



INTOWN REDEVELOPMENT PLAN

ST. PETERSBURG, FLORIDA

**INTOWN
REDEVELOPMENT
PLAN**

(COMMUNITY REDEVELOPMENT PLAN
OF THE CITY OF ST. PETERSBURG)

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT ADMINISTRATION

MARCH 1982

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INTRODUCTION

The **Intown Redevelopment Plan (IRP)** is the revitalization plan for the downtown. The development and implementation of the plan involves the efforts of City Council, the Redevelopment Agency, the financial and business communities and the Downtown Improvement Corporation (DICO).

The Intown Redevelopment Plan (IRP) provides mechanisms and programs for coordinating and facilitating public and private improvements to encourage revitalization. The authority and powers vested in this plan come from the Community Redevelopment Act of 1969 (Florida Statutes, Chapter 163, Part III).

The Community Redevelopment Act grants local municipalities and local redevelopment agencies the authority to undertake community redevelopment projects following the designation of a

redevelopment area to be of slum or blight, or a combination thereof. Once an area has been declared appropriate for redevelopment, a community redevelopment plan is prepared. Before the plan is approved, the local governing body must hold a public hearing on the proposed plan.

In conjunction with preparing the plan a redevelopment agency must be established to carry out the plan. On June 30, 1981, the City Council received redevelopment powers from the Pinellas County Board of Commissioners. Then the City Council of the City of St. Petersburg declared itself the Redevelopment Agency for the Intown Redevelopment Plan (See Appendix A).

PROJECT DESCRIPTION

The redevelopment of the Intown has been a long-standing goal in St. Petersburg. It was first adopted in the Goals for St. Petersburg 1973, then the Intown Sector Land Use Plan 1977, and in 1979 the Intown Design and Development Program (IDDP). Given the above precedents, part of the Intown Sector (see Map 1) has been identified as suitable for redevelopment as required under Chapter 163, Part III.

The redevelopment area is outlined on Map 1 and covers 309 acres. This area was declared suitable for redevelopment on December 17, 1981, (see Appendix A) and the supporting documentation for making the declaration is provided in Appendix B.

The written description of the area is as follows:

Starting at a point located at 7th Avenue N.E. extended and Tampa Bay moving west along 7th Avenue N.E. to Beach Drive, South along Beach Drive to 5th Avenue North, West along 5th Avenue North to 2nd Street, South along 2nd Street to 4th Avenue North, West along 4th Avenue North to 3rd Street, South along 3rd Street to 2nd Street, South along 2nd Street to 3rd Avenue North, West along 3rd Avenue North to 2nd Street, South along 2nd Street to 3rd Street, South along 3rd Street to 2nd Avenue North, West along 2nd Avenue North to 3rd Street, South along 3rd Street to 1st Avenue North, West along 1st Avenue North to 6th Street, North along 6th Street to Arlington Avenue, West along Arlington Avenue to 7th Street, South along 7th Street to 1st Avenue North, West along 1st Avenue North to 8th Street, South along 8th Street to 16th Street, South along 16th Street to 1-175, East along 1-175 to 4th Street, South on 4th Street to 5th Avenue South, East along 5th Avenue South to 3rd Street, North along 3rd Street to 4th Avenue South, East along 4th Avenue South to 2nd Street, South along 2nd Street to 5th Avenue South, East along 5th Avenue South to Bayshore Drive, East along Bayshore Drive to the Southern boundary of Municipal Parking Lot No. 51 on Plat Sheets D-1, D-3 and E-3 of the Official Zoning Map of the City of St. Petersburg along the Southern boundary of Municipal Parking Lot No. 51, then Northernly to Tampa Bay or Municipal structures or land masses emanating from the coastline including any natural or artificial structures or land masses emanating from the coastline to a point located at the intersection of 7th Avenue N.E. extended and Tampa Bay; less the area beginning at the intersection of 1st Avenue South and 7th Street, South along 7th Street to 2nd Avenue South, East along 2nd Avenue South to 5th Street, South along 5th Street to 3rd Avenue South, East along 3rd Avenue South to 4th Street, North along 4th Street to 1st Avenue South, West along 1st Avenue South to 7th Street.

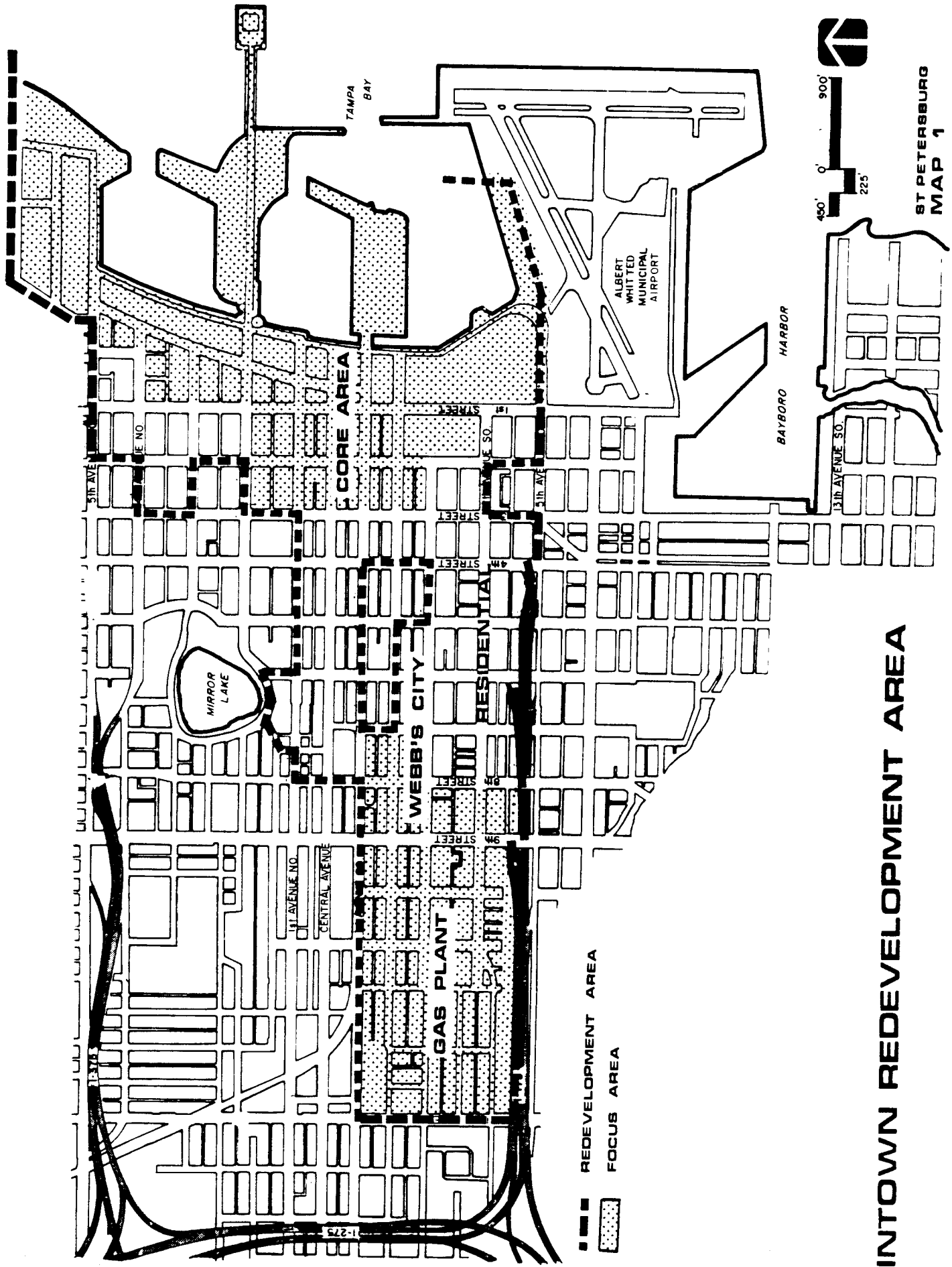
Within the redevelopment area are four important focus areas for new development, the Core, Webb's City, Gas Plant and the surrounding residential areas (see Map 1). The first focus area is the Core which also encompasses the waterfront. The integration of the Core and waterfront into a single focus area recognizes the importance of unifying these areas which are a vital and unique part of the Intown and downtown revitalization.

