



Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: March 28, 2023
To: Mark LeCouris, City Manager
From: Bob Robertson, P.E., Project Administration Department Director
Subject: CRA Projects Update

Here is an update on the two projects currently being managed by my department in the CRA:

Jitney Garage: Research is ongoing for alternative (lower) priced options for this project.

Semaphore Railroad Arm: Three quotes have been received for this renovation project. We are proceeding to Procurement phase to finalize the contract and award the project. Work is currently estimated to begin by the end of April.



**Public Works Department
Office of the Director**

Thomas Funcheon
Public Works Director

To: Mark LeCouris, City Manager

From: Tom Funcheon, Public Works Director 

Date: March 22, 2023

Re: Downtown Lights

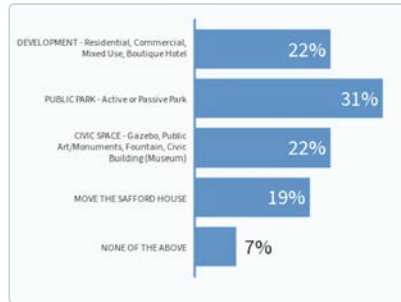
The last few years the supply chain has hindered our access to obtaining acorn lights that we use downtown. Lights that were purchased were used to replace existing damaged lights in the CRA District.

Before we can add additional lights, the City's electrical service will need to be updated to meet additional loads. Improvements to the system will include panel boxes, drops, conduits, wiring and extensive concrete work. The estimated cost will be approximately \$100,000, not including the cost of the lights.

We are looking for some alternatives at a lower price than \$100,000 to assist with better lighting. We will report on these at the next CRA meeting.

**SPRING BAYOU/WEST TARPON AVE.
LOT REDEVELOPMENT POLL RESULTS
FEB. 15, 2022 TOWN HALL**

Spring Bayou/West Tarpon Property - What is your TOP choice for this property?

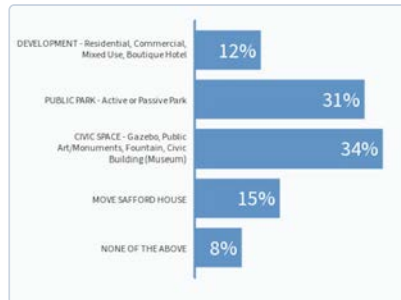


Response options	Count	Percentage
DEVELOPMENT - Residential, Commercial, Mixed Use, Boutique Hotel	13	24%
PUBLIC PARK - Active or Passive Park	18	33%
CIVIC SPACE - Gazebo, Public Art/Monuments, Fountain, Civic Building (Museum)	11	20%
MOVE THE SAFFORD HOUSE	9	16%
NONE OF THE ABOVE	4	7%

62%
Engagement

55
Responses

Spring Bayou/West Tarpon Property - Which would be your SECOND choice for this property?

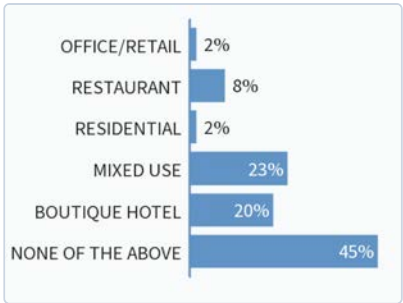


Response options	Count	Percentage
DEVELOPMENT - Residential, Commercial, Mixed Use, Boutique Hotel	7	13%
PUBLIC PARK - Active or Passive Park	15	27%
CIVIC SPACE - Gazebo, Public Art/Monuments, Fountain, Civic Building (Museum)	20	36%
MOVE SAFFORD HOUSE	8	15%
NONE OF THE ABOVE	5	9%

62%
Engagement

55
Responses

Spring Bayou/West Tarpon Property - If this property were DEVELOPED, which type would be your PREFERRED choice?



Response options

Count Percentage

OFFICE/RETAIL

1 2%

RESTAURANT

5 9%

RESIDENTIAL

1 2%

MIXED USE

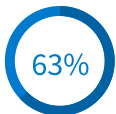
13 23%

BOUTIQUE HOTEL

11 20%

NONE OF THE ABOVE

25 45%

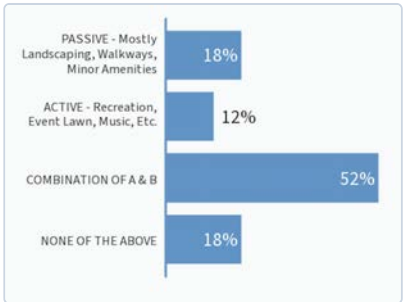


Engagement

56

Responses

Spring Bayou/West Tarpon Property - If this property was to be a PUBLIC PARK, which type would be your PREFERRED choice?



