

**CITY OF TARPON SPRINGS**  
**SPONGE DOCKS and COMMUNITY REDEVELOPMENT AREA**  
**SPECIAL AREA PLANS**

**FOCUS GROUP WORKSHOP**

**08 JUNE, 2010**

**SURVEY FINDINGS**

**BUILDING HEIGHTS**

HEIGHT (# of stories)	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	Average
CHARACTER DISTRICT	Sponge Docks	3.5	4.5	5	3.5	3.5	3	6.5	3	3.5	4.00
	Municipal Gateway	4.5	3.5	4	5	5	2	3.5	3	3.5	3.78
	North Pinellas Avenue	2.5	3.5	3	4	5	2		2.5	3	3.19
	Uptown	2.5	2.75	3	3	3.5	1	3.75	1.5	4	2.78
	Downtown		3.5	4	5	4	2	6.5	2.5	3.5	3.88
	Downtown Gateway	2.5	3.5	3	4	3.5	2	6.5	2	3	3.33
	Spring Bayou	1.75	2.5	3	3	1.5	2	6.5	1.5	2.5	2.69
	South Pinellas Avenue	3.5	3.5	3	3	3.5	2	6.5	3	3	3.44
	South Safford Avenue	2.75	2.5	3	2	3.5	2	6.5	1	4	3.03
	South Gateway	3.5	2.5	3.5	7	5		6.5	2.5	3.5	4.25
	Study Area-wide	3.00	3.23	3.45	3.95	3.80	2.00	5.86	2.25	3.35	3.43

City staff	
Renea	Rodney
3	3
2.5	3
2.5	3.5
2.5	2.75
2.5	3.5
2.5	2
2.5	2.5
4.5	4
1.5	2
	4.5

**Additional Comments:**

- P1
  - Downtown Gateway: Maintain Tarpon Ave. and its historical setting and building.
  - Municipal Gateway: RV parking - boat ramp and trailer parking (Hotel).
  - Sponge Docks: Depending on location
- P2
  - Sponge Docks: Would prefer 3-4 floor max through most of district; but would consider higher max along N. Pinellas within this district.
- P3
  - North Pinellas: Small road width.
  - Spring Bayou: Unless a hotel wants to build because the old Tarpon Inn I think was 4 to 5 stories.
- P4
  - Sponge Docks: 3-story mixed use as needed, 4-story hotel at Pappas site
  - Municipal Gateway: Another good location for a full-service hotel - a gateway hotel
  - North Pinellas: Unique area - Need mixed use for sure
  - Downtown: 5 stories for density increase. Retail on main - offices on 2nd and 3rd floors. Floor 4 and 5 residential - Like Safety Harbor. Downtown is now a "disaster"! Something must be done!!
  - South Pinellas: Another disaster area - just plain ugly!
  - South Gateway: This is where you want the high rises.
- P5
  - no comments*
- P6
  - Sponge Docks: (4 stories indicated) Hotel - not water side; Parking
  - South Gateway: Tear down and start over!
- P7
  - Sponge Docks: Two or three layers of height limit could be implemented base on vicinity of the waterfront and land use /availability
- P8
  - Sponge Docks: (2 to 4 story range indicated) This gives the Docks an opportunity to allow for lodging, clubs... etc.
  - Spring Bayou: (4 to 5 story range indicated) Consider a different classification where the Tarpon Inn is for future resort hotel.
- P9
  - Sponge Docks: (6 story indicated) on east end hotel only. *Comments:* Depends exactly on view impact and location . 1 or 2 only, no hi-rise it is. Parking must be addressed and provided for any plan as well as character or building.

**Additional Comments:**

- Renea
  - Sponge Docks: based upon location within the district
  - Downtown: Historic District compatibility
- Rodney
  - no comments*

**BUILDING USES**

Sponge Docks	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
Residential	Single Family Homes	1									1
	Clustered Housing		1							1	2
	Garden Apartments		1				1			1	3
	Townhomes		1	1			1				3
	Midrise Apartments							1		1	2
	Live/Work Housing	1	1	1	1			1	1		6
Lodging	B&B/Inn		1		1		1	1		1	5
	Hotel	1	1	1	1	1	1	1	1	1	9
Mixed Use	Mixed Use Residential	1	1	1							3
	Mixed Use Office							1		1	2
Retail	Retail Building	1	1	1	1	1		1	1	1	8
Industrial	Light Industrial Facility	1			1					1	3
	Research Facility		1								1
Civic	Civic Buildings		1					1			2
	Parking Structures		1	1	1		1	1	1	1	7