Webb's City represents the second focus area and consists of the Webb's City Department Store and adjacent parcels. The Webb's City Department Store has functioned over the years as a residential service center as well as a tourist attraction. However, Webb's City Incorporated became financially troubled in 1976, and through efforts by the City of St. Petersburg was able to secure a loan in May 1977 from the Economic Development Administration.

Even with the loan, Webb's City was unable to remain financially solvent and in July 1979 filed for bankruptcy. On April 15, 1980, an auction was held by EDA to dispose of the Webb's City property under control by EDA as a result of the default of the loan. The major bids on the property were unacceptable to EDA as being too low.

In January 1981, the City's involvement with Webb's City redevelopment program occurred when the EDA transferred title of its property to the City. The City, in return, will begin making payments to EDA on the \$1.1 million transaction on February 18, 1987.

The Gas Plant area (84.3 acres) is the third focus area and is located between 9th and 16th



Streets and between 1st Avenue South and I-175. The Gas Plant area was declared a redevelopment area by City Council on September 7, 1978, under Chapter 163, Part 111; (Council Resolution 78-738). The Gas Plant Redevelopment Plan adopted by City Council on September 20, 1979 is incorporated into this Plan by reference and made a part hereof.

The surrounding residential areas represent an important facet of establishing a permanent residential base in the downtown and providing for a 24-hour working, living and recreational activity center.

REDEVELOPMENT ROLES

The City Council is the Redevelopment Agency of the Intown Redevelopment area. The interaction of the Redevelopment Agency with other organizations is depicted on Figure 1. In an important complementary role the Downtown Improvement Corporation, a non-profit corporation, is working with the Redevelopment Agency in seeking interested developers for constructing joint public/private projects and aid in project packaging.

As part of any redevelopment process there may be times when appropriate modifications to the plan are necessary. Under Chapter 163, the governing body (City Council) has the authority to amend the plan in conjunction with holding a public hearing. As agreed to by the City Council, all plan changes shall also be approved by the Pinellas County Board of County Commissioners.

In order to clarify what constitutes a plan modification the following conditions shall apply:

- any addition of a new public improvement project not already incorporated into the plan.
- any increase in the total trust fund allocation costs and/or total debt service as stated in the plan.
- any enlargement of the redevelopment district boundary approved by the Board of County Commissioners on July 16, 1981, Resolution No. 81-465.

REDEVELOPMENT ACTIVITIES

The St. Petersburg City Council acting as the Redevelopment Agency will achieve the goal of downtown revitalization, in conformance with this adopted plan, through the following implementation techniques and as further described in this Plan:

1. Acquisition of real property as provided for under Chapter 163;
2. Demolition, removal or clearance of existing buildings, structures and improvements and preparation of the project area as defined by this plan;
3. Rehabilitation of certain existing structures as defined in the Design and Development Guidelines section;
4. A relocation of site occupants presently residing in structures which are acquired by the Redevelopment Agency as set forth in the Neighborhood Impact Chapter;

REDEVELOPMENT ROLES

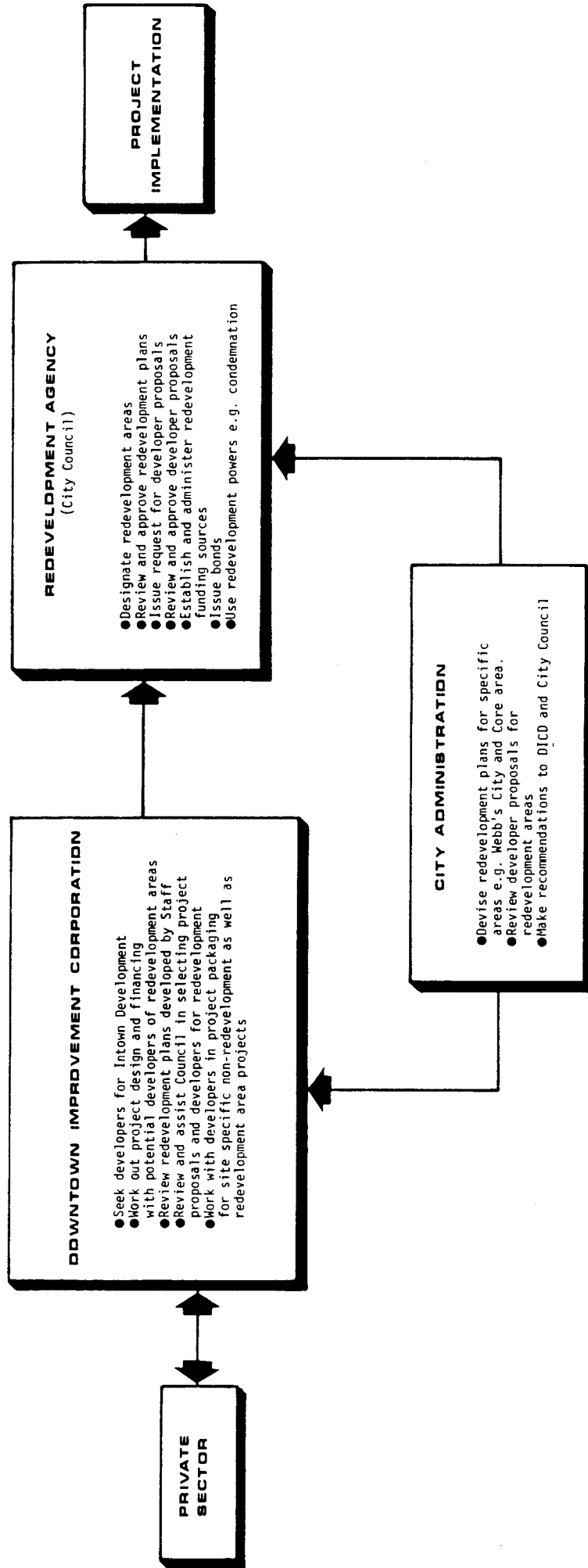


FIGURE 1

5. Construction of public improvements as deemed necessary to implement the Plan, encourage private investment and provide for the overall benefit of the City;
6. Disposition by sale or lease of property within the redevelopment area to private enterprises or for public purposes for uses in accord with this Plan and with such other conditions, disposition agreements and covenants running with the land as are necessary to ensure implementation of the Plan;
7. Formulation and Administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the re-developed area if feasible and to establish rules governing the right of owners to participate in the redevelopment process;
8. Establish design and development guidelines to ensure new development and rehabilitation of existing structures is compatible with the surrounding area and conform to sound urban design practices; and
9. Management of property acquired by the Agency from the time of acquisition until disposition of the property.

An aerial, black and white photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous buildings, streets, and green spaces. The image is oriented vertically on the page. Overlaid on the right side of the image is the text "OBJECTIVES AND STRATEGIES" in a large, bold, yellow, sans-serif font.

OBJECTIVES AND STRATEGIES

The overall planning framework for the specific redevelopment programs of IRP area are based on the Intown Design and Development Program (IDDP)-1979 and the Intown Sector Land Use Plan-1977. These documents provide the framework for encouraging private development and rehabilitation. The overall objectives of the redevelopment plan are listed below:

A. ENCOURAGE AND REINFORCE DEVELOPMENT.

1. Enhance economic activity through the development of a unified commercial core area.
2. Formulate a participatory (public/private) approach to redevelopment.
3. Explore and develop organizational and leveraging devices to encourage private investment such as public improvements establishment of a development corporation, and use of tax increment financing, interest subsidies, loan guarantees, and other uses of federal grants.
4. Define a mixed-use and middle income residential development project formulating prototype design criteria and strategies, and utilizing a participatory (public/private) development concept for marketing and packaging the project.

5. Provide support services for residential development.
6. Provide economic and employment opportunities for all citizens, with special emphasis on the disadvantaged and unemployed persons, working closely with the private sector and the Pinellas Private Industry Council.
7. Continue the current Gas Plant Redevelopment Plan, and Waterfront Plan projects.

B. PROVIDE GREATER ACCESSIBILITY TO INTOWN ACTIVITY AREAS AND VISUAL ASSETS THROUGH THE DEVELOPMENT OF AN INTEGRATED MOVEMENT SYSTEM FOR VEHICLES, TRANSIT, PEDESTRIANS AND PARKING.

1. Develop a pedestrian system based on pedestrian counts and surveys in addition to current and projected development activity.
2. Utilize existing sidewalks and alleys for establishing a pedestrian system base.
3. Determine current and projected Intown vehicular circulation patterns by defining major roadways and their connecting streets, and identify current and future activity nodes.