Response options

Count Percentage

PASSIVE - Mostly Landscaping, Walkways, Minor Amenities

10 18%

ACTIVE - Recreation, Event Lawn, Music, Etc.

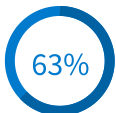
7 13%

COMBINATION OF A & B

29 52%

NONE OF THE ABOVE

10 18%

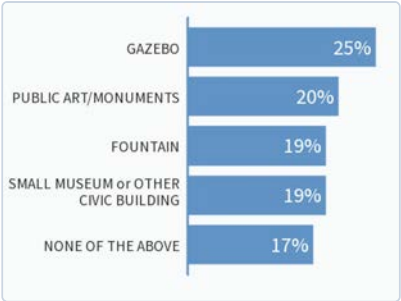


Engagement

56

Responses

Spring Bayou/West Tarpon Property - If this property was to be a CIVIC SPACE, what type would be your PREFERRED choice (other than landscaping)?



Response options	Count	Percentage
GAZEBO	13	24%
PUBLIC ART/MONUMENTS	11	20%
FOUNTAIN	11	20%
SMALL MUSEUM or OTHER CIVIC BUILDING	10	18%
NONE OF THE ABOVE	10	18%

62%

Engagement

55

Responses

Spring Bayou/West Tarpon Property - If the SAFFORD HOUSE were to be moved to this property, what is the MAXIMUM cost the city should pay to do this?



Response options	Count	Percentage
\$300,000 or Less	10	18%
\$500,000 or Less	7	13%
\$750,000 or Less	2	4%
ANY COST	6	11%
DO NOT MOVE	31	55%

62%

Engagement

56

Responses

Project Report

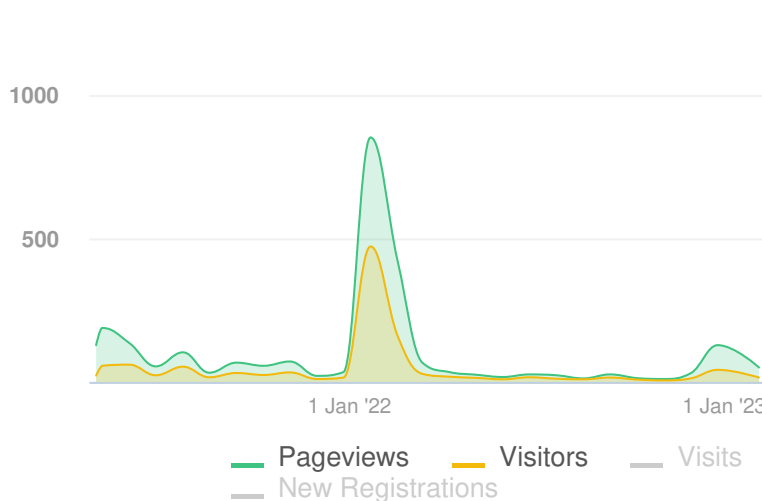
22 February 2021 - 20 March 2023

Connect Tarpon Springs

Spring Bayou/West Tarpon Ave. Lot Redevelopment



Visitors Summary

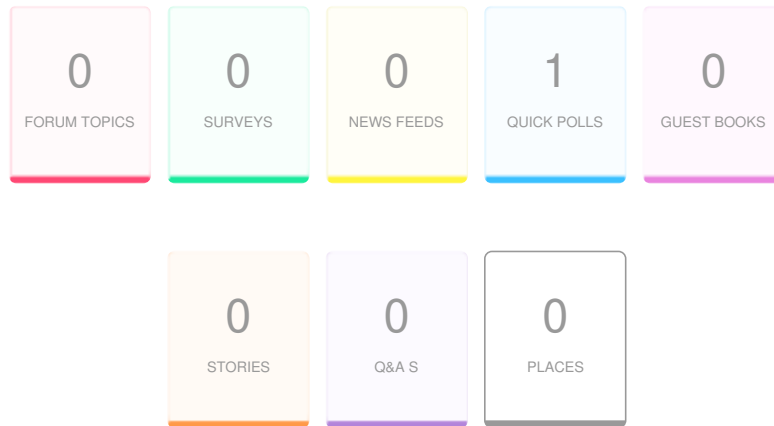


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
1.4 k	182	
NEW REGISTRATIONS		
45		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
162	386	1 k