City staff	
Renea	Rodney
	1
	1
	1
	1
	1
	1
	1
	1
	1
	1

**Additional Comments:**

- P1 *(Hotel indicated)* 1 ea.
- P2 Although there are currently single family homes in this area, I wouldn't encourage further development of s.f. homes in this shaded area. There is room just south of this area for s.f. homes which is close enough or adjacent to this district.
- P4 *(Live/Work indicated)* Limited. *Comments:* 2 Boutique hotels - Pappas site and Roosevelt site. Consider some living space over retail.
- P5 *(Hotel indicated)* 3 stories. *Comments:* Corners of Dodec - East and West
- P6 *(Garden Apts., Townhomes indicated)* Away from Docks. *Comments:* Res. Needs to keep character unlike the ones recently built.
- P7 For lodging and civic use, increase the height (conditional if necessary) up to at least 10 floors, with structural parking. Keep in mind, the necessity to add structure parking to hotels.
- P8 Consider full service hotel! Need to bring conventions and many waterview rooms.
- P9 *(Light Industrial indicated)* other side of river. *Comments:* (Dodecanese) You can't fix one side without fixing the other. One at a time is ok as long as the long range plan includes the north side of the Anclote river shore. It needs to be cleaned up.

**Additional Comments:**

- Renea *no comments*
- Rodney *no comments*





**BUILDING USES**

Uptown	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
Residential	Single Family Homes			1			1				2
	Clustered Housing		1	1			1		1		4
	Garden Apartments	1	1	1	1	1		1	1		7
	Townhomes	1	1	1	1	1		1	1		7
	Midrise Apartments		1	1	1	1		1		1	6
	Live/Work Housing		1	1	1	1					4
Lodging	B&B/Inn		1			1				1	3
	Hotel					1					1
Mixed Use	Mixed Use Residential	1	1	1	1			1	1		6
	Mixed Use Office		1								1
Retail	Retail Building	1	1			1				1	4
Industrial	Light Industrial Facility						1				1
	Research Facility										0
Civic	Civic Buildings					1		1			2
	Parking Structures		1			1		1			3

**Additional Comments:**

- P2 I see this area as an area of higher residential density, thus no single family unless already there. Also consider this as a good mixed use area for retail and office.
- P5 (Parking Structures indicated) on top of buildings

City staff	
Renea	Rodney
1	1
1	1
1	1
1	1
	1
1	1
1	
1	
	1
1	

**Additional Comments:**

- Renea No comments
- Rodney No comments



**BUILDING USES**

Downtown Gateway	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
Residential	Single Family Homes						1				1
	Clustered Housing	1	1	1			1				4
	Garden Apartments	1	1	1			1		1		5
	Townhomes		1	1			1		1		4
	Midrise Apartments		1				1	1		1	4
	Live/Work Housing		1	1			1	1			4
Lodging	B&B/Inn		1	1		1		1	1	1	6
	Hotel				1	1		1			3
Mixed Use	Mixed Use Residential	1	1	1			1				4
	Mixed Use Office		1	1	1		1		1		5
Retail	Retail Building		1	1		1				1	4
Industrial	Light Industrial Facility		1		1						2
	Research Facility		1		1	1					3
Civic	Civic Buildings		1	1		1	1	1		1	6
	Parking Structures		1	1				1		1	4

**Additional Comments:**

P5 (Parking Structures) Only on top of buildings

City staff	
Renea	Rodney
1	1
1	
1	1
1	1
1	1
1	1
1	
1	1
1	
1	

**Additional Comments:**

Renea No comments  
Rodney No comments



**BUILDING USES**

South Pinellas Avenue	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
Residential	Single Family Homes			1						1	2
	Clustered Housing		1	1						1	3
	Garden Apartments		1	1		1				1	4
	Townhomes	1		1						1	3
	Midrise Apartments	1	1		1			1			4
	Live/Work Housing		1	1				1			3
Lodging	B&B/Inn		1					1		1	3
	Hotel	1						1			2
Mixed Use	Mixed Use Residential	1	1	1			1		1	1	6
	Mixed Use Office		1	1		1	1		1		5
Retail	Retail Building	1	1	1	1	1	1		1	1	8
Industrial	Light Industrial Facility		1				1			1	3
	Research Facility	1	1		1						3
Civic	Civic Buildings		1	1	1		1	1	1	1	7
	Parking Structures	1	1		1			1		1	5