4. Determine appropriate areas to locate future parking facilities, de-emphasizing surface parking and focusing on potential areas for joint venture parking facility development.

C. ENSURE THAT THE FORM OF NEW DEVELOPMENT AND REDEVELOPMENT PROMOTES, REINFORCES AND MAINTAINS THE HISTORICAL, CULTURAL AND AESTHETIC INTEGRITY OF THE INTOWN REDEVELOPMENT AREA.

1. Maintain strict enforcement of the Grounds Improvement and Sign Ordinances through increased inspection.

2. Develop a beautification program (landscaping, street graphics and lighting) along Intown visual corridors, utilizing where appropriate the streets earmarked for the Street Tree Planting Program, and encouraging private sector participation, through the Chamber of Commerce and the Downtown Improvement Corporation, in maintaining the aesthetic appearance of this vegetation.

4. Develop design criteria and prototypes related to sidewalk textures, service delivery, landscaping, pedestrian facilities, pedestrian crossings, pedestrian lighting, sun and shade, and connections between buildings and public and private open space.

5. Develop prototypes for design of required open space to encourage quality design and establish concepts for relating building form and green space to other buildings, street and pedestrian systems and historic elements.

6. Increase Intown green open space through development of a landscaped pedestrian system and the Street Tree Planting Program, and encouraging to developers to provide increased open space through incentives.

An aerial, black and white photograph of a city street. The street is lined with tall buildings on the left and palm trees on the right. The perspective is from a high angle, looking down the street. The text 'METHODS OF FINANCING' is overlaid on the right side of the image in a bold, yellow, sans-serif font.

METHODS OF FINANCING

FUNDING ALTERNATIVES

There are several funding techniques that will be utilized to finance redevelopment. The following is a brief explanation of these techniques.

- o Tax increment financing is a redevelopment funding mechanism established under Chapter 163 (Community Redevelopment Act) of the Florida Statutes. As a financial tool, it provides that the assessed value of a designated redevelopment area may be frozen upon establishment of a redevelopment plan. The frozen base continues to be available to all local taxing agencies for operating purposes throughout the duration of the redevelopment project.

However, any growth in assessed value over the frozen base is reserved for the repayment of indebtedness incurred by the redevelopment agency in conjunction with redeveloping the area. The tax revenue generated by the redevelopment area is placed into a tax increment trust fund (T.I. Trust Fund or Trust Fund).

The property tax rates of local agencies continue to apply to this assessed value increment, but the revenue resulting therefrom is not available to other local taxing agencies (except the School Board) until all project indebtedness has been repaid.

- o Federal funds for downtown will be used including Urban Development Action Grants (UDAG) and the Economic Development Administration (EDA). Currently, the City is eligible to qualify for such funds. The Administration is constantly monitoring changes

in Federal funding sources. Currently the City's Community Development Block Grant funds are committed elsewhere in the City, except for Jannus Landing and the Gas Plant area.

- o Industrial Revenue or Development Bonds (Florida Statutes Chapter 159, Part III) can and will be issued by the City to finance private improvements on behalf of a developer for project construction. The developer is responsible for the debt service.
- o Revenue bonds can be issued by the City to finance public improvements e.g. parking structures and debt service paid back through parking revenues or a special fund.
- o A special assessment district can be established for the purpose of assessing property owners for public improvements e.g. sidewalk improvement.

These financing methods will be used by the City in conjunction with the Redevelopment Agency and private sector to implement a comprehensive program for redevelopment.

Since the necessary components of a redevelopment program can be quite diverse, the available funding sources for each specific redevelopment component will be explored to the extent appropriate. The scope and quality of redevelopment may depend on a municipality's ability to complement the objectives of the redevelopment program and lower development costs to the private sector.

Summarized below are some typical components of a hypothetical large scale redevelopment project. These components are matched with potential available financing sources. Please note that one or more financing sources may be used.

Project Components

- o Planning and start-up "agency" costs
- o Continuing "agency" operating and administrative costs
- o Land acquisition, demolition of existing improvements, site grading and preparation of site for construction
- o Infrastructure (location or relocation of utilities, the closing or opening of public streets and/or sidewalks, the construction and maintenance of public roads, sidewalks, skywalks and lighting)
- o Public parking facilities (grade level and structure)
- o Public recreational facilities (athletic facilities, parks, docks, etc.)
- o Municipal facilities (city hall, police station, library, etc.)
- o Mass public facilities (convention hall, arena, museum, theatre, etc.)

Financing Sources

- Local government funding and staff assistance. State, Federal planning and technical assistance. Tax Increment Trust Fund.
- Developer advances credited to future outlays. Federal assistance. T.I. Trust Fund.
- Proceeds of tax increment bonds. Sale of property to developer. Developer advances credited to future outlays. Downtown Improvement Corporation.
- Proceeds of tax increment bonds. State and Federal grants.
- Parking revenue bonds. Proceeds of tax increment bonds.
- Proceeds of tax increment bonds. Federal loans and grants. User fees.
- Municipal general obligation bonds.
- Municipal non-advallorem revenue or general obligation bonds. Resort tax. Industrial development bonds.

Project Components

- o Commercial/retail facilities (hotels, restaurants, offices and specialty retail)
- o Manufacturing/warehousing facilities
- o Middle-to-upper income multi-family housing (condominium and rental)
- o Historic rehabilitation and restoration

Financing Sources

- Industrial development bonds. Conventional mortgage financing. Federal loans, grants and guaranties.
- Industrial development bonds. Conventional mortgage financing. Federal loans, grants and guaranties.
- Conventional mortgage financing. Local single family mortgage revenue bond financing.
- Federal loans or grants. Industrial development bonds for commercial operations.



**PLAN
IMPLEMENTATION**

IMPLEMENTATION APPROACH

The overall implementation program revolves around adherence to a comprehensive program approach focusing on:

1. Public improvements such as parking and sidewalk improvements will be developed in conjunction with private sector projects.
2. Design programs and guidelines to ensure design compatibility between buildings, and blocks, and within the Intown as a whole.
3. Financial involvement by the City through tax increment financing, State and Federal funding sources and by financial institutions in creating the types of lending programs necessary to accomplish downtown revitalization. This involvement focuses on utilizing public funds to generate greater amounts of private investment through leveraging techniques.

4. The organization of downtown activities through a centralized agency or group (DICO) working with the City and merchants for the purpose of promotion, administration, and business development. This should also include lobbying efforts to modify existing and promote new state legislation favorable to downtown development.

PLAN EMPHASIS

Part of plan implementation is developing an overall land use emphasis in order to achieve the concentration and form of development desired. Map 2 depicts the plan emphasis within the redevelopment district. The uses

indicated correspond to the CBD zone within each block as well as the Intown Sector Land Use Plan. This plan is in compliance with the City's Comprehensive Plan prepared under the Local Government Comprehensive Planning Act (Florida Statutes Chapter 163.3161).*

