



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **September 6, 2023 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	23-33000009	PLAT SHEET:	F-8
REQUEST:	Approval of a vacation of a portion of right-of-way approximately 332 square feet in area on the west side of 8th Street North, generally located at 1100 8th Street North.		
OWNER:	GRE Property Investments LLC 17412 Ventura Blvd, Suite 455 Encino, CA 91316		
AGENT:	R. Donald Mastry, Trenam Law 200 Central Ave, Suite 1600 St. Petersburg, FL 33701		
ADDRESS:	809 10 th Ave N & 1100 8 th St N		
PARCEL ID NUMBERS:	18-31-17-00000-320-1200, 18-31-17-00000-320-1000, 18-31-17-00000-320-1100, & 18-31-17-00000-320-0900		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional, Single-Family (NT-2)		

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a portion of right-of-way approximately 332 square feet in area on the west side of 8th Street North, generally located at 1100 8th Street North.

The area of the right-of-way proposed for vacation is depicted on the attached map, see Attachment A, and sketch and description, see Attachment B. The applicant's goal is to vacate approximately 332 square feet of right-of-way on the west side of 8th Street North and dedicate a portion of the applicant's abutting property via the Preliminary Plat (DRC 23-20000012) submitted for 809 10th Avenue North to provide a right-of-way boundary along the west side of 8th Street North that follows the existing curvature of the road and public sidewalk, see Attachment C.

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant, see Attachment D, **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. The Engineering and Capital Improvements Department (ECID) provided a Memorandum dated August 10, 2023, see Attachment E, stating that they have no objection to the request provided their conditions in the Memorandum are included as conditions of approval. Engineering's conditions include dedication of public right-of-way for 8th Street North that is being dedicated via plat (DRC 23-20000012) and dedication of public easements for utility and sidewalk purposes. The Water Resources Department provided a Memorandum dated July 21, 2023, see Attachment F, indicating that they have no objection with the condition that an easement is dedicated over the sewer main that runs north and south within the right-of-way. Conditions of approval have been included at the end of this report requiring compliance with the conditions included in Engineering's and Water Resources' Memorandums. TECO also provided comments objecting to the request, see Attachment G. A condition of approval is included requiring the applicant to work with TECO to provide a letter of no objection prior to recording of the ordinance vacating right-of-way.

All other City Departments and Private Utility Providers either had no comments or provided letters of no objection to the vacation request.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The vacation of a portion of right-of-way on the west side of 8th Street North will not have an effect on access to any lot of record. The applicant is the owner of the property to the west abutting the area proposed for vacation.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

Vacating the approximately 332 square feet portion of right-of-way on the west side of 8th Street North will not adversely alter utilized travel patterns and does not create a dead-end right-of-way. The applicant has filed a concurrent preliminary plat application (DRC 23-20000012) that will dedicate existing private property as public right-of-way to provide a right-of-way boundary along the west side of 8th Street North that follows the existing curvature of 8th Street North.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The right-of-way is not needed for the purpose for which the City has a legal interest and there is no present or future need for the right-of-way. The requested vacation of partial right-of-way will facilitate the dedication of abutting private property as public right-of-way which will align the private property boundaries with the curvature of the sidewalk and pavement along 8th Street North. This request was routed to the Transportation and Parking Management Department for review and comments and they indicated that they have no objection, see Attachment H.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

B. Comprehensive Plan

Transportation Element Policy T2.4 states, *"The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection. The partial vacation of this right-of-way will foster redevelopment which is a goal of the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Historic Uptown Neighborhood Association. The Historic Uptown's Neighborhood Plan, see Attachment I, identifies "Issues and Opportunities" which include "Reduce the number of vacant lots and unoccupied homes" as well as "Neighborhood Residential Goals" to "Support compatible infill development and other uses of vacant lots" and "Collaborate with the City and developers/builders as early as possible in the design process to provide guidance and support for housing/site design that is in harmony with Historic Uptown's fabric and character." This request to vacate partial right-of-way was submitted concurrently with a Redevelopment Application (DRC 23-51000003) which requests approval to relocate a grandfathered dwelling unit from an existing duplex to a vacant lot for new single-family residential development addressing the Plan's Issues and Opportunities to reduce the number of vacant lots and fulfills the Plan's Neighborhood Residential Goal of compatible infill development on vacant lots.

Comments from Agencies and the Public

The application was routed to City Departments and Private Utility Providers for review and comments. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection. Engineering and Water Resources both stated that they have no objection to the request provided the conditions in their Memorandums are included as conditions of approval, these have been included as conditions at the end of this report. TECO also provided comments objecting to the request. A condition of approval is included requiring a letter of no objection from all private utilities prior to recording of the ordinance vacating right-of-way.

The applicant provided a Neighborhood Worksheet, see attached, with signatures of support from four (4) individuals, two (2) of which are abutting property owners. At the time of writing of the Staff Report there were no additional comments received from the public for or against the requested vacation of public right-of-way.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed partial right-of-way vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated August 10, 2023.
3. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Water Resources Department Memorandum dated July 21, 2023.
4. Prior to recording the vacation ordinance, the applicants shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.

5. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:*/s/ Scot Bolyard*

8/23/2023

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department

Date

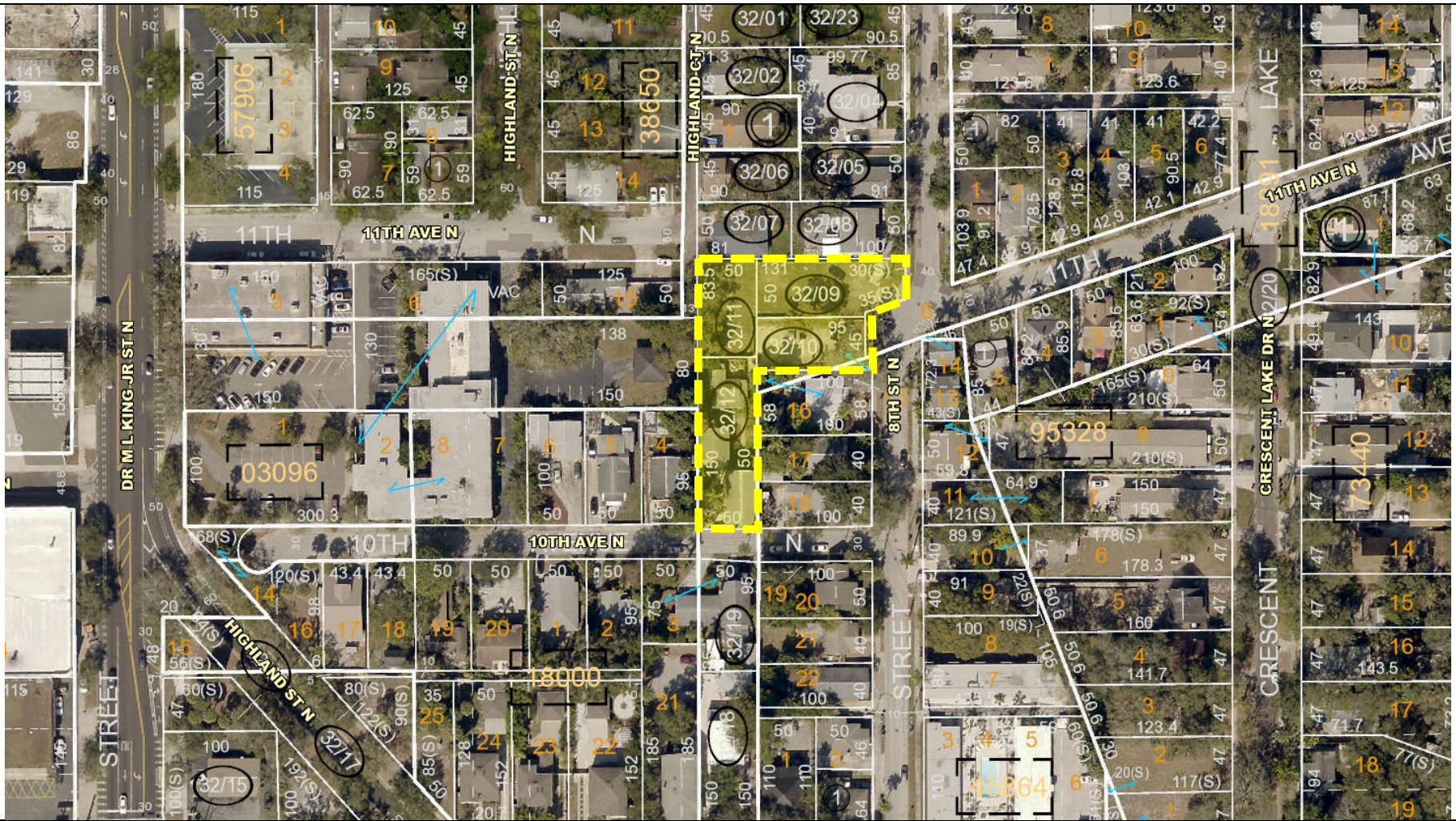
REPORT APPROVED BY:*/s/ Corey Malyszka*

8/23/2023

Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

Date

Attachments: A – Location Map, B – Sketch and Legal Description, C – Preliminary Plat,
D – Applicant's Narrative, E – Engineering Memorandum dated August 10, 2023,
F - Water Resources Memorandum dated July 21, 2023, G – TECO email dated July 21, 2023,
H – Transportation and Parking Management Department Memorandum dated July 27, 2023,
I – Historic Uptown Neighborhood Plan

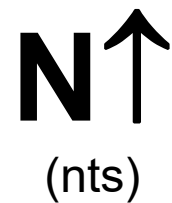


PROJECT LOCATION MAP

Case No.: 23-33000009

Addresses: 809 10th Avenue North &
1100 8th Street North

City of St. Petersburg, Florida
Planning & Development Services Department



THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 18, TWP. 31 S., RNG. 17 E.
PINELLAS COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 19449, PAGE 486, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°36'52"E, ALONG THE EASTERLY LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 184.93 FEET TO THE NORTHEAST CORNER OF PARCEL 3 RECORDED IN OFFICIAL RECORDS BOOK 21449, PAGE 2349, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°29'07"E, A DISTANCE OF 33.76 FEET; THENCE S71°06'57"W, A DISTANCE OF 18.21 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 37.09 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 82.73 FEET, A CENTRAL ANGLE OF 25°41'07", AND A CHORD BEARING S20°52'43"W, A DISTANCE OF 36.78 FEET; THENCE S00°30'54"W, A DISTANCE OF 12.44 FEET; THENCE S71°06'57"W, A DISTANCE OF 4.00 FEET; THENCE N01°30'00"W, A DISTANCE OF 41.91 FEET; THENCE N71°06'57"E, A DISTANCE OF 19.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 332.29 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF PORPOSED LOT 3 AS SHOWN ON THE MAP OF THIS SURVEY ARE ESTABLISHED AND RETRACED FROM A SURVEY PREPARED BY C. FRED DEUEL AND ASSOCIATES AND SIGNED BY IRVING J. ARMSTRONG, LICENSE NUMBER 2666, AND PREPARED AUGUST 19, 1998.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.