**Additional Comments:**

- P1 Transition to Meres Town Center
- P4 (Midrise Apartments) limited
- P8 Typical retail

City staff	
Renea	Rodney
	1
1	1
1	1
1	
1	1
1	1
1	
1	1
1	
1	
1	

**Additional Comments:**

- Renea No Comments
- Rodney No Comments



**BUILDING USES**

South Gateway	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
Residential	Single Family Homes			1							1
	Clustered Housing	1	1	1						1	4
	Garden Apartments	1	1	1			1				4
	Townhomes	1	1	1			1	1		1	6
	Midrise Apartments	1	1	1			1	1		1	6
	Live/Work Housing	1	1	1			1	1			5
Lodging	B&B/Inn		1	1		1		1			4
	Hotel	1		1		1		1		1	5
Mixed Use	Mixed Use Residential	1	1	1					1	1	5
	Mixed Use Office		1	1		1	1			1	5
Retail	Retail Building	1	1	1	1		1		1	1	7
Industrial	Light Industrial Facility						1			1	2
	Research Facility		1		1	1				1	4
Civic	Civic Buildings		1	1				1		1	4
	Parking Structures	1	1	1	1			1		1	6

Additional Comments:

City staff	
Renea	Rodney
	1
	1
	1
	1
	1

Additional Comments:

Renea      *No Comments*

Rodney     *No Comments*

**STREET TYPES**

Sponge Docks	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A'	Dodecanese Boulevard	A'	B'	A'	A'	A'	B'	A'	B'	A'	A'
B	Athens Street	B	B	B	B	B	C	B	B		B
B	Hope Street	B	B	B	B	B	C	B	B	B	B
A	Pinellas Avenue	A	A'	A	A	A	A	A	A	A	A
A	Roosevelt Boulevard	B	B	B	B	A	B	A	A'	A	B

City staff	
Renea	Rodney
B	A
B	B
B	B
A	A
B	C

**Additional Comments:**

- P4 (Roosevelt Blvd.) too narrow - 2 lanes - considered a "residential-mixed use st. Industrial base may make it a B Street.
- P7 (Dodecanese) 1) This street is full of restaurant and retails so definitely an A. 2) Please continue the marking of A of Dodecanese all the way westward, as required by the character/business of area

**Additional Comments:**

- Renea No Comments
- Rodney No Comments

**STREET TYPES**

Municipal Gateway	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A	Live Oak Street	A	A	A	A	A	A	A	A	A	A
B'	Safford Avenue	B'	B'	A	B'	B'	B'	B'	B'	B'	B'

**Additional Comments:**

- P1 Live Oak will become a major artery.
- P3 (Stafford) Should be a good street to tie East-West streets.
- P5 (Live Oak Street) from US 19 into Sponge Docks

City staff	
Renea	Rodney
A	A
B'	A'

**Additional Comments:**

- Renea No comments
- Rodney No comments

**STREET TYPES**

North Pinellas Avenue	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A	Pinellas Avenue	A	A'	A	A	B	A	A	A	A	A
B	Athens Street	B	B	B	B	B	C	B	B	B	B
B	Cedar Street	C	C	B	C	B	C	B	C	C	C
B	Ada Street	B	C	B	C	C	C	B	C	C	C
B	Pine Street	B	B	B	C	C	C	B	A	C	B/C

**Additional Comments:**

P4 (Cedar) Has always been residential - east end on Pinellas Trail may be B. (Ada) always residential.  
 P8 (Ada) One way. Comments: Pattern will change due to Lowes being built.

City staff	
Renea	Rodney
A	A
B	B
B	B
B	B
B	B
B	B

**Additional Comments:**

Renea enter comment here.....  
 Rodney enter comment here.....

**STREET TYPES**

Uptown	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
B	Hibiscus Street	B	B	B	C	B	C	B	B	C	B
B'	Safford Avenue	B'	B'	A	B'	B'	B'	B'	B'	B'	B'
B	Cedar Street	B	C	B	C		C	B	C	B'	C
B	Athens Street	B	C	B	B	B	C	B	B	C	B
B	Pine Street	B	B	B		B	C	B	A	B	B

**Additional Comments:**

P4 *(Hibiscus)* C street - Make it an artist district. *(Stafford)* Unique street. *(Athens)* Allow mixed use.  
P8 Lowes

City staff	
Renea	Rodney
B	B
B'	B'
B	B
B	C
B	C

**Additional Comments:**

Renea enter comment here.....  
Rodney enter comment here.....