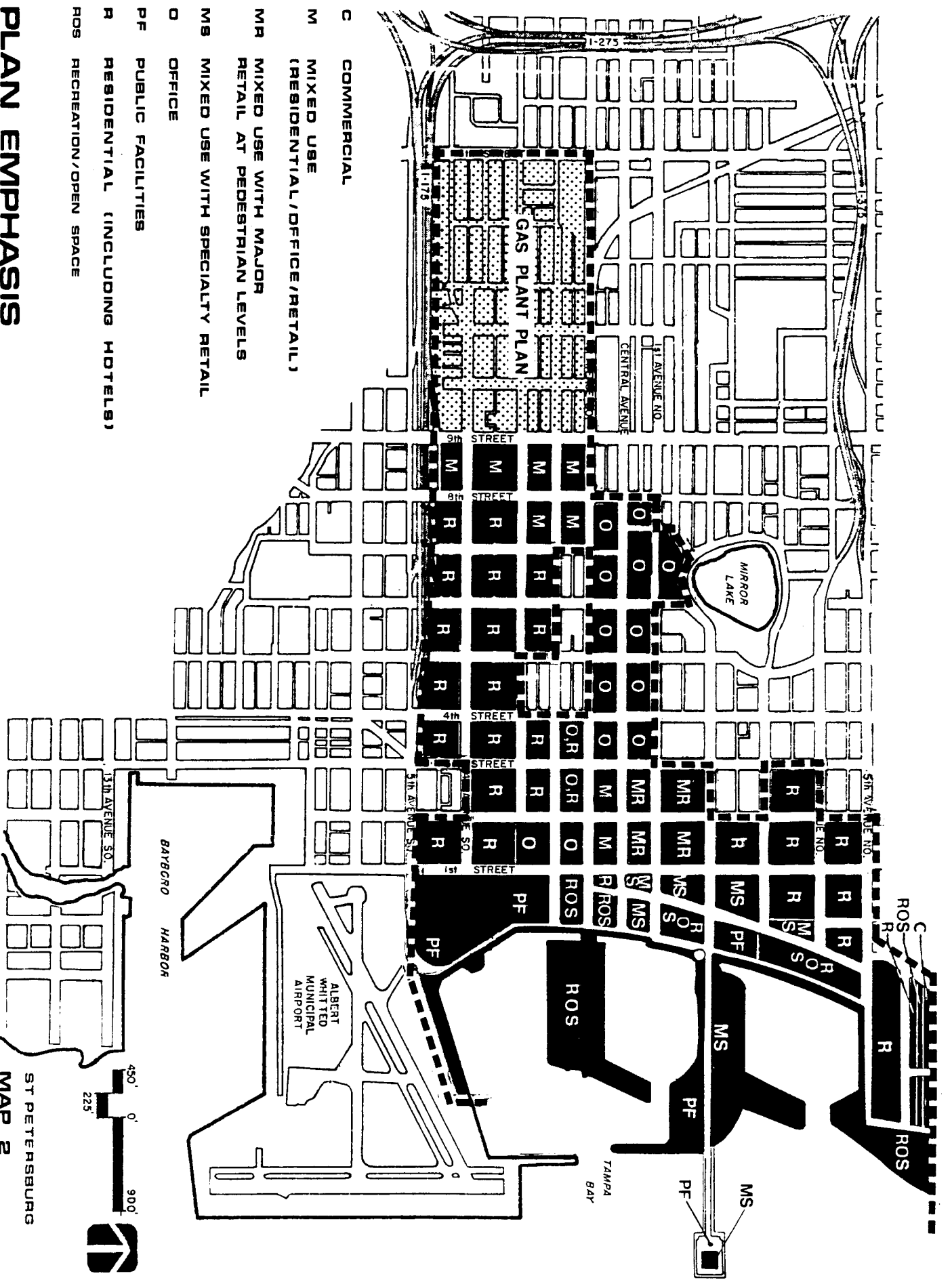
The central portion of the Core area is defined as a mixed use emphasis, either office, retail, residential or combination of, reflecting the importance of concentrating intense office and major retail activity within this small area. This concentration achieves a 24-hour activity center but also emphasizes a pedestrian orientation. The surrounding blocks provide a support base with mixed-use activities (office, residential and/or minor retail) with a specialty retail focus along the waterfront.

The Webb's City area will provide essential residential support services as well as expanding the employment base through office development. Another important emphasis for the Webb's City area is market rate housing.

The Gas Plant area will provide a needed industrial base for the Intown as illustrated on Map 3. In addition, an expanded downtown residential base will enhance the stability of employment and retail activity.

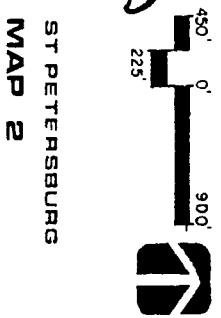
The plan emphasis is designed to reflect the various activities for each focus area and how these activity concentrations should integrate and support each other. Residential uses will be allowed throughout the redevelopment area.

* It appears to be in conformance with the Land Use Plan but to ensure that it is, a plan change will be indicated to specifically include the waterfront Plan.

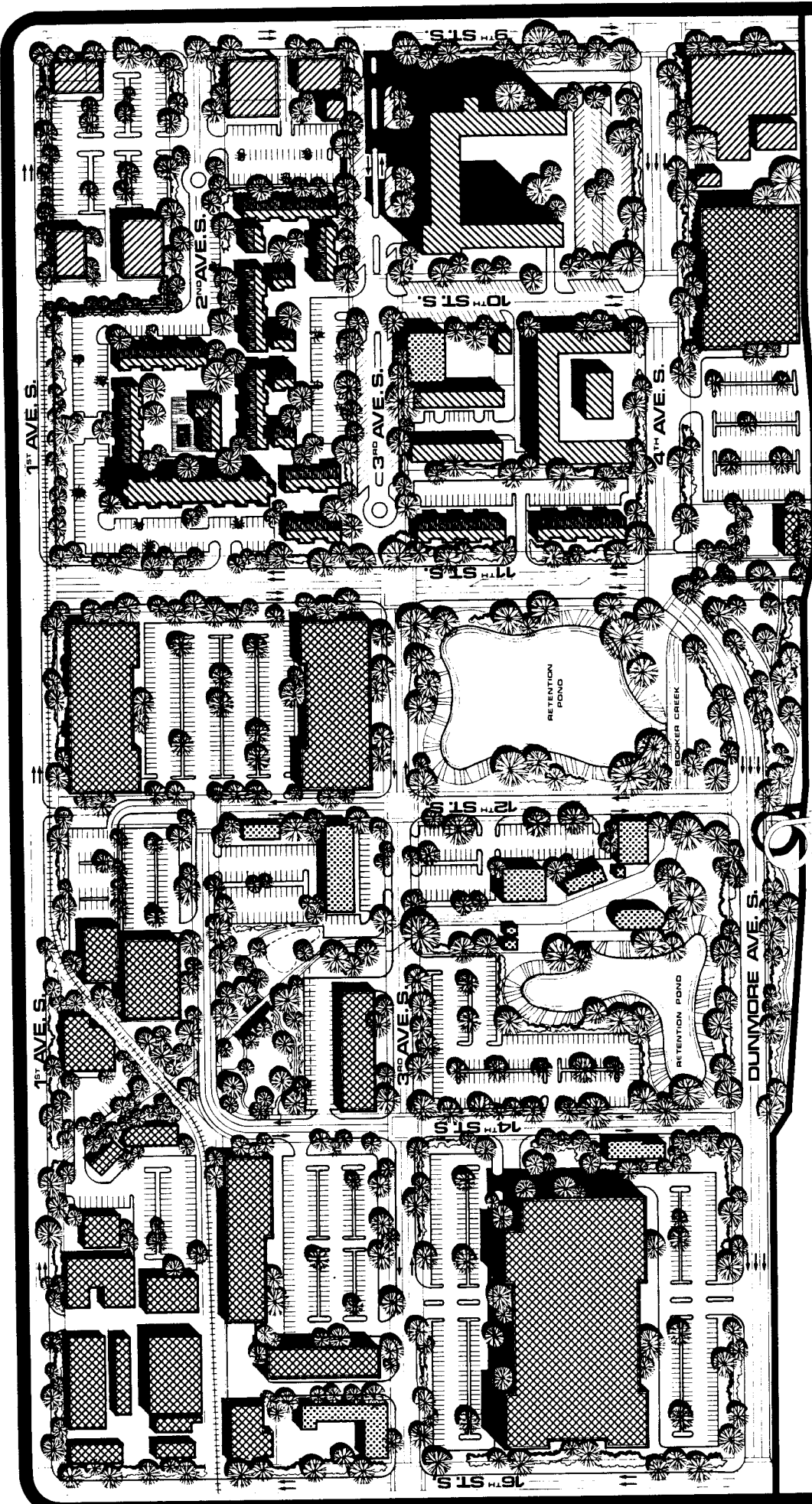


PLAN EMPHASIS

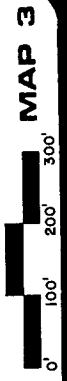
- C COMMERCIAL
- M MIXED USE
(RESIDENTIAL/OFFICE/RETAIL)
- MR MIXED USE WITH MAJOR
RETAIL AT PEDESTRIAN LEVELS
- MS MIXED USE WITH SPECIALTY RETAIL
- O OFFICE
- PF PUBLIC FACILITIES
- R RESIDENTIAL (INCLUDING HOTELS)
- ROS RECREATION/OPEN SPACE



ST PETERSBURG
MAP 2



**ILLUSTRATIVE
SITE PLAN**



MAP 3

I-175

INDUSTRIAL
PUBLIC / SEMI-PUBLIC

RESIDENTIAL
COMMERCIAL

**COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA**
THE CITY OF ST. PETERSBURG, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
OFFICE OF URBAN REDEVELOPMENT



Open space and street layouts are depicted on Map 2. In addition the limitation on the size and type of development in the area is governed by the City's Zoning Ordinance including open space and parking requirements and this plan.