Frederick S
Bachmann
2023.06.28
14:45:55 -04'00'

FREDERICK S. BACHMANN, PLS, LS 5174

SKETCH OF DESCRIPTION
809 10TH AVENUE NORTH
ST. PETERSBURG

PINELLAS COUNTY

FLORIDA

PROJECT NO. SE22.499

DATE: 6/27/2023

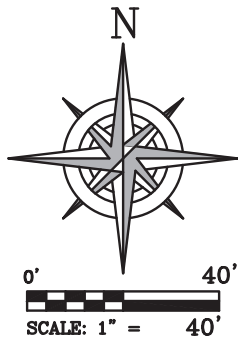
DRAWN: TBM

SCALE: N/A

SHEET NO. 1 OF 2

THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 18, TWP. 31 S., RNG. 17 E.
PINELLAS COUNTY, FLORIDA



PARCEL # 18-31-17-03096-000-0010
LOTS 1 & 2 OF
(PB 16, PG 32)
AND LOTS 9-13 OF
(PB 3, PG19 - ILLEGIBLE)

LOT 4
COPPINS COURT ADDITION
(PB 3, PG 19 - ILLEGIBLE)

LEGEND

(L) OFFICIAL RECORDS BOOK 1994,
PAGE 486
LB LICENSED BUSINESS
No. NUMBER
OR OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE/PAGES
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PSM PROFESSIONAL SURVEYOR
& MAPPER
R/W RIGHT-OF-WAY
RNG. RANGE
SEC. SECTION
TWP. TOWNSHIP

50'(PCPAO)

95'(PCPAO)
N00°36'25"W(C)
233.50'(C)

80'(PCPAO)

UNPLATTED LAND

EASTERLY LINE AND SOUTHERLY EXTENSION OF OR 1994, PG 486

NE CORNER OF PARCEL 3
(OR 21449, PG 2349)

N89°10'25"E(C) 181.00'(C)

S71°06'57"W(C)
37.34'(C)

EXISTING BOUNDARY

(332.29 SQUARE FEET)

S01°30'00"E(C)
41.91'(C)

N71°06'57"E(C) 4.00'(C)

S00°31'12"W(C) 9.20'(C)

S89°10'25"W(C) 100.00'(C)

THE SOUTH 18' OF LOT 15
KENNEDY SUB-DIV
PB 3, PG 21
(OR 21474, PG 1177)

LOT 16
KENNEDY SUB-DIV
(PB 3, PG 21)

LOT 17
KENNEDY SUB-DIV
(PB 3, PG 21)

LOT 18
KENNEDY SUB-DIV
(PB 3, PG 21)

S04°18'17"E(S)
58.41'(S)

S00°46'50"E(S)
79.73'(S)

S88°53'46"W(S) 53.76'(S)
50'(L) 10TH AVENUE NORTH(F)

R/W VARIES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.24'	45.77'	45°21'37"	S20°05'12"W	35.30'
C2	45.19'	82.73'	31°17'38"	S23°40'59"W	44.63'
C3	37.09'	82.73'	25°41'07"	S20°52'43"W	36.78'
C4	8.10'	82.73'	5°36'32"	N36°31'32"E	8.10'

LINE	BEARING	DISTANCE
L1	S71°06'57"W	18.21'
L2	S00°30'54"W	12.44'
L3	N71°06'57"E	19.13'

NOTES:

1. THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF PROPOSED LOT 3 AS SHOWN ON THE MAP OF THIS SURVEY ARE ESTABLISHED AND RETRACED FROM A SURVEY PREPARED BY C. FRED DEUEL AND ASSOCIATES AND SIGNED BY IRVING J. ARMSTRONG, LICENSE NUMBER 2666, AND PREPARED AUGUST 19, 1998.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/40 OR SMALLER.

TRANSYSTEMS

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LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION
809 10TH AVENUE NORTH
ST. PETERSBURG

PINELLAS COUNTY

FLORIDA

PROJECT NO. SE22.499

DATE: 6/27/2023

DRAWN: TBM

SCALE: 1" = 40'

SHEET NO. 2 OF 2

Jun 20, 2023 - 10:49am i:\CAD Projects\Projects\SEP X Drive\2022\SE22.499.00 809 10th Avenue North\Survey\Acad\SE22.499-Plat Prelim.dwg

LEGEND

A/C	AIR CONDITIONER
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
C#	CURVE - SEE CURVE TABLE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
C	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
F/T	FENCE TIE
GI	GRATE INLET
ID.	IDENTIFICATION
INV	INVERT
L#	LINE - SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MH	MANHOLE
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 3, PAGE 21
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA PAGE/PAGES
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
(S)	SURVEY REFERENCED IN NOTE #1
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TYP	TYPICAL
TWP.	TOWNSHIP
WF	WOOD FENCE
ASPHALT	
BRICK	
CONCRETE	

PARCEL # 18-31-17-03096-000-0010
LOTS 1 & 2 OF
(PB 16, PG 32)
AND LOTS 9-13 OF
(PB 3, PG19 - ILLEGIBLE)

LOT 4
COPPINS COURT ADDITION
(PB 3, PG 19 - ILLEGIBLE)

SYMBOL LEGEND

BACK FLOW PREVENTION DEVICE	IRRIGATION CONTROL VALVE
BOLLARD	LIGHT POLE
CABLE TV BOX	MISCELLANEOUS TREE
CLEANOUT	MONITORING WELL
CONCRETE LIGHT POLE	NAIL AND DISK (SET)
CONCRETE MONUMENT (FOUND)	NAIL & DISK (FOUND)
CROSS WALK POLE	OAK TREE
CYPRESS	PALM TREE
ELECTRIC BOX	PARKING SPACES
ELECTRIC METER	PINE TREE
ELECTRIC TRANSFORMER	POWER/UTILITY WOOD POLE
ELEVATION	RECLAIMED WATER METER
ELEVATION BACK OF CURB EDGE OF PAVEMENT	RECLAIMED WATER VALVE
ELEVATION BACK OF CURB FLOW LINE EDGE OF PAVEMENT	RED MAPLE
ELM	SANITARY MANHOLE
FIRE HYDRANT	SANITARY SEWER CLEANOUT
GAS MARKER POST	SIGN
GAS VALVE	STORM SEWER MANHOLE
GRATE INLET	TELEPHONE PEDESTAL
GUY WIRE ANCHOR	TEMPORARY BENCHMARK
HANDICAP PARKING SPACE	TRAFFIC SIGNAL JUNCTION BOX
IRON PIPE (FOUND)	WATER METER
IRON ROD (FOUND)	WATER VALVE
IRON ROD (SET)	X-CUT (FOUND)
	YARD DRAIN

UNPLATTED LAND

LINE	BEARING	DISTANCE
L1	N00°00'00"W	27.62'
L2	N53°29'55"W	6.54'
L3	N36°30'05"E	10.00'
L4	S53°29'55"E	13.28'

N89°10'25"E(C) 181.00'(C)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.24'	45.77'	45°21'37"	S20°05'12"W	35.30'
C2	45.19'	82.73'	31°17'38"	S23°40'59"W	44.63'
C3	20.38'	82.73'	14°06'48"	S32°16'24"W	20.33'
C4	24.81'	82.73'	17°10'51"	N16°37'35"E	24.71'
C5	11.32'	82.73'	7°50'25"	S35°24'36"W	11.31'
C6	33.87'	82.73'	23°27'13"	S19°45'46"W	33.63'

LOT 1

PROPOSED SANITARY EASEMENT

N89°10'25"E 157.48'

50.00'

LOT 2

N00°16'15"W 45.21'

FCM 4"x4"
"LB 107"

S89°10'25"W(C) 100.00'(C)

THE SOUTH 18' OF LOT 15
KENNEDY SUB-DIV
PB 3, PG 21
(OR 21474, PG 1177)

FIR 1/2"
NO ID.
(0.96'S, 0.48'W)

LOT 3

LOT 16
KENNEDY SUB-DIV
(PB 3, PG 21)

LOT 17
KENNEDY SUB-DIV
(PB 3, PG 21)

LOT 18
KENNEDY SUB-DIV
(PB 3, PG 21)

S04°18'17"E(S)
58.41'(S)

S00°46'50"E(S)
79.73'(S)

S88°53'46"W(S) 53.76'(S)

50'(L)

FN&D
"LB 6113"

10TH AVENUE NORTH(F)

R/W VARIES

NE CORNER OF OR 19449, PG 486
FMD
"LB 6962"
S00°36'25"E(F)
184.93'(F) 185'(PCPAO)

POB

FIP 3/4"
NO ID.