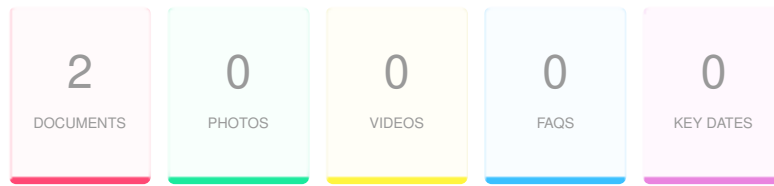
Aware Participants		1,021		Engaged Participants		162					
Aware Actions Performed		Participants		Engaged Actions Performed		Registered		Unverified		Anonymous	
Visited a Project or Tool Page		1,021									
Informed Participants		386		Contributed on Forums		0		0		0	
Informed Actions Performed		Participants		Participated in Surveys		0		0		0	
Viewed a video		0		Contributed to Newsfeeds		0		0		0	
Viewed a photo		0		Participated in Quick Polls		140		0		0	
Downloaded a document		133		Posted on Guestbooks		0		0		0	
Visited the Key Dates page		14		Contributed to Stories		0		0		0	
Visited an FAQ list Page		0		Asked Questions		0		0		0	
Visited Instagram Page		0		Placed Pins on Places		0		0		0	
Visited Multiple Project Pages		117		Contributed to Ideas		52		0		0	
Contributed to a tool (engaged)		162									

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Quick Poll	What use would you like to see on this property?	Published	148	140	0	0
Ideas	I wish this was...	Published	127	52	0	0

INFORMATION WIDGET SUMMARY



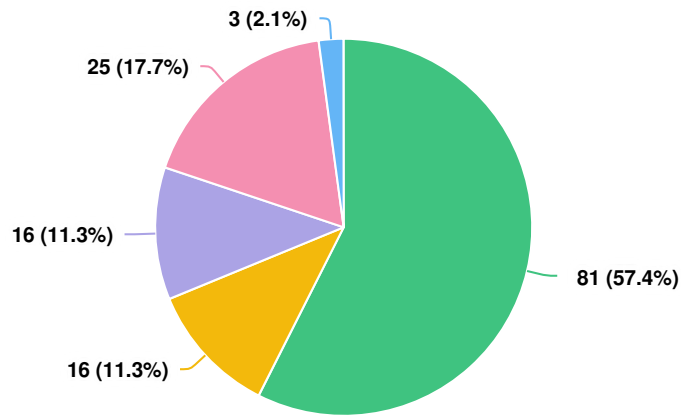
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Highest & Best Use Analysis	74	96
Document	Calling for Referendum - Resolution #2020-35	71	128
Document	deleted document from	1	1
Key Dates	Key Date	14	16

ENGAGEMENT TOOL: QUICK POLL

What use would you like to see on this property?

Visitors 148	Contributors 140	CONTRIBUTIONS 141
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QP Question



Question options

● Park / Open Space
 ● Civic Space
 ● Lodging
 ● Retail / Restaurant
 ● Residential

Mandatory Question (140 response(s))

Question type: Radio Button Question

IDEAS

I wish this was...

Visitors 127		Contributors 52	CONTRIBUTIONS 140
24 February 21	whughes	VOTES 2	The area should be converted to vehicle-boat trailer parking associated with Craig Park boat ramp.
28 February 21	Rea	VOTES 4	<p>We desperately need lodging within walking distance of the Sponge Docks and downtown. We already have a park across the street with limited parking.</p> <p>We desperately need lodging within walking distance of the Sponge Docks and downtown. The two properties purchased 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 homelessness in Craig Park. Let's not make it worse. Develop that property smartly.</p>
30 March 21	Tapster	VOTES 4	<p>Kayak/SUP/water bike rentals</p> <p>Great place for tourists and residents to safely and climate friendly get out on 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.</p>
30 March 21	mark1209	VOTES 0	<p>Parking Enhancements</p> <p>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.</p>

IDEAS

I wish this was...

30 March 21 Georgep38		A mixed use area featuring a plaza with tables and benches overlooking the bayou. Could include small shops and a small botique inn.
	VOTES 9	
31 March 21 Califokie57		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
	VOTES 0	
31 March 21 Patricia F. Borowiec		A floral park with shade and semi-shade, non-invasive plants, and benches under canopy trees to replace some lost through prior development.
	VOTES 9	
01 April 21 Julie Wade		Combination of small boutique hotel and dining/bar with a view
	VOTES 8	
01 April 21 mldinsmore		Family Fun Area A small mini golf / family gathering spot. Could even incorporate live music and rotating food truck vendor(s)
	VOTES 1	
12 April 21 JACKSPIRK		We need to extend the commercial district to the bayou and also provide in-town lodging. Best use Retail , restaurant and boutique hotel.
	VOTES 6	
19 April 21 bkjackson		Restaurants/Stores below and Hotel Above Mixed use building for like restaurants/retail while the floors above are used for lodging hotel stay. (Picture From Downtown Dunedin)
	VOTES 6	

IDEAS

I wish this was...