TRUST FUND PROGRAMMING

As described in the Methods of Financing Chapter the tax increment derived from the redevelopment area will flow into a redevelopment trust

PROJECTED TAX INCREMENT AND BONDING

YEAR	NON-EXEMPT TAX ASSESSMENT		CUMULATIVE INCREMENT*	TAX INCREMENT	PRINCIPAL AMOUNT OF 20-YEAR BONDS @ 15% INTEREST COST RATE
	GROSS REVENUE AVAILABLE FOR DEBT SERVICE	NET REVENUE AVAILABLE FOR ANNUAL DEBT COVERAGE*			
1981-82	\$123,677,528		-	-	
1985-86	340,784,347	2,002,612	\$217,106,819	\$3,188,648	\$13.4 Million
1990-91	663,546,528	2,656,410	539,762,000	7,927,484	20.0 "
1995-96	806,180,945	3,145,178	683,396,417	10,037,043	8.9 "
2000-2001	980,842,386	3,684,818	858,057,858	12,602,296	10.8 "
			Total	\$ 53.1	Million

* Assumptions:

1. A list of private projects was compiled and related cost figures were gathered from developers. The list contains projects which have site plan approval and those that have been proposed;
2. New construction costs of these projects were assessed at 100% of cost and a constant millage of 14.687 was used;
3. General improvements were calculated at 4% per year; and
4. Debt service coverage at 1.5.

TABLE 1

fund. Based on proposed joint public/private projects, Table 1 depicts a preliminary estimated projection of the tax increment for the redevelopment area (see Appendix C for details).

The above tax increment calculation does not include maximum potential development in all blocks within the redevelopment area.

The funding of public improvements which will be described in the next section will either come from the T.I. trust fund, tied specifically to a particular project or involve some combination of funding sources. For example, the Pedestrian System improvements being proposed would be funded in part from the T.I. trust fund. However, the construction of a parking structure could be linked directly to a development project in which the tax increment generated by the project would be able to finance the necessary tax increment bonds.

PUBLIC IMPROVEMENT PROJECTS

The projects identified are those which will have the greatest impact on leveraging private investment and provide important public amenities. All the public improvements will be constructed in conjunction with new development or rehabilitation. All costs identified in this plan are estimates and include planning, design and management cost. Maintenance of landscaping (including watering) for all the pedestrian improvements will be the responsibility of the abutting property owner.

Projects with an (*) are discussed in more detail because these are programmed for the first phase construction (1982-86) as discussed on Page 31.

In addition, development and design guidelines for all projects in the redevelopment area are discussed on Pages 35-39.

CORE AREA PROJECT

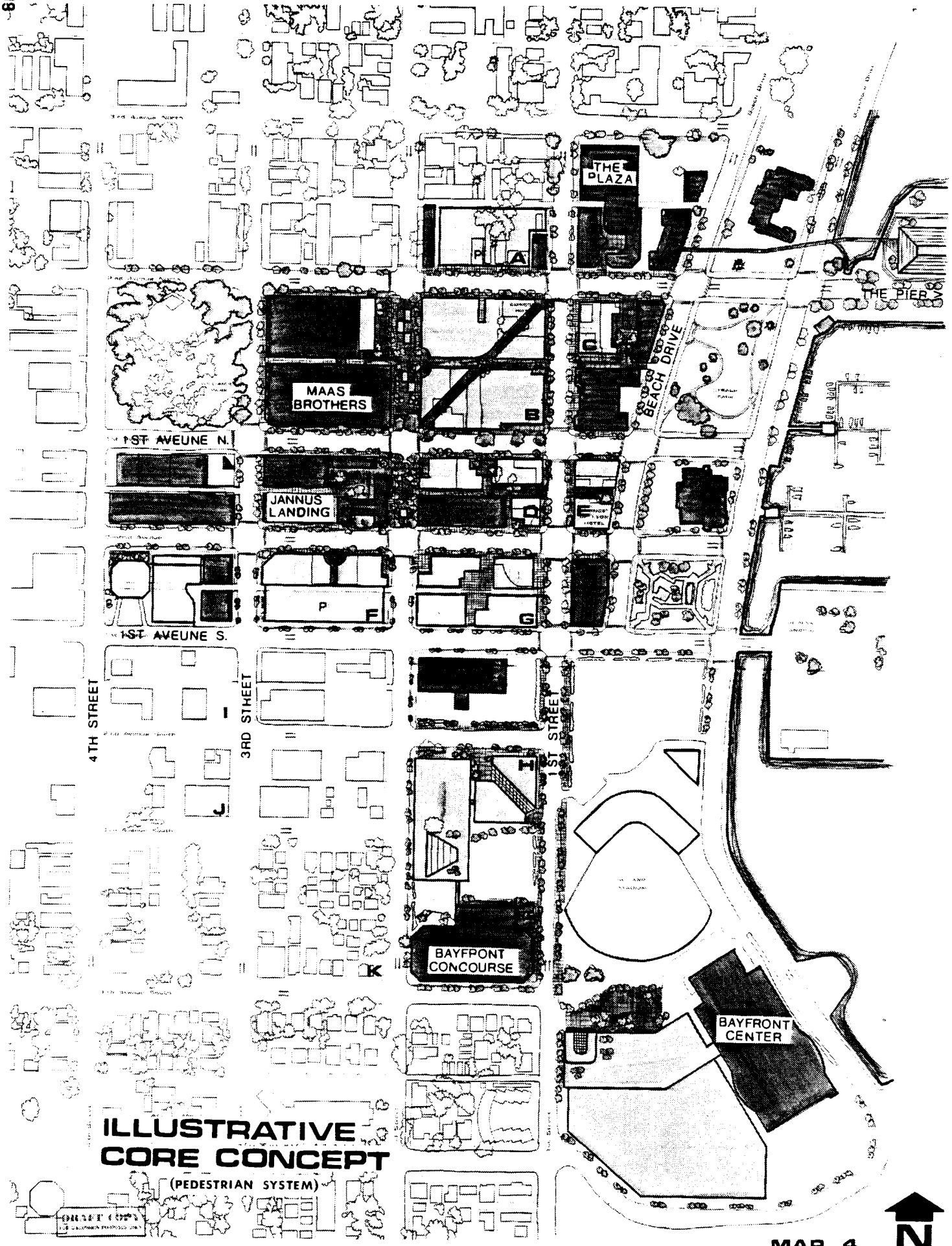
The core project represents the establishment of a major activity center which will link the downtown and waterfront. The public improvement programs identified for the core are designed to encourage private development and create the type of activity center that will attract people and business.

Unified Retail Program

The unified retail program encompasses a six block area (blocks B, C, D, E, Maas Brothers, and Jannus - Map 4) within the Core. The project focuses on new development with intense retail activity integrating Maas Brothers and Jannus Landing with the Beach Drive Shops and the eventual development of the Waterfront Plan. Map 4 illustrates one alternative design concept for achieving Core development objectives.

The unified retail concept utilizes the closing of 2nd Street between Central & Second Avenue, except for transit, to establish a strong tie between the major retail blocks, namely Block B and Maas Brothers and Jannus Landing and Block D. This concept will create the type of compact retail area necessary for attracting pedestrian shoppers, generating retail variety and creating a major focal point for the Core.