NE CORNER OF
PARCEL 3
(OR 21449, PG 2349)

8TH STREET NORTH (F)

EIGHTH STREET(P)
40' R/W(P)

11TH AVENUE NORTH (F)

40' R/W(P)

8TH STREET NORTH (F)

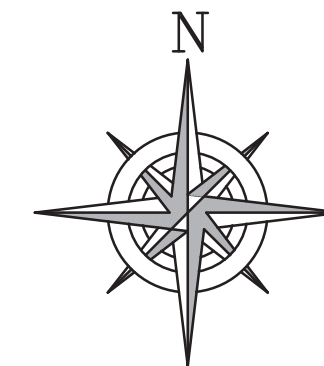
EIGHTH STREET(P)
40' R/W(P)

DESCRIPTION: PROPOSED BOUNDARY

COMMENCE AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 19449, PAGE 486, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°36'52"E, ALONG THE EASTERLY LINE OF SAID PARCEL AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 184.93 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, SAID POINT ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF PARCEL 3 RECORDED IN OFFICIAL RECORDS BOOK 21449, PAGE 2349, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.24 FEET, HAVING A RADIUS OF 45.77 FEET, A CENTRAL ANGLE OF 45°21'37", AND A CHORD BEARING S20°05'12"W, A DISTANCE OF 35.30 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE 45.19 FEET, HAVING A RADIUS OF 82.73 FEET, A CENTRAL ANGLE OF 31°17'38", AND A CHORD BEARING S23°40'59"W, A DISTANCE OF 44.63 FEET; THENCE S00°31'23"W, A DISTANCE OF 21.64 FEET; THENCE S89°10'25"W, A DISTANCE OF 100.00 FEET; THENCE S04°18'17"E, A DISTANCE OF 58.41 FEET; THENCE S00°46'50"E, A DISTANCE OF 79.73 FEET; THENCE S88°53'46"W, A DISTANCE OF 43.76 FEET; THENCE N00°36'25"W, A DISTANCE OF 233.50 FEET; THENCE N89°10'25"E, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

SEC. 18 , TWP. 31 S., RNG. 17 E.

PINELLAS COUNTY, FLORIDA



0' 20' 40'

SCALE: 1" = 20'

SURVEYOR'S REPORT:

- THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF PROPOSED LOT 3 AS SHOWN ON THE MAP OF THIS PRELIMINARY PLAT ARE ESTABLISHED AND RETRACED FROM A SURVEY PREPARED BY C. FRED DEUEL AND ASSOCIATES AND SIGNED BY IRVING J. ARMSTRONG, LICENSE NUMBER 2666, AND PREPARED AUGUST 19, 1998.
- THIS PRELIMINARY PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- PRELIMINARY PLAT MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS PRELIMINARY PLAT FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS PRELIMINARY PLAT IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- SHOWN ANYWHERE ON THIS PRELIMINARY PLAT, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO TRANSYSTEMS AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PRELIMINARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 01/19/2023.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
- THIS PRELIMINARY PLAT IS BASED ON THE U.S. SURVEY FOOT.
- THE SUBJECT PARCEL CONTAINS 22,762 SQUARE FEET, (0.52 ACRE) MORE OR LESS.
- THIS PRELIMINARY PLAT DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- NO UNDERGROUND CONSTRUCTION LOCATED UNLESS OTHERWISE NOTED.

TRANSYSTEMS

565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764
PHONE: 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

PRELIMINARY PLAT
809 10TH AVENUE NORTH
ST. PETERSBURG

PINELLAS

FLORIDA

PREPARED FOR:

GRE PROPERTY INVESTMENTS, LLC
71412 VENTURA BOULEVARD, UNIT 455
ENCINO, CA 91316



Frederick S.
Bachmann
2023.06.22
08:04:06
-04'00'

FREDERICK S. BACHMANN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, PLS 5174

PROJECT NUMBER SE22.499.00

FIELD DATE: 12/16/2022

DRAWN: KWR FB: 272 PG: 17

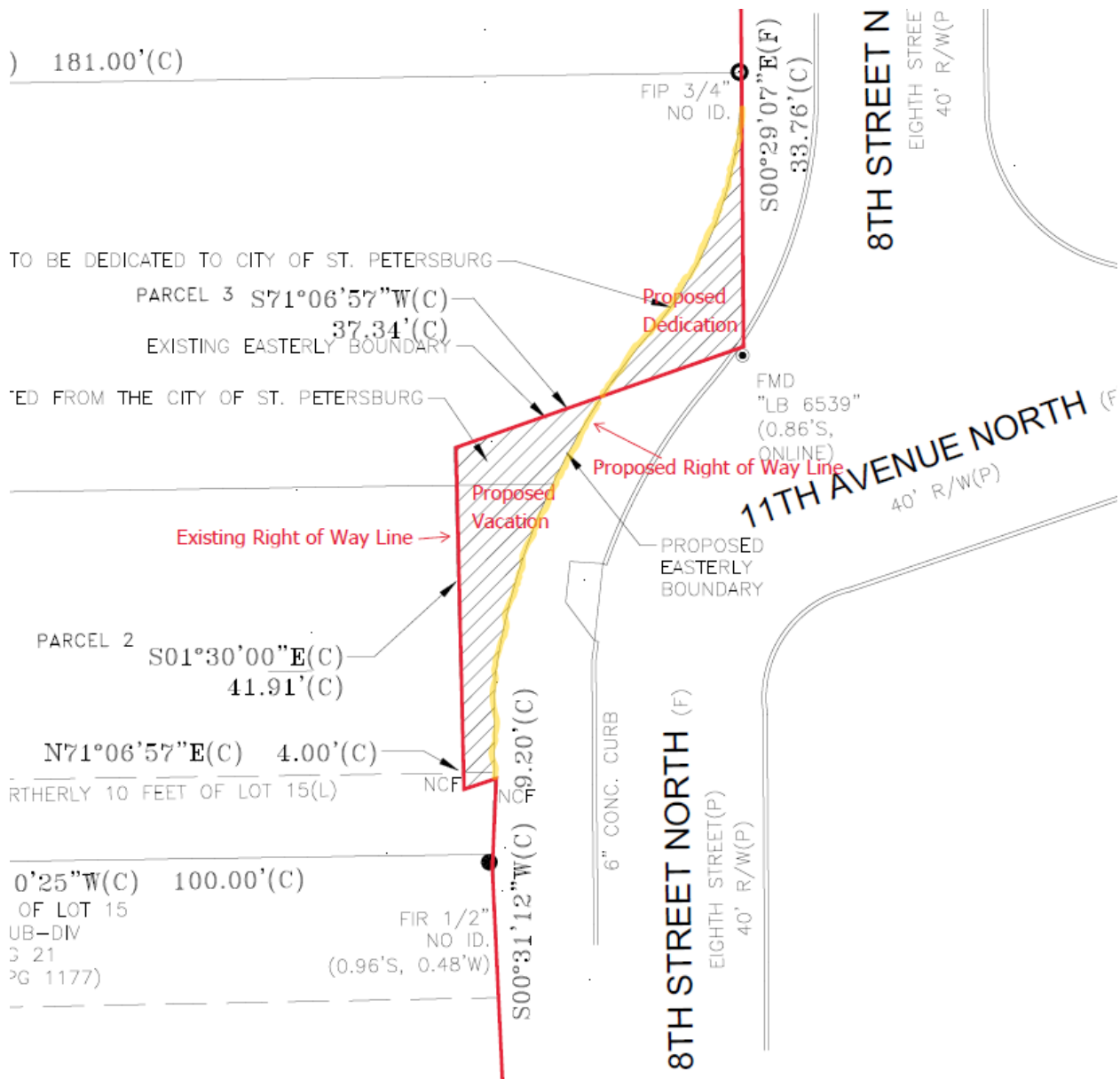
SCALE: 1" = 20'

SHEET NO. 1 OF 1

NARRATIVE IN SUPPORT OF SUBDIVISION DECISION APPLICATION
(VACATION OF STREET)

GRE Property Investments LLC (the “Applicant”) is the owner of 809 10th Ave. N., and 0 8th St. N. (collectively, the “Property”).

The Applicant is requesting to vacate a small, irregularly shaped portion of 8th St. N. (the “Proposed Vacation”) to allow for the redevelopment of the Property. The Applicant will also dedicate a portion of the Property to the City in order to properly realign the right of way for 8th St. N. as follows:



To the Applicant's knowledge, there are no public utilities in the Proposed Vacation other than a sanitary sewer stub, which the Applicant will dedicate an easement for. The Applicant owns 100% of the lineal frontage of the Proposed Vacation.

Discussion of Matters for Consideration for Vacations
(Sec. 16.40.140.2.1.E of the Land Development Code)

1. *The need for easements for public utilities including stormwater drainage and pedestrian easements to be retained or required to be dedicated as requested by the various departments or utility companies.*

The Applicant will dedicate an easement for the existing sanitary sewer within the Proposed Vacation. Otherwise, there is no need for easements as there are no public utilities within the Proposed Vacation.

2. *Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.*

The vacation would not have this effect, as the Proposed Vacation does not abut any lot of record other than Applicant's.

3. *Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.*

The vacation would not have this effect, as the Proposed Vacation is not used as part of the roadway network.

The Applicant will replat the Property, which includes dedicating a portion of the Property to the City, to correct the existing irregular right of way line.

4. *Whether the easement is needed for the purpose for which the City has a legal interest and, for rights-of-way, whether there is a present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

There is no present or future need for the Proposed Vacation for public vehicular or pedestrian access, or for public utility corridors, as it is an irregularly shaped area lying behind the curb line. The Applicant will be dedicating a portion of the Property in order to properly realign the right of way for 8th St. N. This will improve and correct the current condition, which consists of portions of the sidewalk and 8th St. N. lying within private property.

5. *The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.*

N/A

Discussion of Standards of Review for Subdivision Decisions, Generally

(Sec. 16.70.050.1(D) of the Land Development Code)

- D. Standards for review. In reviewing the application for a subdivision decision, the POD, commission or the City Council shall consider whether the application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan.*

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically the promotion of redevelopment.

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Scott Bolyard, Deputy Zoning Official
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: August 10, 2023
SUBJECT: Partial Right of Way Vacation
FILE: 23-33000009

LOCATION AND PIN: 809 10th Ave N & 1100 8th St N
18-31-17-00000-320-1200, 18-31-17-00000-320-1000,
18-31-17-00000-320-1100, & 18-31-17-00000-320-0900

ATLAS: F-8 **Zoning:** Neighborhood Traditional, Single-Family (NT-2)

REQUEST: Approval of a vacation of a portion of right-of-way approximately 332 square feet in area on the west side of 8th Street North, generally located at 1100 8th St N.