29 April 21		The Safford House should be moved here so there would be more visitation. And of course, since it was originally here, it would fit in!
Tina Bucuvalas	VOTES 3	
No more lodging please--there is already an Inn and motel on this block.		
04 May 21		Boutique hôtel with nice bar above, or small restaurant.
Rea	VOTES 7	
27 May 21		Bayou Gardens: A wedding venue
KerrieElizabeth	VOTES 1	
<p>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, enforcing 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.domains/~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 significant return for the town.</p>		
09 June 21		Mixed use boutique hotel with restaurants & retail, as well as a boat shuttle to the Sponge Docks.
Groche1260	VOTES 5	

IDEAS

I wish this was...

09 August 21 NSUESPARZA	VOTES 2	Community Garden & Horticulture/Agriculture Education Center <p>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.</p>
20 August 21 JoanJennings	VOTES 1	Civic space with seasonal recreational opportunities - tree lighting, skating, etc. Relocate the clock to another part of town.
26 August 21 s'agapó	VOTES 5	Community Gazebo (with preservation of green space) <p>A gathering place to view the sunsets over the Bayou (similar to the Solomons Island, MD gazebo or the gazebo in Safety Harbor that hosts a Farmers Market).</p>
22 September 21 Konstantina	VOTES 5	A boutique hotel! <p>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.</p>
20 January 22 Sylvester95	VOTES 2	Skatepark
20 January 22 Johnnyreiddbs	VOTES 4	Skate park <p>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 without anyone giving them trouble.</p>
20 January 22 Epeeroza	VOTES 3	Skatepark <p>A skatepark for the community</p>

IDEAS

I wish this was...

20 January 22 StavrouraB		Open space not a park
	VOTES 0	I would like to see it left as open space for a while. We really need the parking.
20 January 22 mmontgo7		A few parking spots, especially for the handicapped.
	VOTES 0	
20 January 22 Dave 720 C		Carousel
	VOTES 0	
20 January 22 Ry_boi		Outdoor mixed eatery and event lawn
	VOTES 3	A variety of eateries from permanent food vendors with a large lawn area for gathering and hosting events. (music, watch parties, marketplace, yoga, etc)
20 January 22 Ntaikos		I would love to see Agios Savvas Of Kalymnos there a beautiful stone Greek Orthodox Church
	VOTES 0	
21 January 22 LeslieCur		Community Youth Organization
	VOTES 0	A place for kids to go and play sports, get help with homework and just socialize with their peers.

IDEAS

I wish this was...

<div>21 January 22</div> <div>ChasHollan</div> <div>VOTES</div> <div>1</div>	<div>I'd love for there to be a restaurant/cafe with an outdoor eating area. OR MOVE THE Safford House there.</div> <div> <p>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 can 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.</p> </div>
<div>21 January 22</div> <div>NikolasKlimis</div> <div>VOTES</div> <div>0</div>	<div>Tarpon Springs Museum of History</div> <div> <p>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 thoughts with this museum is first you enter and the setting is 1876 when the Greeks first settled, then it goes down in line... first epiphany, opening 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!</p> </div>
<div>23 January 22</div> <div>Jim</div> <div>VOTES</div> <div>0</div>	<div>Tarpon Springs History Museum / Park</div> <div> <p>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.</p> </div>
<div>24 January 22</div> <div>Eggysheppard</div> <div>VOTES</div> <div>0</div>	<div>Skate Park</div> <div> <p>A small section for smaller kids , and a space for bigger people.</p> </div>
<div>25 January 22</div> <div>lucyrob</div> <div>VOTES</div> <div>0</div>	<div>professionally designed garden/gathering place of native Florida plants with a centerpiece of public art</div> <div> <p>Art can be monumental in this location; native plants can be described via a 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.</p> </div>

IDEAS

I wish this was...

11 February 22 delone88		Address the homeless issue first
	VOTES 0	While all of 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.
11 February 22 Myname		Parking
	VOTES 0	Downtown desperately needs more parking.
12 February 22 Jim		Epiphany Memorial / Park
	VOTES 0	Showcasing the history of Epiphany (right across the street) in Tarpon Springs. Something such as an 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.
12 February 22 Kimadams		combination of retail restaurant/condos
	VOTES 1	A combination of retail restaurant with condos above with rooftop patios.
15 February 22 Love2Golf		Leave it green space and let the bayou speak for itself. Use our money more wisely.
	VOTES 1	
26 March 22 Cococramer		Boutique Hotel for tourists
	VOTES 1	If we want to bring in tourists they need a place to stay. A boutique hotel would be a perfect addition. It could be the connector between downtown and the sponge docks via the route around the Bayou
01 August 22 Lauralia5357		Small hotel with a Cafe and outdoor seating. Everybody likes a view and this would be a perfect place for a social gathering. Park is nearby
	VOTES 0	