The unified retail concept establishes street and upper level activities in order to create a



**ILLUSTRATIVE
CORE CONCEPT**

(PEDESTRIAN SYSTEM)

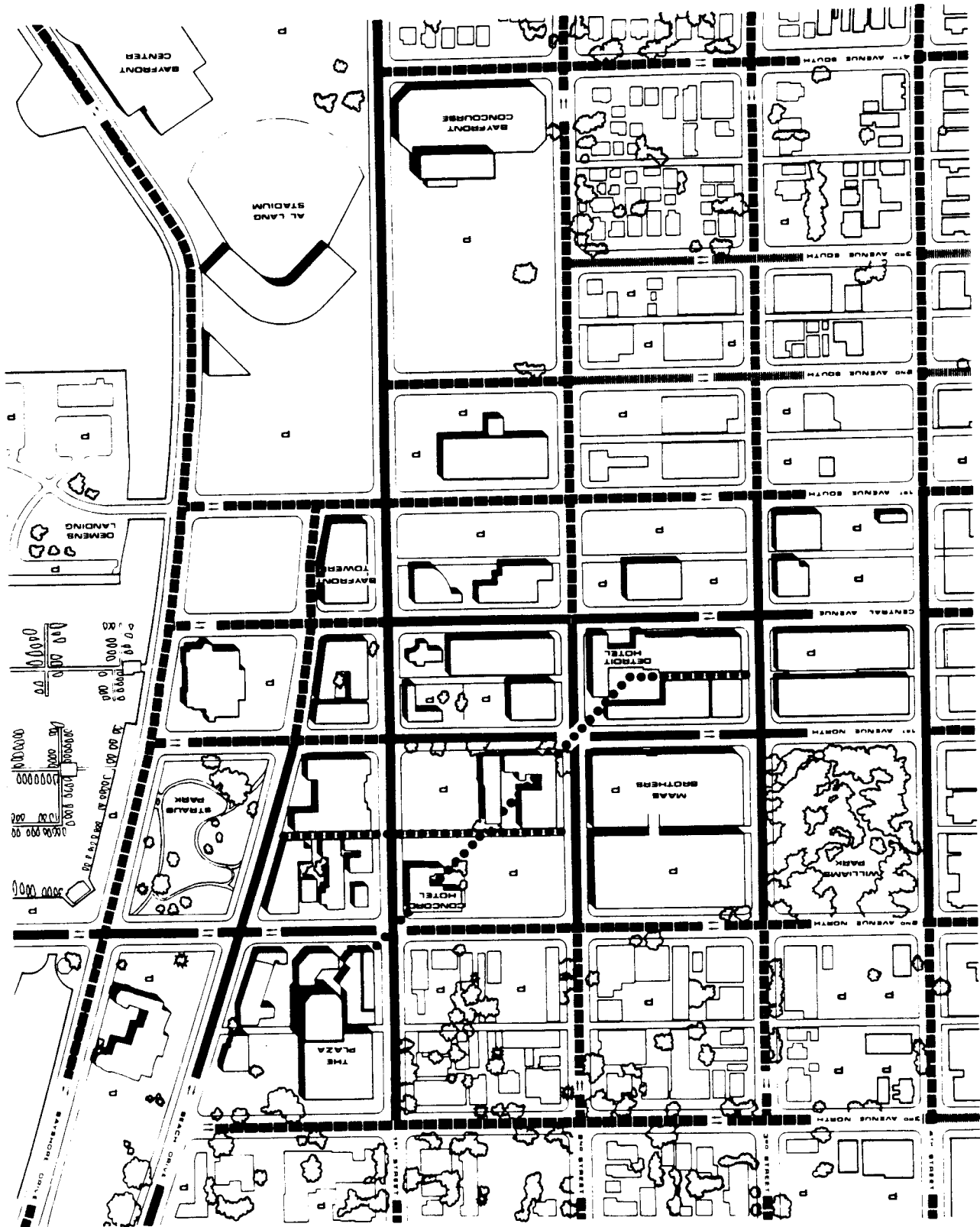
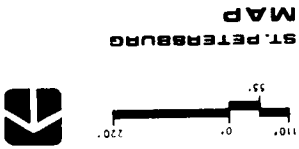
ERICSON & COMPANY
100 CALIFORNIA PROGRESS DRIVE

MAP 4



PEDESTRIAN SYSTEM CLASSIFICATIONS

- TYPICAL STREET
- PEDESTRIAN STREET
- PEDESTRIAN STREET
- MAJOR PEDESTRIAN STREET
- PEDESTRIAN MALL
- PARKING



successful integration and management of retail stores. The concept may entail the management of the retail spaces by a single entity.

Below is a brief description of the use emphasis within the unified retail area:

* Block B - Mixed-use project encompassing the entire block with a major office component, not less than 150,000 sq. ft., a major retail component, not less than 100,000 sq. ft., and residential uses (if feasible). The development/design concept should include a pedestrian mall and/or pedestrian networks tied in with retail activity at the ground and upper levels. The pedestrian networks should provide a through diagonal access (northeast-southwest axis) and mid-block east-west access. The pedestrian system design should correspond to the pedestrian classification identified for this block on Map 5.

Block C - Mixed-use with a specialty retail emphasis to blend with the Beach Drive Shops.

* Block D - Mixed-use block with major retail activity (2 or 3 levels) and integrated with Jannus Landing.

Block E - Mixed-use waterfront block with emphasis on specialty retail to relate with the Beach Drive Shops and aesthetic quality of the waterfront.

* Parking Structures

Public parking structures will be constructed at two key locations within the Core. Ideally,

these structures should be located at Block A and Block F and will be developed in conjunction with mixed-use projects.

The estimated cost of the parking structures including land acquisition will be \$9 million. The funding of these facilities will be divided between tax increment bonds, revenue bonds and the special downtown parking revenue fund.

* Pedestrian System

An important part of establishing a strong Core activity center is providing pedestrian amenities.

The pedestrian system study described in Appendix D serves as the design framework for the system and Map 5 depicts the type of pedestrian design for the Core area.

The pedestrian system cost breakdown for the Core includes, pedestrian mall areas, partial mall covering for weather protection, pedestrian improvements and skyways. The City will participate with the private sector in developing the pedestrian system.

Also, as part of the program the City will allocate \$10,000 to purchase trees for the City nursery in order to provide trees for the pedestrian system at a reasonable cost.

Part of developing a unified core area is the ability to evaluate the design and human scale impacts of new development. In order to provide an appropriate design and planning evaluation tool a model of the Core area will be constructed as part of the pedestrian system funding through the trust fund.

Block Consolidation

The Redevelopment Agency, for the purpose of consolidating development parcels, may undertake selected land acquisition. The Agency may conduct land acquisition and demolition activities in blocks defined as slum and blight. Block consolidation includes the establishment of the unified retail Core concept (Blocks B, C, D and E).

The following is a brief description of the use-emphasis of the remaining Core blocks (A, F, and G).

Block A - Parking structure to service the Core area and eventually the waterfront plan. Air rights above the structure will be sold or leased and focus on residential use with minor retail and office at the street level of the parking structure.

* Block F - Mixed-use development encompassing the entire block to serve as support to the more intensively developed blocks in the unified retail area (Map 4, Blocks B, C, D, and E). The development concept should have a major office component, not less than 150,000 sq. ft., a retail component, not less than 40,000 sq. feet, and residential uses (if feasible). Parking should be provided on the site to accommodate at least 250 spaces. This site may also be considered as a possible priority site for public parking. The pedestrian system surrounding the block should be designed in correspondence to the pedestrian classification identified on Map 5.

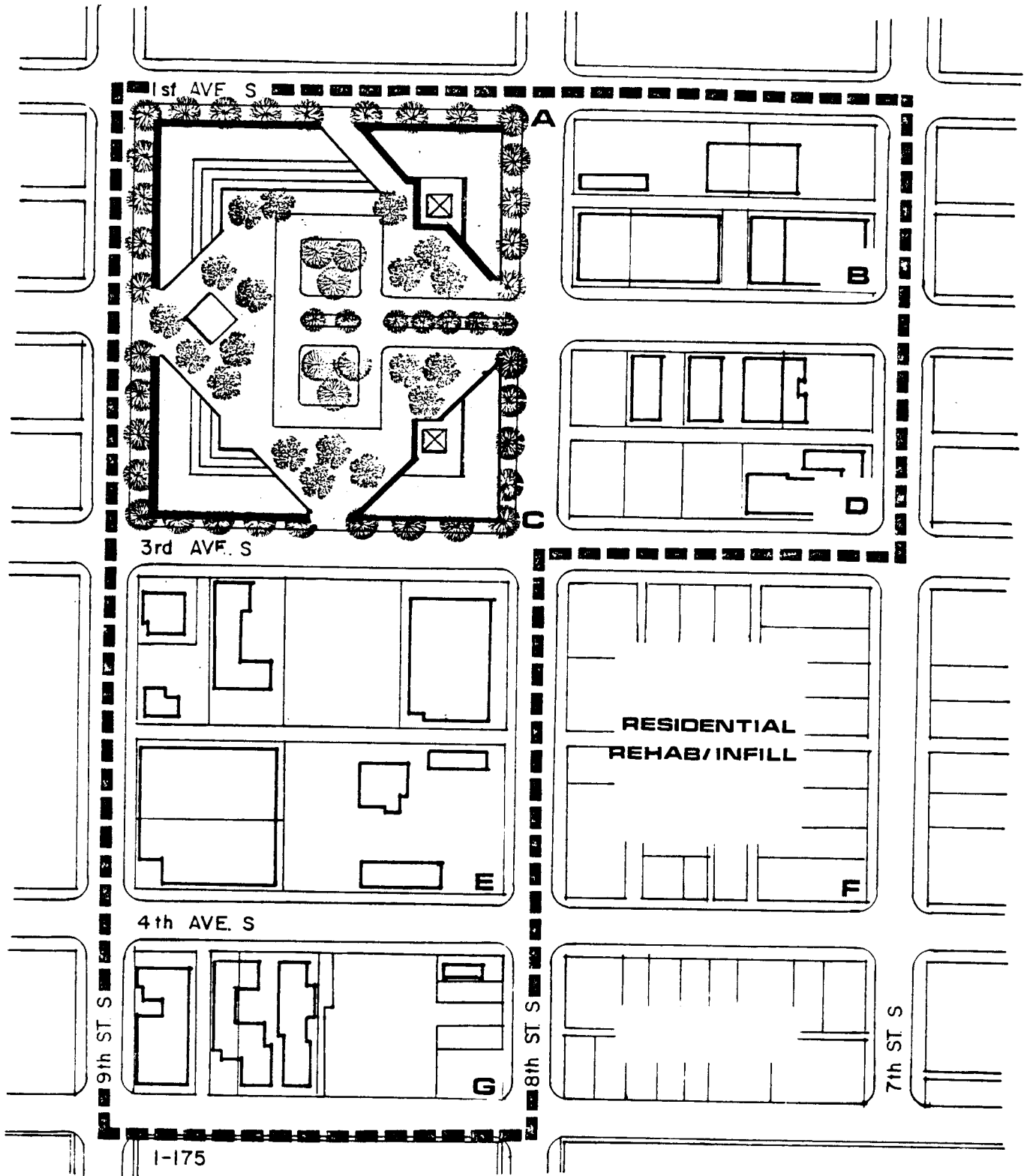
Block G - Mixed-use development encompassing the entire block with minor retail activity at the street level to supplement the blocks in the unified retail area. This block is a possible site for public parking.