SPECIAL CONDITIONS OF APPROVAL: The Engineering and Capital Improvements Department (ECID) has no objection to the proposed partial right of way vacation provided the following special conditions are added as conditions of approval:

1. The final plat (case #23-20000012) shall include appropriate public dedication language and include the following public right of way and public utility easement dedications as a condition of approval of the proposed partial right of way vacation:
 - A. Public Right of Way dedication for 8th Street North adjacent to east boundary of proposed lot 1 (bounded by C1, C4, & L1 on the associated preliminary plat case #23-20000012).
 - B. The dedication of a 4-foot wide Public Easement for Utility and Sidewalk Purposes, parallel to and directly adjacent to the proposed & existing eastern boundary of proposed lot 1 and lot 2 is required due to the location of the existing sanitary sewer main and the need for adequate space for the required public sidewalk along 8th Street North (see item #4 on the 8/10/23 ECID narrative for the preliminary plat case #20-20000012, for public sidewalk requirements). The dedication of the 4-foot wide Public Easement (described above), will eliminate the need for the Proposed Sanitary Sewer Easement currently shown on the preliminary plat within lot 1 and lot 2, bounded by survey line L1, L2, L3, L4, and C6. This easement may be excluded from the final plat.
2. All additional ECID conditions of approval associated with the preliminary and final plat case #23-20000012, including but not limited to additional public right of way and public easement dedications, and additional public infrastructure improvement requirements (sanitary sewer connections, water service connections, sidewalk construction, alley paving, etc.), shall be completed as a condition of approval of this partial right of way vacation request.

NED/akp

ec: Sean McWhite – WRD
Kayla Eger – Development Review Services
Maria R. Sciddurlo – Development Review Services

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: July 21, 2023

SUBJECT: Approval of a multi-phased, multi-building, mixed-use development consisting of 2,084-dwelling units, 49,000 square feet of commercial space, 119,160 square feet of accessory self-storage use and 3,572 parking spaces.

PLAT: F-8

CASE: 23-32000009

LOCATION: 809 10th Ave N.;18-31-17-00000-320-1200, 1100 8th St N.;18-31-17-00000-320-0900; 18-31-17-00000-320-1000;18-31-17-00000-320-1100

REMARKS: Water Resources objection to the above referenced subject due to the sewer main that goes north and south within the ROW. In order to have no objections, the developer/owner would have to give the City of St. Petersburg a 20" easement centered on the sewer main per city standards.

Project file

Scot K. Bolyard

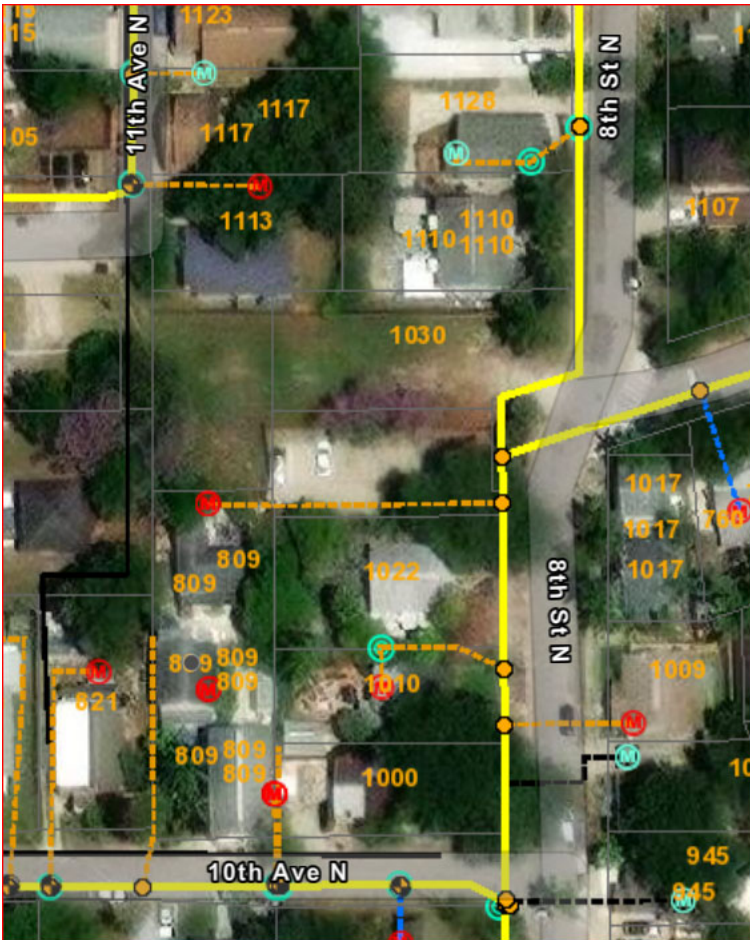
From: Domning, Joan <JDomning@tecoenergy.com>
Sent: Friday, July 21, 2023 9:48 AM
To: Scot K. Bolyard
Subject: RE: Comments for Partial Vacation of Right-of-Way at 1100 8th St N; DRC 23-33000009

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Scot,
TECO-PGS objects to the release of vacate. Please see the map below. TECO-PGS has active gas customers in this area.

*Joan Domning
Senior Administrative Specialist
Peoples Gas
Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783
Ext. 53783*





From: Scot K. Bolyard <Scot.Bolyard@stpete.org>

Sent: Thursday, July 20, 2023 4:57 PM

To: Transportation <transportation@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Kyle J. Hurin <Kyle.Hurin@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; Ariel K. Panjwani <Ariel.Panjwani@stpete.org>; WRDUtilityReview <WRDUtilityReview@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; Dianna M. Lutz <Dianna.Lutz@stpete.org>; Christina M. Boussias <Christina.Boussias@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>; Michael J. Kovacsev <Michael.Kovacsev@stpete.org>; Robert P Bassett <Robert.Bassett@stpete.org>; hispres <history@stpete.org>; 'DL-FL-PIN-Construction@charter.com' <DL-FL-PIN-Construction@charter.com>; Domning, Joan <JDomning@tecoenergy.com>; Stephen Waidley <stephen.waidley@ftr.com>; David Hamlin <dave.hamlin@wowinc.com>; vacate@duke-energy.com; 'relocations@lumen.com' <relocations@lumen.com>

Subject: Comments for Partial Vacation of Right-of-Way at 1100 8th St N; DRC 23-33000009

CAUTION - External Email

******* Don't be quick to click! We're counting on you! This email is from an external sender! Don't click links or open attachments from unknown sources. To report a suspicious email, click the Forward to Phishing button within Outlook for analysis by our cyber security team. If the button is unavailable, forward the email as an attachment to phishing@tecoenergy.com *******

Good afternoon,

Please find attached for your review and comments an application for partial vacation of right-of-way located at 1100 8th St N; DRC 23-33000009. This vacation of right-of-way is associated with a preliminary plat generally located at 809 10th Ave N (DRC 23-20000012) which was just emailed to you for review. Please review the attached application and return your comments by **August 10, 2023**. If comments are not received by the deadline, then it will be assumed that you have no objection or comments to provide.

Thanks,

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
Phone: 727-892-5395 / Fax: 727-892-5557
Scot.Bolyard@StPete.org

Please note that all emails are subject to public records law.

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CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Scott Bolyard, Deputy Zoning Official, Planning and Development Services
Department

FROM: Rebecca Moistner, Transportation Planner II, Transportation and Parking
Management Department

DATE: July 27, 2023

SUBJECT: Partial vacation of right-of-way located at 1100 8th St N; DRC 23-33000009

CASE: 23-33000009

The Transportation and Parking Management Department has reviewed the proposed vacation of right of way at 1100 8th Street N. We concur with the statements in the staff narrative and have no objections to the vacation.

URBAN PULSE, TIMELESS CHARM

HISTORIC UPTOWN



(RE)IMAGINE
HISTORIC
UPTOWN



st.petersburg
www.stpete.org

NEIGHBORHOOD PLAN UPDATE
OCTOBER 2012

INTRODUCTION

A desirable location, great bones and grassroots action are fueling positive change in St. Petersburg's Historic Uptown Neighborhood. Working together, neighborhood stakeholders have strengthened sense of community and place in an effort to enhance Historic Uptown's livability, economic viability and long-term sustainability. The community's most recent accomplishment, the Historic Uptown Neighborhood Plan, marks a significant milestone in the neighborhood's long history and tradition of community involvement.

The Historic Uptown Neighborhood Plan represents an update of the 1991 Round Lake Neighborhood Plan, which addressed multiple neighborhoods including the area known today as the Historic Uptown. The neighborhood plan update focuses solely on Historic Uptown, generally located north of 5th Avenue North to 12th Avenue North between Dr. Martin Luther King, Jr/9th Street North and 4th Street and from 5th Avenue North to 9th Avenue North between 9th Street and 16th Street. The planning process was initiated by the City of St. Petersburg in early 2012 to engage current residents, businesses and other stakeholders in refreshing the neighborhood vision, action strategies and priorities, and continue the momentum that started with the adoption of the 1991 plan.

HISTORIC UPTOWN

Historic Uptown is primarily a residential neighborhood with neighborhood-scale business districts and close proximity to Downtown St. Petersburg, a thriving urban center. North-south thoroughfares 4th Street, 9th Street/M. L. King Street and 16th Street and east-west thoroughfares 5th Avenue and 9th Avenue form distinct neighborhood boundaries. Development in Historic Uptown dates back to the turn of the 20th century in the early days of the City of St. Petersburg.

The neighborhood has many assets and attributes that appeal to a wide array of residents, businesses and visitors. Family-friendly and cultural activities, parks, independent businesses, quaint business districts, sociocultural diversity, historic structures and settings, and mature tree cover are some of the reasons that people are attracted to Historic Uptown. St. Anthony's Hospital is the neighborhood's largest employer and is an active member of the community. Surrounding neighborhoods, such as Historic Old Northeast, also contribute to Historic Uptown's stability and desirability.

Like many urban neighborhoods, especially ones having endured a century, Historic Uptown is not without challenges. Aging infrastructure, negligent landlords, street crime and economic and social disinvestment are issues that are typical at some point in time in urban neighborhoods. Historic Uptown's resurgence is attributable to its rediscovery by young families, urban professional and blue collar workers and 'creatives'. These residents and business owners have brought attention to the neighborhood's needs while offering a hand in the solutions.



Mature tree canopy and elegantly restored bungalows make neighborhood streets unique and charming.

Round Lake Park is the symbolic heart of the neighborhood and the feature most identified with the Historic Uptown Neighborhood.



St. Anthony's Hospital, which recently completed \$30 million of improvements at its Historic Uptown location, is a major regional institution and a strong neighborhood partner.

The 4th Street Business District is thriving due to the significant residential base in Historic Uptown and Old Northeast.



Townhouses and other forms of medium density residential in the neighborhood increase housing choices and expand opportunities for a range of household types.