**STREET TYPES**

Downtown	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A'/A	Tarpon Avenue		A'/B	A'/A	A'/A	A'/A	A'/A	A'/A	A'/A	A'/A	A'/A
B	Orange Street		B	A'/A	B	B	B	B	B	B	B
B	Lemon Street		B	B	B	B	B	B	B	B	B
C	Court Street		C	B	C	C	C	C	C	B	C
A	Pinellas Avenue		A	A	A	A	A	A	A	A	A

City staff	
Renea	Rodney
A'/A	A'/A
B	B
B	A'
B	B
A	A

**Additional Comments:**

P1 No survey from P1 participant for Downtown Character District

P3 (Orange) Could be an "A" in part of it.

**Additional Comments:**

Renea No Comments

Rodney No Comments

**STREET TYPES**

Downtown Gateway	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A	Tarpon Avenue	A	A	A	A	A	A	A	A	A	A
B	Lemon Street	B	B	B	B		A	B	B	B	B
C	Ring Avenue	C	C	C	C	C	C	C	C	B	C
B	Grosse Avenue	B	C	C	B	C	C	B	B	B	B
B	Levis Avenue	B	B		B	B	C	B	C	B	B

**Additional Comments:**

- P3 (Ring Ave.) Maybe B
- P5 (Lemon St.) ? Could be a A street when finished

City staff	
Renea	Rodney
A	A
B	B
C	C
C	B
C	B

**Additional Comments:**

- Renea *No comments*
- Rodney *No comments*

**STREET TYPES**

Spring Bayou	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A	Tarpon Avenue	A	A	A	A	A	A	A	A	A	A
B	Lemon Street	B	B	B	B	A	B	B	B	B	B
B	Lime Street	B	C	C	C	A	B	B	B	B	B
A	MLK Jr. Drive	A	B	A	A	A	A	A	A	A	A
B	Banana Street	B	B	C	C	B	C	B	B	B	B

**Additional Comments:**

P1 Keep as is.  
P4 Why don't you guys fill in the holes. This st. is a disgrace!!

City staff	
Renea	Rodney
B	A
B	B
B	C
B	B
C	C

**Additional Comments:**

Renea enter comment here.....  
Rodney (MLK, Jr. Dr.) B or C

**STREET TYPES**

South Pinellas Avenue	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A	Pinellas Avenue	A	A'	A	A	A	A	A	A	A	A
A	MLK Jr. Drive	A	B	A	A	A	A	A	A	A	A
B/C	Boyer Street	B/C	C/C	B/C	C/C	B/C	B/C	B/C	B/C	B/C	B/C
A/B	Lime Street	A/B	B/B	B/B	C/C	A/B	B/C	A/B	B/B	A/B	A/B
C	Oakwood Street	C	C	C	C	C	C	C	C	C	C

**Additional Comments:**

P4 (Oakwood St.) or D

City staff	
Renea	Rodney
A	A
B	A
B/C	B/B
B/B	A/B
B	C

**Additional Comments:**

Renea No Comments

Rodney No Comments

**STREET TYPES**

South Safford Avenue	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
B'	Safford Avenue	B'	B'	B'	B'	C	B'	B'	B'	B'	B'
B	Boyer Street	B	C	B	C	B	B	B	B	B	B'
A	Lime Street	A	B	B	C	A	B	A	A	A	A
C	Oakwood Street	C	C	C	C	C	C	C	C	C	C
A	MLK Jr. Drive	A	B	A	A	A	A	A	A	A	A

**Additional Comments:**

P5 (Safford Ave.) Trail

City staff	
Renea	Rodney
B'	B'
B	B
B	B
C	C
B	A

**Additional Comments:**

Renea enter comment here.....

Rodney enter comment here.....

**STREET TYPES**

South Gateway	Focus Group member?	1			1	1		1	1	1	6
	Survey	P1	P2	P3	P4	P5	P6	P7	P8	P9	TOTAL
A	Pinellas Avenue	A	A'	A	A	A	A	A	A	A	A
A	Meres Boulevard	B	B	A	B	A	A	A	A	A	A
B	Morgan Street	B	B	B	F	B	B	B	B	B	B
B'	Safford Avenue	B'	B'	B'	B'	B'	B'	B'	B'	B'	B'

**Additional Comments:**

- P4 (Morgan St) Unknown St. - Consider F
- P5 (Meres Blvd.) A only when it opens up to US19
- P8 Do not forget Meres as a future Gateway

City staff	
Renea	Rodney
	A
	A
	C
	B'

**Additional Comments:**

- Renea No Comments
- Rodney No Comments