PORT AND BAYFRONT CENTER

This project entails the expansion of Bayfront Center for convention facilities and a new hotel, and Port improvements for attracting cruise ships.

*The expansion of Bayfront Center entails the following:

- o the expansion of the convention center including a storage facility, exhibition space and meeting rooms (50,000 sq. ft.);
- o a parking structure or combination of surface parking and structure parking (1,000 spaces); which will also help meet the parking demands for Pier Park;
- o a new privately owned and operated hotel to be leased on City property and constructed either along the waterfront (Municipal Parking Lot 51) or behind Bayfront Center. The hotel, approximately 375 units, should provide pedestrian linkages (ground and/or upper level) to the Bayfront Center, and if located along the waterfront, the hotel shall be setback at least 50 feet, and preferably 100 feet, from the existing waterfront edge and said setback should be a landscaped esplanade and open for public use. The hotel, if located on Lot 51, should not exceed 10 stories in height.



WEBB'S CITY AREA

MAP 6

The expansion of the Port although not within the redevelopment area boundaries entails parking facilities and a passenger terminal, for cruise ships. The development of this facility will have a significant impact on the Intown area.

WEBB'S CITY

The Webb's City project encompasses a six-block area which will focus on office, residential and residential service retail. The public improvements for this project include (see Map 6):

- o Joint public/private participation in pedestrian improvements.
- o Block consolidation will involve land acquisition for portions of or all of selected blocks in the Webb's City area (Map 6). The development concept for Webb's City entails the following:
 - * - Blocks A and C - Phase I of the Webb City project is bounded by 1st Ave. So., 8th St. So., 3rd Ave. So., and 9th St. So., and consists of two city blocks in downtown St. Petersburg. The intended re-use of the Phase I area is for low-and-medium-rise office buildings in a cluster around a central court comprising approximately 150,000 to 400,000 gross sq. ft. of office space in total. Grade level retail and other compatible uses will be allowed as specific plans are prepared for each disposition parcel.

A central landscaped courtyard is expected to include provision for short-term and executive parking, open space and pedestrian walkways with surrounding buildings in structures generally between three and five levels, although, higher and lower structure heights will be considered for individual disposition parcels, if so proposed.

The plan may include closing 2nd Ave., to through traffic if this closing is compatible with plans for individually developed parcels and if such closing is subsequently approved by appropriate public bodies;

- Block B - Office development to be integrated in development intensity and design with Block A and C;

* - Block D - Public parking structure appropriately designed around the retirement home;

- Block E - Residential service retail center to provide grocery store, drug store and other neighborhood convenience services. The development concept should not exceed 50,000 square feet and may be integrated with residential uses and will be appropriately zoned; and

- Block G - Residential development not to exceed 20 units per acre.

* WATERFRONT PLAN

The Waterfront Plan is a joint \$45.7 million public/private project with the City's share an estimated \$5.3 million. The concept as depicted on Figure 3 includes approximately 420,000 square feet of specialty retail and cultural facilities. An additional part of the Waterfront Plan will be to provide off-site parking.

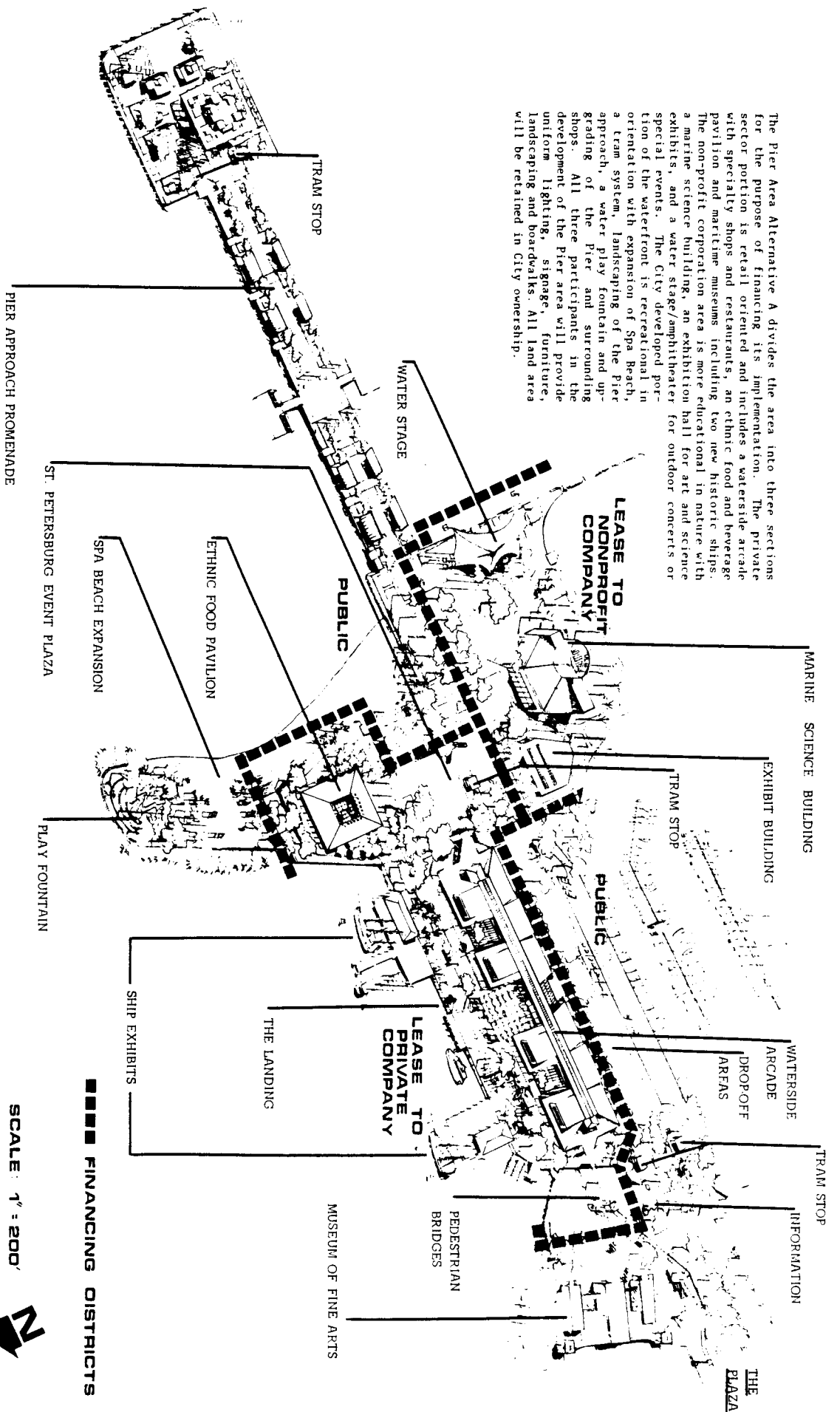
The trust fund allocation for this project is \$7.3 million for parking, development of cultural facilities, landscaping and pedestrian improvements.