Despite an attractive location, residential charm and citywide growth, Historic Uptown saw a steady decline in population and housing over the last two decades. Neighborhood population fell from 3,705 in 1990 to 3,265 in 2000 and again in 2010 to 2,789 (U.S. Census). The decline in neighborhood housing units is mainly attributable to expansion of the St. Anthony’s Hospital campus, which in turn has been a stabilizing factor in area property assessments.

Notes:
This profile is based on Census 2010 data and Pinellas County Property Appraiser’s Real Property database. Percent Owned and Rental are computed as a proportion of Occupied Housing Units.
Land to Improvement Ratio (LIR or L:I Ratio) represents for the relationship between land value and improved/ building value.

This map shows the future land use designations for the Historic Uptown neighborhood and surrounding areas. The neighborhood is mostly residential with mixed use around Round Lake and along major corridors (4th St N, 9th St N, and 16th St N). St. Anthony’s Hospital and related uses are designated as institutional and mixed use.



TOTAL POPULATION

244,769

TOTAL HOUSING UNITS

113,974

OCCUPIED HOUSING UNITS

108,815

OWNED

60.7%

RENTED

39.3%

ASSESSED VALUE

\$ 109,006

RESIDENTIAL L:I RATIO

1:3.2

JUST BLDG VALUE

\$61,832

JUST LAND VALUE

\$29,230

ASSESSED VALUE

\$ 735,995

NON-RESIDENTIAL L:I RATIO

1:1.5

JUST BLDG VALUE

\$460,464

JUST LAND VALUE

\$237,761

St. Petersburg has a relatively high housing occupancy rate and a significantly lower proportion of rental properties compared to Historic Uptown. The city also has a high residential LIR.

TOTAL POPULATION

2,789

TOTAL HOUSING UNITS

1,880

OCCUPIED HOUSING UNITS

1,413

OWNED

25.4%

RENTED

74.6%

ASSESSED VALUE

\$87,897

RESIDENTIAL L:I RATIO

1:2.2

JUST BLDG VALUE

\$59,596

JUST LAND VALUE

\$27,845

ASSESSED VALUE

\$1,003,606

NON-RESIDENTIAL L:I RATIO

1:2.1

JUST BLDG VALUE

\$815,874

JUST LAND VALUE

\$158,803

Compared to the City of St. Petersburg, Historic Uptown has a significantly lower housing units occupancy rate and a higher proportion of rental properties. The presence of St. Anthony’s Hospital in Historic Uptown influences the high non-residential assessed value and LIR in the neighborhood as compared to the city as a whole.

TOTAL POPULATION

941

TOTAL HOUSING UNITS

638

OCCUPIED HOUSING UNITS

482

OWNED

40.9%

RENTED

59.1%

ASSESSED VALUE

\$83,862

RESIDENTIAL L:I RATIO

1:1.5

JUST BLDG VALUE

\$54,747

JUST LAND VALUE

\$34,347

ASSESSED VALUE

\$190,943

NON-RESIDENTIAL L:I RATIO

1:0.6

JUST BLDG VALUE

\$83,489

JUST LAND VALUE

\$83,505

Zone 1 is a relatively stable residential area in Historic Uptown as demonstrated by the lower proportion of rental properties in the zone.

TOTAL POPULATION

1,243

TOTAL HOUSING UNITS

913

OCCUPIED HOUSING UNITS

687

OWNED

18.5%

RENTED

81.5%

ASSESSED VALUE

\$97,843

RESIDENTIAL L:I RATIO

1:2.9

JUST BLDG VALUE

\$68,759

JUST LAND VALUE

\$21,615

ASSESSED VALUE

\$358,620

NON-RESIDENTIAL L:I RATIO

1:1.4

JUST BLDG VALUE

\$198,057

JUST LAND VALUE

\$151,261

Zone 2 is a largely residential area focused on Round Lake with commercial uses on 4th St N and 9th St N. This results in the high residential assessed value and LIR in this zone. This zone also has a high proportion of rental properties.

TOTAL POPULATION

605

TOTAL HOUSING UNITS

329

OCCUPIED HOUSING UNITS

244

OWNED

14.3%

RENTED

85.7%

ASSESSED VALUE

\$72,178

RESIDENTIAL L:I RATIO

1:2

JUST BLDG VALUE

\$49,068

JUST LAND VALUE

\$25,535

ASSESSED VALUE

\$1,953,871

NON-RESIDENTIAL L:I RATIO

1:3.6

JUST BLDG VALUE

\$1,695,414

JUST LAND VALUE

\$213,778

Zone 3 has fewer housing units compared to other zones with a high proportion of rental properties. The high non-residential assessed value and LIR is largely due to St. Anthony’s Hospital and related professional medical uses in this zone.

(RE)VISION HISTORIC UPTOWN



NEIGHBORHOOD PLAN UPDATE

NEIGHBORHOOD ASSOCIATION MEETING
FEBRUARY 13, 2012 7:00 TO 8:30 PM
SUNSHINE CENTER 330 5TH STREET NORTH, ST. PETERSBURG, FL

The Historic Uptown (formerly Round Lake) Neighborhood Plan is being updated to create a framework for positive change in the coming years while preserving existing community character. The Historic Uptown Neighborhood Association and the City of St. Petersburg Neighborhood Partnership Department invite you to become an active participant in the update process.



GETTING TO KNOW YOU

The first meeting is about getting to know you and your neighborhood. It is also an opportunity for you to get to know your neighbors. We will introduce the Historic Uptown Neighborhood Plan Update project and the project team. This will be followed by facilitated exercises that build connections between neighbors and help us better understand the strengths of your neighborhood.

CONTACT: **SUSAN AJOC** DIRECTOR, NEIGHBORHOOD PARTNERSHIP, CITY OF ST. PETERSBURG
EMAIL: SUSAN.AJOC@STPETE.ORG PHONE: (727) 892-5141



(RE)IMAGINE



NEIGHBORHOOD PLAN UPDATE

NEIGHBORHOOD VISIONING WORKSHOP
MAY 1, 2012 / 6:30 TO 8:30 PM
AMERICAN RED CROSS / 818 4TH STREET N, ST. PETERSBURG, FL

YOU'RE INVITED
Join the Historic Uptown Neighborhood Association and the City of St. Petersburg Neighborhood Partnership Department for a visioning workshop. This workshop is an opportunity for you to share your vision for Historic Uptown and to define the values that will shape this neighborhood in the coming years.

Together we will (re)imagine Historic Uptown as a safe and vibrant neighborhood, and define a **SHARED VISION** for the neighborhood. This workshop is about **VALUES** and **ACTION**.

What kind of neighborhood do we want to be? How do we get there?

Let your imagination free and share your vision for Historic Uptown with your neighbors.

REIMAGINE THE NEIGHBORHOOD

FOR MORE INFORMATION OR TO RSVP FOR THIS WORKSHOP, CONTACT:
LAURIE STRAUSS PRESIDENT, HISTORIC UPTOWN NEIGHBORHOOD ASSOCIATION
EMAIL: HISTORICUPTOWN@GMAIL.COM FACEBOOK: HISTORIC UPTOWN NEIGHBORHOODS, ST PETE / EVENTS



(RE)VISION



NEIGHBORHOOD PLAN UPDATE

OPEN HOUSE
AUGUST 7, 2012 / 6:30 TO 8:30 PM*
NOVA 535, 535 DR MLK JR ST N, ST. PETERSBURG, FL 33701

YOU'RE INVITED
Join the Historic Uptown Neighborhood Association and the City of St. Petersburg Neighborhood Partnership Department for a neighborhood plan update open house. This open house is an opportunity for you to get familiar with and share your thoughts on the neighborhood vision plan and plan recommendations.

Over the past few months, you helped us (re)imagine Historic Uptown and define a revised vision for the neighborhood that supports a **RESILIENT COMMUNITY**, creates a **GREAT PLACE** to live, and fosters **STRONG PARTNERSHIPS**.

Now we need you to tell us if we heard you loud and clear by providing us with feedback on the neighborhood vision plan and plan recommendations.

REPRESENTING HISTORIC UPTOWN

* Presentation of Neighborhood Vision Plan and Plan Recommendations at 7:00 PM

FOR MORE INFORMATION OR TO RSVP FOR THIS WORKSHOP, CONTACT:
LAURIE STRAUSS PRESIDENT, HISTORIC UPTOWN NEIGHBORHOOD ASSOCIATION
EMAIL: HISTORICUPTOWN@GMAIL.COM FACEBOOK: HISTORIC UPTOWN NEIGHBORHOODS, ST PETE



(RE)PRESENT



PURPOSE

The Historic Uptown Neighborhood Plan establishes the neighborhood's long-term vision and an action plan and priorities for achieving the vision. The plan builds on Historic Uptown's strengths and assets, and seeks to preserve and enhance the neighborhood's historic fabric and unique character. Expanded mobility and accessibility for all segments of the community and integration with surrounding city neighborhoods and downtown are central features of the plan.

Community partnerships, collaboration and leveraging of resources will be integral to implementation of the plan as several of the actions are intended to be community initiated and orchestrated. The Plan will also inform city decision making for policy, land use, project or program actions that could influence the achievement of the Historic Uptown vision.

HOW THE PLAN WAS DEVELOPED

The planning process for the Historic Uptown Neighborhood Plan began in early 2012 as a collaboration of the Historic Uptown Neighborhood Association and the City of St. Petersburg. The process focused on maximizing community engagement opportunities while guiding neighborhood stakeholders through discrete steps to develop a vision and action strategies.

Initially, neighborhood stakeholders were invited to participate in the "Getting to Know You" workshop to identify neighborhood issues and opportunities. A second workshop, "(Re)Imagine the Neighborhood" engaged the community in activities to identify core neighborhood values and vision for the future. Draft plan recommendations were presented at the "(Re)Presenting Historic Uptown – Vision Plan and Recommendations" open house. The final Historic Uptown Neighborhood Plan recommendations were refined based on input by neighborhood stakeholders and city staff. Over fifty neighborhood residents and stakeholders participated in the workshops.



ISSUES & OPPORTUNITIES

Results from the workshops where the residents identified issues and opportunities for the neighborhood and also specific locations where these issues needed to be addressed.

COMMUNITY INVOLVEMENT

Boosting the number of involved neighbors, businesses, and landlords is viewed as an essential ingredient in achieving the neighborhood's goals and vision.



