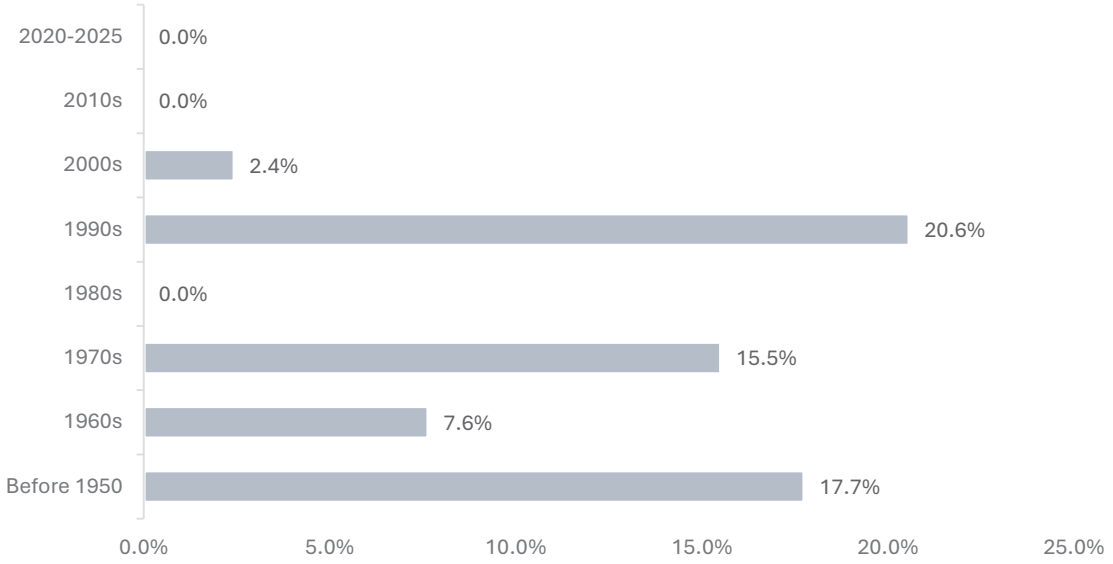


Figure 8. Industrial/Flex Square Footage Built by Decade, CoStar, 2025



Industrial and flex space within the Tarpon Springs CRA is tailored to smaller scale users, with 19 of the 20 properties under 10,000 square feet. In total, these properties contribute just over 101,000 square feet of industrial inventory. The area is home to tenants such as NNN Foodservice Solutions, which occupies space in two warehouse facilities. The building stock is older, with an average year built of 1971, which may present challenges in attracting new tenants without reinvestment.

Vacancy rates have remained relatively stable but slightly elevated, ranging from 5.5 percent in 2022 to 6.0 percent in 2024 and 2025, in contrast to the more volatile industrial markets in surrounding areas. Absorption trends have fluctuated modestly, with a small positive gain of 5,600 square feet in 2023 following periods of negative absorption in both 2022 and 2024, suggesting inconsistent demand. As of 2025, one flex space at 120 Ring Avenue South remains available for lease, with 6,100 square feet on the market (see map 5).[2] These patterns may reflect softer demand, limited space configurations, or the need to modernize aging facilities to meet the expectations of today's industrial and flex users.

[2] Note that 120 Ring Avenue South has two tenants that are not represented within the CoStar data. These two tenants are Minichillo's Upholstery and Florida Foam. This property has been for sale and is currently under contract.

Map 5. Tarpon CRA Industrial/Flex Properties with Vacancies, CoStar, 2025