- Share responsibility in addressing neighborhood issues
- Persuade landlords to care for and be more involved in the neighborhood
- Foster acquaintanceships and communication among neighbors
- Encourage more involvement by neighbors west of 7th Street
- Inspire neighbors to take care of property they own or rent
- Clean up eyesore multi-family properties/address other problem properties

NEIGHBORHOOD IMPROVEMENTS & PLACEMAKING

Making Historic Uptown an attractive place was a widely discussed issue. The discussion included visual and aesthetic issues such as improving Round Lake Park, traffic calming, streetscaping and lighting, as well as structural issues such as infilling vacant lots/homes and improving substandard housing.



- Create an aesthetically-pleasing community
- Beautify public and private property
- Make neighborhood parks more attractive and better utilized
- Enhance Round Lake Park, including the Banyan tree, to serve as a community focal point
- Reduce the number of vacant lots and unoccupied homes
- Eliminate substandard housing
- Create more uniformity in landscaping and signage
- Address deficiencies ('pot holes' and streets, unlit areas, rotting streetlight poles, and trim tree canopy overgrowth)
- Create safer walking, biking, and driving conditions on neighborhood streets, especially Highland St N, 4th St N, 7th Ave N, and 9th Ave N
- Implement traffic calming, especially on main corridors
- Add more bicycle lanes
- Deter traffic on 7th Ave N to make the neighborhood quieter
- Clean up alleys

RESOURCES

Neighborhood Partnership Program and the City of St. Petersburg were seen as essential local resources that can be leveraged to improve Historic Uptown.

- Develop close relationship with City
- Achieve designation as local historic district
- Encourage more home ownership

CRIME

Eliminating crime in Historic Uptown is the neighborhood's top priority. Specific concerns are reducing street crimes (e.g., prostitution and illegal drug sales) and incivilities (e.g., loitering and littering), abating nuisance properties and conditions that attract crime, and reinforcing programs to manage crime.



- Create a safe neighborhood
- Minimize crime, specifically prostitution and illegal drug activity
- Increase participation in the neighborhood Crime Watch
- Address transient activity, homeless loitering, and panhandling
- Identify and abate nuisance properties (residential and commercial)
- Identify and help take care of people in need
- Encourage more police presence

NEIGHBORHOOD BRANDING

Developing a distinct identity for the neighborhood that attracts new residents and businesses to the area is an important issue. The neighborhood branding issue was seen as a priority action item by the participants.



- Develop a distinct identity and brand for Historic Uptown that communicates what is special and unique about the neighborhood and inspires its discovery by potential

COMMERCIAL USES

The discussion around area businesses and commercial uses ranged from eliminating commercial uses from the neighborhood core to enhancing the business districts along 4th Street and 9th Street.



- Encourage more business involvement and communication with the community
- Strengthen 4th Street and 9th Street business districts
- Eliminate incompatible commercial uses
- Increase neighborhood-oriented businesses
- Identify and attract businesses that are compatible with a walkable community



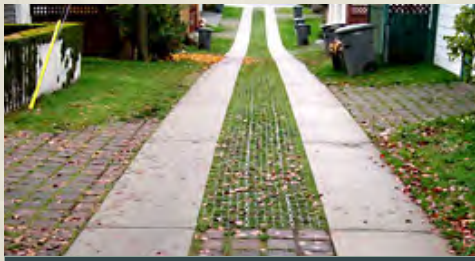
COMPLETE STREETS



SHARED LANE MARKINGS



ACTIVE COMMERCIAL FRONTAGE



GREEN ALLEYS



MULTIFAMILY HOUSING



PUBLIC ART PROJECTS



COMMUNITY GARDENS



PARKS & OPEN SPACES



NEIGHBORHOOD EVENTS

ISSUES & OBJECTIVES

CRIME	COMMUNITY INVOLVEMENT	NEIGHBORHOOD BRANDING	PLACEMAKING	COMMERCIAL USES
Create a safer neighborhood by abating nuisance issues that encourage crime and reinforcing programs that manage crime.	Partner with a diverse community group to address issues that impact the neighborhood.	Create a distinctive identity for Historic Uptown that distinguishes as a place to live, visit and work in.	Capitalize on the neighborhood's physical and historical assets to create places that are attractive and welcoming.	Cluster commercial activities serving the daily needs of local residents in a centrally located neighborhood commercial area.

STRATEGIES

Complete Street

as a fully functional unit including streetscaping and street frontage.

A

A

Improve Bicycle and Pedestrian Facilities

by closing existing gaps and encouraging alternative routes.

B

B

Utilize Alleyways

as a 'green' resource using pervious paving and landscaping elements such as bio swales.

C

C

Reduce Through Traffic

with traffic calming, one way streets and street closures where feasible.

D

D

Street Lighting

with human scale lighting fixtures that provide appropriate lighting levels for pedestrians.

E

E

Encourage Watching

by increasing level of social/recreational activity and providing public seating in public spaces.

F

F

Activate Commercial Frontage

With more street frontage, glass storefronts and outdoor seating.

G

G

Cluster Compatible Uses

such as neighborhood commercial, small offices and multifamily housing.

H

H

Multifamily Housing

that is low rise and medium density such as townhomes and garden apartments.

I

I

Reactivate Parks and Open Spaces

through appropriate landscaping, multi-use trails, and/or play grounds where appropriate.

J

Community Gardens

or urban arboriculture as a way to utilize vacant lots and underutilized open spaces.

K

Initiate Public Art Projects

such as murals, sculptures, or sidewalk chalk in areas of blight

L

L

Neighborhood Branding

by leveraging the historical and physical assets of the neighborhood such as Round Lake.

M

M

Walking Tour

to highlight strengths of the neighborhood and attract new residents and businesses.

N

N

Events Programming

to connect neighborhood residents and attract new residents and businesses.

O

O

BUILD A RESILIENT COMMUNITY

A resilient community responds and adapts to changes in the environment - social, economic, and natural - by looking ahead and planning for shifts in demographics, technology, costs of living, government policy and investment and other forces of change in the neighborhood. A resilient community relies on its well-developed networks and lines of communication to reorganize and reroute information and resources as needed to ensure the long-term viability of the neighborhood and community quality of life. Finally, a resilient community strives for greater levels of neighborhood satisfaction knowing that 'place attachment' can mean sustained neighborhood investment and involvement.

The Historic Uptown Neighborhood Plan Update is a tool for achieving greater neighborhood satisfaction and resiliency. The plan identifies projects and programs to enhance and synergize existing neighborhood assets for the benefit of all neighborhood stakeholders, present and future.



CREATE A GREAT PLACE TO LIVE

The Historic Uptown Neighborhood Plan recognizes the elements of a great neighborhood. A great neighborhood has resources that allow all residents to live active, healthful, and fulfilling lives. The foundation of a great neighborhood is its livability—the quality of the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment, and recreation possibilities.

A great neighborhood is safe, walkable, and inviting, and has attractive and comfortable spaces for playing, relaxing, and socializing. Complete streets accommodate multiple forms of travel throughout the neighborhood. Vibrant business districts are destinations for shopping, dining, and gathering. Local businesses offer goods and services regularly used by residents and also create jobs for the neighborhood's workforce. Social problems such as crime and homelessness are managed through neighborhood partnerships with the city and non-profits. Trees, natural drainage ways, and other green infrastructure provide a range of ecosystem services to the neighborhood including assimilating pollution, managing stormwater, and supporting wildlife, while also creating beauty.



FOSTER STRONG PARTNERSHIPS

Strong relationships among neighborhood stakeholders and partners are the foundation of resilient communities and great neighborhoods. Through involvement of residents, business owners, other stakeholders and partners in neighborhood matters, the sense of neighborhood ownership and pride is expanded and strengthened and more action and accomplishment is possible. In a community that works together toward shared goals, people feel acknowledged, valued and cared for, and yearn to give back to their community. As a result, the community becomes greater than the sum of the parts.

Well-developed social networks and past achievements through partnerships with other organizations are Historic Uptown strengths that will be important to future neighborhood success stories. Continued collaboration between the Historic Uptown community and city government will also be essential to implementing the Neighborhood Plan and addressing issues or opportunities that emerge.



IN HISTORIC

(RE)PRESENTING HISTORIC UPTOWN

LEGEND

REGIONAL MOBILITY CORRIDORS

GREEN STREETS - VEHICULAR EMPHASIS

GREEN STREETS - BIKE/PEDESTRIAN EMPHASIS

TRAFFIC SAFETY - PEDESTRIAN CROSSWALKS/SIGNALS

NEIGHBORHOOD ACTIVITY CENTERS

MIXED USE CORRIDORS - COMMERCIAL

MIXED USE CORRIDORS - RESIDENTIAL

PARKS and OPEN SPACES

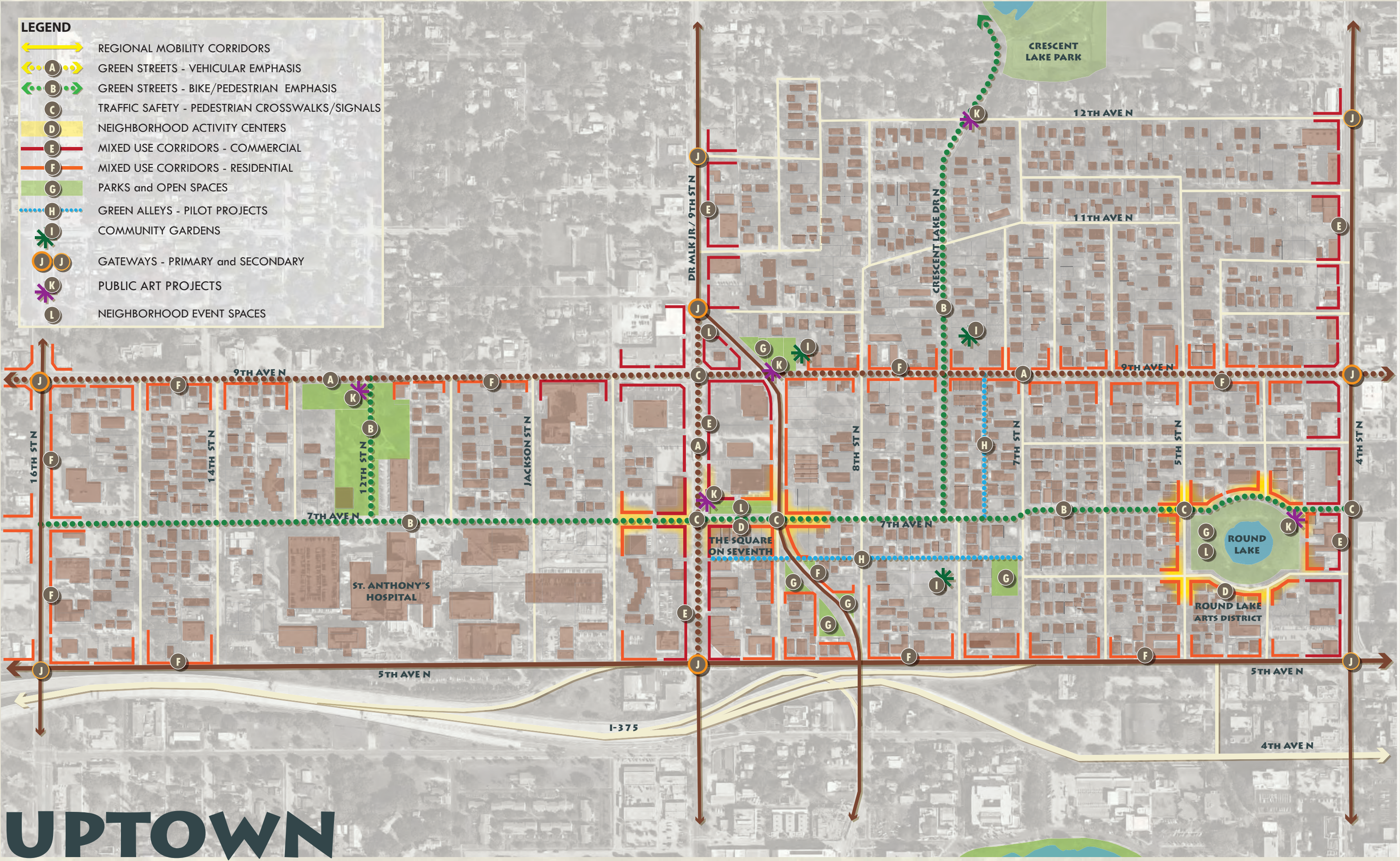
GREEN ALLEYS - PILOT PROJECTS

COMMUNITY GARDENS

GATEWAYS - PRIMARY and SECONDARY

PUBLIC ART PROJECTS

NEIGHBORHOOD EVENT SPACES



UPTOWN

GREEN COMPLETE STREETS

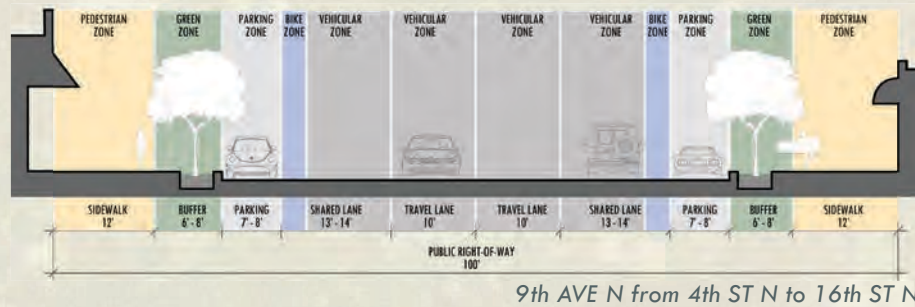
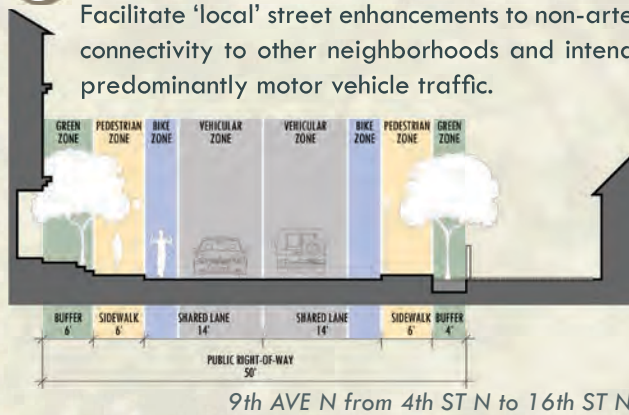
GREEN, COMPLETE STREETS serve the mobility needs of the neighborhood and enhance placemaking while minimizing environmental impacts. These streets are designed for safe access by all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. A network of sidewalks and bikeways expands travel options, including better accessibility to transit. Tree canopy, street lighting, and traffic calming help create safe street environments where people feel comfortable walking. Placemaking elements such as streetscaping and building frontages near the sidewalk also make the streets more inviting and functional for walking. Streets and alleys are designed to be more environmentally sustainable by capturing and treating stormwater in landscaped bio-swales.



Use the 'green' zone effectively to manage stormwater runoff and increase urban green space. Maintaining existing brick paved streets, hexblock sidewalks and granite curbs is a critical consideration.

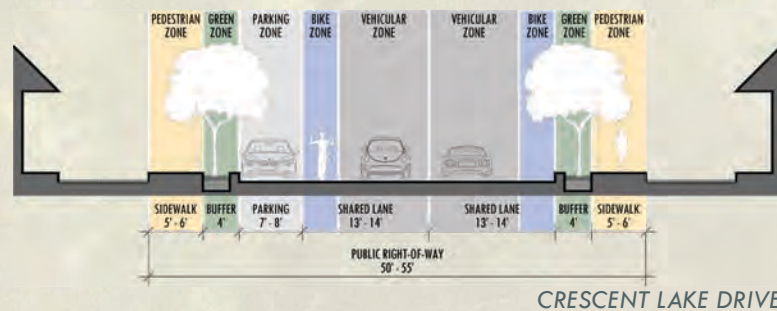
A GREEN STREETS – MOTOR VEHICLE EMPHASIS

Facilitate 'local' street enhancements to non-arterial streets providing connectivity to other neighborhoods and intended to accommodate predominantly motor vehicle traffic.



B GREEN STREETS - PEDESTRIAN/BICYCLE EMPHASIS

Facilitate 'neighborhood' street enhancements to non-arterial streets providing connectivity within the Historic Uptown Neighborhood and intended to accommodate predominantly pedestrian and bicycle traffic.



The 'GREEN' zone is a flexible landscape buffer that supports the 'PEDESTRIAN' zone and can be located adjacent to the roadway or private frontage based on property use and access.

The 'BIKE' zone facilitates safe and convenient bicycle movement while minimizing conflicts with vehicles and pedestrians. Shared lane markings allow bicyclists to safely share a lane with vehicular traffic lane and provide an alternative to dedicated bike lanes in areas with limited road right-of-way.

C TRAFFIC SAFETY - PEDESTRIAN ENHANCEMENTS

Facilitate traffic improvements to enhance pedestrian safety, especially on the green streets, including:

Pedestrian crosswalks on 9th AVE N

Enhanced pedestrian crosswalks at 7th AVE N and 5th ST N

Pedestrian signal at 7th AVE N and 4th ST N

Traffic signal at HIGHLAND ST N and 7th AVE N



Complete streets accommodate pedestrians, bicyclists, motorists, and transit users

Photo Credit: City of St. Petersburg, FL

NEIGHBORHOOD ACTIVITY CENTERS

NEIGHBORHOOD ACTIVITY CENTERS feature a mix of uses - often commercial and residential - arranged to be highly accessible by foot traffic. These centers are located along major thoroughfares where they are readily accessible to surrounding residential areas and existing or future transit service. New and infill commercial as well as higher density housing will be encouraged as part of the overall land use mix in these centers and corridors. Major gateway corridors and existing commercial centers can be infilled to provide a diverse selection of housing, shopping, and recreational choices within walking distance of the residential core of the neighborhood.

D NEIGHBORHOOD ACTIVITY CENTERS

Create a hierarchy of neighborhood activity centers that fit into the existing neighborhood context and are highly accessible by transit, pedestrians, bicycles and automobiles.

The **ROUND LAKE ARTS DISTRICT** takes advantage of the park setting of Round Lake and historical character of the surrounding development to create a vibrant, neighborhood-oriented, mixed-use center in the heart of Historic Uptown with a focus on art-related commercial uses.

THE SQUARE on SEVENTH represents the revitalization of the commercial district on DR MLK JR/9th St N and district expansion on 7th Ave N between DR MLK JR and 8th St N. Envisioned is a vibrant, pedestrian-friendly center with shopping, cafés, and a public square for neighborhood events. The center would be oriented to the Historic Uptown Neighborhood but also serve other city neighborhoods.

E COMMERCIAL MIXED-USE CORRIDORS

Cluster compatible uses such as neighborhood commercial, small offices, and live-work dwellings along commercial mixed-use corridors:

4th ST N (5th Ave to 12th Ave N)

Dr. Martin Luther King, Jr/9th Street N (5th Ave N to 12th Ave N)

F RESIDENTIAL MIXED USE CORRIDORS

Cluster compatible residential uses such as higher density single-family and multifamily housing along residential mixed use corridors:

9th AVE N (4th St N to 16th St N)

5th AVE N (4th St N to DR MLK JR/9th St N)

16th ST N (5th Ave N to 9th Ave N)

Support development regulations requiring or incentivizing pedestrian-oriented, mixed-use development in Neighborhood Activity Centers, including primary building facades that are close to the sidewalk and streetscape elements such as storefronts with outdoor seating.

Ensure appropriate transitional uses and building scale between Mixed-Use Centers and Mixed-Use Corridors and surrounding residential areas.

Create more places and activities where neighbors can come together and get to know each other.

Establish a “buy local first” program to support locally-owned businesses. Explore ways to reward local businesses that are engaged in neighborhood affairs.



Neighborhood scale, pedestrian-friendly centers and corridors that support the local economy.

Photo Credit: Bishop Arts District, Dallas, TX



Human-scaled facades with transparency and streetscaping elements create interest.

Photo Credit: Bishop Arts District, Dallas, TX



Revitalize existing commercial areas with compatible infill uses.

Photo Credit: Espanola Way, South Beach, Miami, FL



Right-sized squares and plazas with amenities, such as public seating, and surrounded by suitable land uses.

Photo Credit: New College, Sarasota, FL

NEIGHBORHOOD RESIDENTIAL

HOUSING CHOICES means that households in various stages of the human lifecycle can put down and maintain roots in the neighborhood even as household needs change over time. Firm roots translate to residents who will care enough to invest time and effort into keeping their community livable. Having attractive, appropriately-scaled and priced multi-family dwellings provides housing options for young professionals, empty nesters, aging-in and families with low to moderate incomes. Low-rise, medium-density housing on suitable sites is in keeping with the character of the neighborhood. Homeownership is still a major goal of many households. By offering housing choices, homeownership opportunities and neighborhood satisfaction, a broader range of households could be marketed to invest in Historic Uptown.

F RESIDENTIAL MIXED USE CORRIDORS

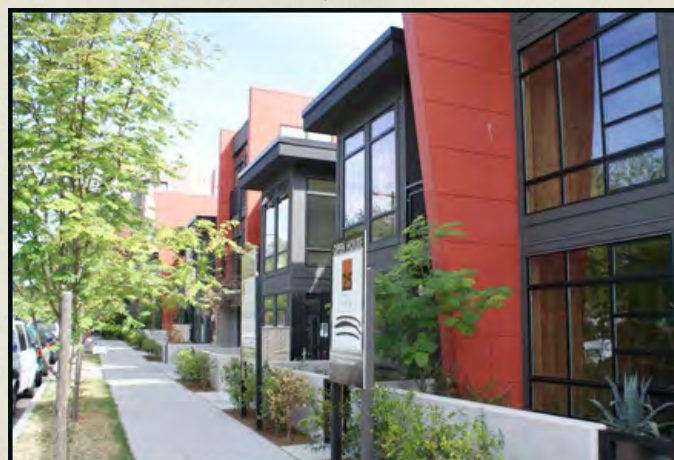
Locate higher density single-family and multifamily housing along residential mixed use corridors with high accessibility.

- Publicize available city and housing authority housing assistance programs aimed at homeownership (e.g., down payment assistance to low- and moderate-income households).
- Offer incentives for renovation of owner-occupied single-family housing (e.g., fix up/paint up loans or grants).
- Support compatible infill development and other uses of vacant lots
- Apply city or housing authority funds for purchase, renovation, and resale of existing housing to low and moderate income households. Seek funding for the acquisition, rehabilitation, and resale of multi-family rental housing.
- Leverage city resources (e.g., land, housing program funds) through partnerships with public and private entities (e.g., housing authorities, developers, and lending institutions) and state and federal funding assistance programs to create mixed income housing opportunities.
- Partner with legal organizations (e.g., Florida Bar) to offer free seminars on landlord/tenant rights, tenant screening, rental contracts and other housing topics that would benefit existing and potential residents.
- Market Historic Uptown - its vision, achievements, and brand - to potential home buyers.
- Explore the merits of Local Historic District designation as tool for preserving the neighborhood's original character. In other communities, this type of legal protection for historic resources has increased property and resale values, promoted economic development and community revitalization, increased tourism revenue and created opportunities for local jobs.
- Collaborate with the City and developers/builders as early as possible in the design process to provide guidance and support for housing/site design that is in harmony with Historic Uptown's fabric and character.
- Future expansion plans for the St. Anthony's Hospital campus should consider the addition of multi-family housing units to accommodate hospital workers and residents displaced by the expansion.



Garden apartments provide a medium-density multifamily housing option in a low-scale setting.

Photo Credit: Historic Uptown / Jared Schnieder



Townhomes allow for higher density single-family housing choices that can also be affordable.

Photo Credit: Eight on the Park, Seattle, FL



Mixed-use buildings with commercial ground floors and residential on upper floors is a livable alternative.

Photo Credit: Celebration, FL / Shilpa Mehta

PARKS & OPEN SPACE

HEALTHY LIVING is promoted through accessibility to resources and activities that support personal health and well-being. Healthy lifestyles are fundamentally dependent on neighborhood design. The ease of walking or biking for transportation or exercise, availability and proximity of parks for recreation and social interaction, and ability to buy or grow fresh food are some of the indicators of a healthy neighborhood.

G PARKS AND OPEN SPACES

Reactivate existing parks and open spaces with landscaping, multi-use trail linkages, interactive playgrounds and amenities such as public seating, water fountains, etc.:

- *Innovative park and landscape design*
- *Grassroots planning to increase perceived sense of safety in parks and other neighborhood open spaces*
- *Increase interactive educational programs opportunities for children and others in parks*
- *Brand parks so that community members have a sense of ownership*
- *Incorporate public art and inspirational landscape architecture to draw people and foster creativity and imagination*

Expand resident accessibility to open spaces by creating new pocket parks and gathering places such as public squares and plazas.

- B** Create a network of pedestrian and bicycle facilities (including shared lanes) to improve access to parks and open spaces. Good accessibility to parks is essential to their utilization.

H GREEN ALLEYS

Improve alleys in residential and commercial areas as green infrastructure (e.g., stormwater pervious pavement and landscaping) and improve their utility as neighborhood open space.

By reducing impervious surfaces, installing bioswales and increasing the amount of landscaping, the neighborhood alleys can be used to manage stormwater flooding and facilitate groundwater recharge. Increased utilization of alleyways, both residential and commercial, as open space is a tool to reduce crime and vandalism that is prevalent in alleyways. Commercial alleyways can be used for outdoor seating and additional off-street parking.

I COMMUNITY GARDENS

Organize community-led efforts to 'green' vacant lots and other underutilized or problem open spaces for use as public amenities, such as community gardens or urban arboriculture. In Philadelphia and Baltimore, community gardens and other grassroots projects (e.g., pocket parks and playgrounds) have been successful in addressing vandalism, littering, and depressed property values that often accompany vacant lots or neglected spaces. Seek direction from city agencies relative to technical, legal and permitting needs.

Identify suitable locations for community gardens in the neighborhood, which may include vacant lots and unused yard areas of churches, schools or other public/semi-public facilities. Cultivation can be in-ground in planting beds or above-ground in containers. Seek guidance and other available resources offered by the St. Petersburg Area Chamber of Commerce Sustainable Urban Agriculture Coalition and Pinellas County Extension for startup and operation of community gardens.



Seating, shade and interactive playgrounds are ways to reactivate a park.

Photo Credit: Historic Uptown / Jared Schnieder



Multi-use trails on under-utilized land that connect parks can improve park utilization.

Photo Credit: Dinky Trail, FL / Whit Blanton



Permeable paving and bio-swales repurpose alleys into usable open space.

Photo Credit: Green City Diaries



Community gardens transform vacant lots into community focal points.

Photo Credit: Portland Community Gardens Program

NEIGHBORHOOD BRANDING

PLACEMAKING & BRANDING are ways of instilling and exhibiting community pride. Through placemaking, residents create special destinations within the neighborhood for enjoyment of the environment (built and natural) and the company of others. When these destinations are expressions of the community's character and shared values, their status is elevated within the community and beyond. The authentic and distinctive qualities of place are fodder for the neighborhood brand and branding effort. A neighborhood brand can reinvigorate and reunite a community by conveying the unique attributes that set it apart. The branding effort aims to make the brand well-known and includes messaging, materials, and interactions among people. All neighborhood stakeholders should be invited to participate in developing the Historic Uptown brand. This measure will ensure there is a large palette of ideas from which to build the brand and, ultimately, broad community support and ownership of the brand.

D ROUND LAKE ARTS DISTRICT

Capitalize on the park setting at Round Lake and its historical character to create a vibrant, neighborhood-oriented, mixed-use center in the heart of Historic Uptown. The proposed Round Lake Arts District could focus on art-oriented commercial uses in the area. The emerging arts district and the historical and physical assets in the vicinity of Round Lake could be the basis of the neighborhood brand.

Enhance the beauty and function of Round Lake Park by installing brick walkways, curbs, crosswalks, flowering plants, and lighting.

J GATEWAYS

Use a hierarchy of gateways along major neighborhood streets to reinforce Historic Uptown's identity and brand and provide visual cues of arrival in the neighborhood. Primary gateways will feature distinctive architectural elements as part of buildings, monuments, or other structures. Secondary gateways will feature signage and flags/banners. Customize neighborhood gateways using architectural elements, signs, banners and other features that reflect the identity and distinct character of Historic Uptown.

A COMPLETE STREETS

B Promote neighborhood events and occasions by installing streetlight banners or flags along complete street corridors.

K PUBLIC ART PROJECTS

Initiate community art projects such as murals, living sculpture (topiary) or sidewalk chalk art. Public art projects raise community pride and cooperation between local residents, businesses, and government. Invite local artists to lead the community in designing and producing public art that conveys an interesting aspect of the Historic Uptown story. Seek direction from City agencies about technical, legal and permitting considerations for public art projects.

L NEIGHBORHOOD EVENTS

Organize local events that attract visitors to the neighborhood and support the local economy such as walking tours, historic bungalow tours, movies in the park, food/music strolls or 'shop local' days. Repurpose public open space to accommodate neighborhood events or identify opportunities to develop new public open space. The best locations for events are those with high visibility and accessibility. Design open space in human scale and allow for flexibility of use.



Protecting the historic character of the neighborhood including building, brick paved streets, hexblock sidewalks and granite curbs enhances property value.

Photo Credit: Historic Uptown / Tammy Vrana



This street art creates beauty and interest in an unexpected way and also performs as traffic calming.

Photo Credit: www.greatcity.org / intersection painting



Some public art, like this chalk art, can be accomplished in short timeframes and on small budgets by professionals and novices.

Photo Credit: Zephyrhills, FL / Tammy Vrana



Walking tours are a great way to really experience the sights and sounds of the neighborhood and share its history.

Photo Credit:



HISTORIC UPTOWN NEIGHBORHOOD PLAN UPDATE

WAS INITIATED BY THE
CITY OF ST PETERSBURG
DEPARTMENT OF COMMUNITY SERVICES

PARTICIPANTS INCLUDED
**HISTORIC UPTOWN
NEIGHBORHOOD ASSOCIATION
MLK BUSINESS DISTRICT
4TH ST BUSINESS ASSOCIATION**

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Jared Schneider	April Gaussman
Spencer Fleury	Jason Brazelton
Maria & Steven Murray	Scott Bellefleur
Keith Best	John Walters
Andrew Blikken	Daniel Nix
Merilee Brehe	Denise & Joe Deja
Keefe Manakino	Brooke Webster
Lori Strauss	Andrew Lee
Jen Ryerson	Tara Bess
Lori Rocca	Richard Poll
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