In order to allow private retail development on portions of the Pier area, a public referendum may be necessary to change the current 5-year lease limitation on waterfront property.

RESIDENTIAL DEVELOPMENT PROGRAM

The development of an expanded residential base in the Intown is essential to achieve a successful downtown redevelopment program.

The Pier Area Alternative A divides the area into three sections for the purpose of financing its implementation. The private sector portion is retail oriented and includes a waterside arcade with specialty shops and restaurants, an ethnic food and beverage pavilion and maritime museums including two new historic ships. The non-profit corporation area is more educational in nature with a marine science building, an exhibition hall for art and science exhibits, and a water stage/amphitheater for outdoor concerts or special events. The City developed portion of the waterfront is recreational in orientation with expansion of Spa Beach, a tram system, landscaping of the Pier approach, a water play fountain and upgrading of the Pier and surrounding shops. All three participants in the development of the Pier area will provide uniform lighting, signage, furniture, landscaping and boardwalks. All land area will be retained in City ownership.



WATERFRONT PLAN

FIGURE 2

People living and working downtown will generate the 24-hour activity and community spirit necessary to continue the expansion of the downtown economic and cultural base. One important aspect of residential development is the utilization of the existing housing stock.

To ensure housing opportunities for all citizens of St. Petersburg, the residential development program focuses on two aspects of the housing market:

1. aid low and middle-income persons in the rehabilitation of their property or investor owners who provide housing for low and middle-income groups; and
2. aid in defining and assisting new middle-income residential development and infill housing, and ensuring its compatibility with the surrounding neighborhood.

New low-income housing will continue to be provided through the City's existing programs in the Jamestown and Gas Plant area and through other federal programs.

The residential development program utilizes a variety of federal, state and local programs to encourage new housing and rehabilitation of the existing housing stock. This plan incorporates spot clearance and rehabilitation on a majority of the blocks in the redevelopment area and in other selected blocks utilizes rehabilitation and block consolidation for new infill housing (see Map 8). The program will consist of voluntary and compulsory participation by owners in the rehabilitation of their buildings in accordance with design criteria set forth in this Plan.

The available funding alternatives are:

Federal

- 312 Program offers direct loans at 3% interest rate and works on a revolving loan fund basis;
- Section 8 rent supplement for low-income persons.
- Mortgage insurance programs designed to encourage lending institutions investment in housing by reducing the risk related.

State

- Chapter 80-249, Laws of Florida, 1980 offers a 50% credit against state corporate income taxes for contributions of up to \$200,000, for community development, which could be used as direct grant or to start a revolving loan fund;
- Chapter 80-250, Laws of Florida, 1980 provides loans and grants to qualified community development corporations to carry out such projects in declared or distress areas;
- The Florida Housing Development Finance Agency may make available financing opportunities for residential rehabilitation, specifically through tax-exempt bonding.

Local

- promoting development of residential services, e.g., Webb's City project;

- use of tax increment financing for residential related public improvements, such as recreation areas (use of alleyways), infrastructure, landscaping, lighting, etc;
- establish a revolving loan fund;
- establish a loan guarantee program;
- use a loan principal or interest subsidy program on conventional loans;
- use of the tax increment financing for land acquisition;
- providing adequate transit;
- City may issue housing mortgage revenue bonds;
- local banks establishing a special loan pool for all types of residential development; and
- expansion of downtown cultural, shopping and other amenities.

The key to encouraging the housing market to respond to the needs of housing consumers and stimulating new residential growth in the downtown, lies in creative financing techniques. It is estimated, the plan could generate 1500 or more additional housing units in the area.

*The first phase residential program involves Block K on Map 4 and Block F on Map 6. The development concept for those blocks entail the following:

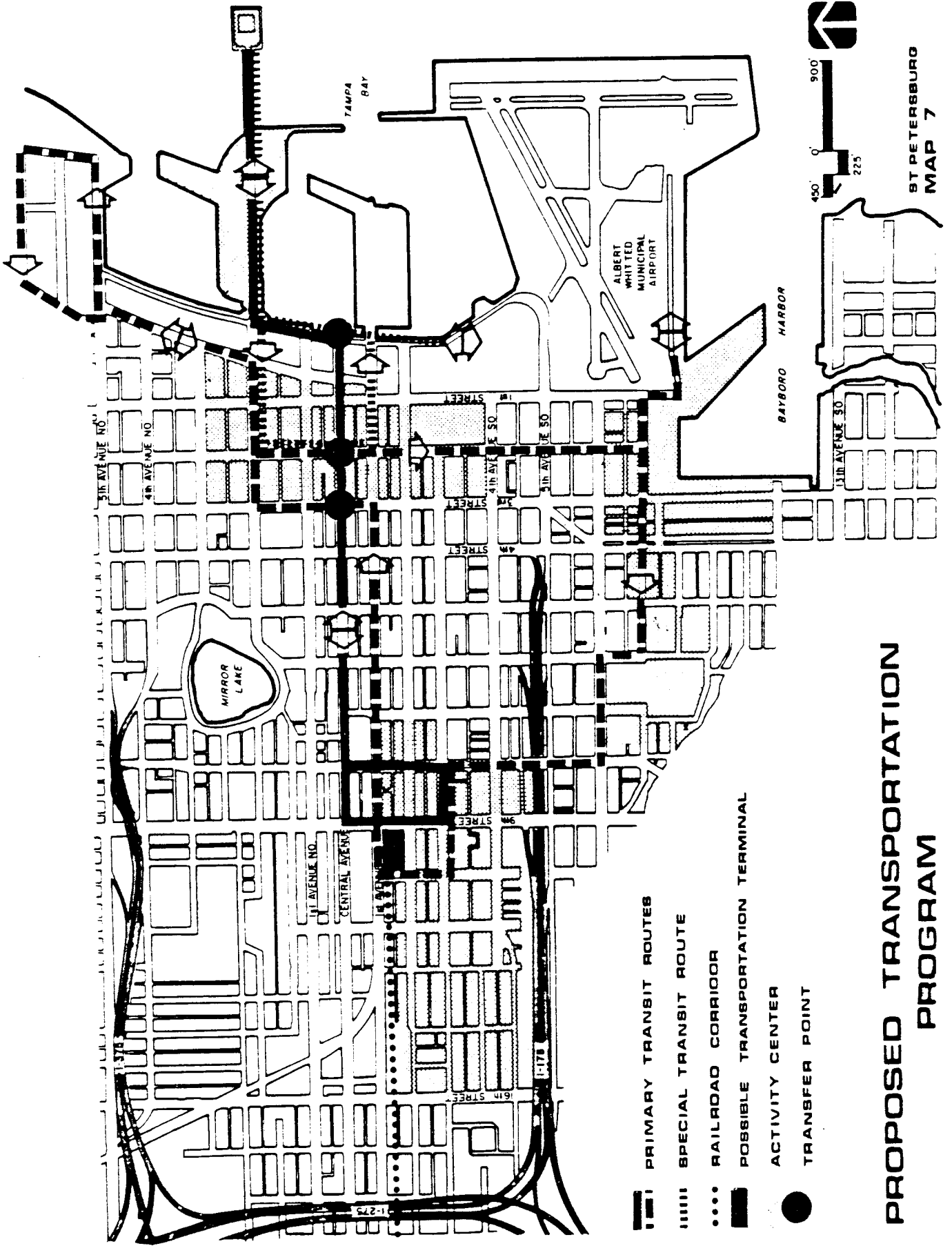
o Block K - Residential development site for middle-income multi-family not less than 40 units per acre. The design concept should provide at least 20 percent of the total lot area as ground level green open space and may provide support service retail, not to exceed 5,000 square feet.

o Block F - Select land acquisition and demolition for new in-fill housing not to exceed 3 stories in height. The remaining structures on the blocks should be rehabilitated.

TRANSPORTATION PROGRAM

The development of a transportation program recognizes the need for a detailed long-range transportation study of the St. Petersburg CBD. This study will include a comprehensive analysis and evaluation of and plan for all transportation needs, including a possible people-mover system in the Intown area. The analysis will include projected pedestrian flows, transit, vehicular traffic and mode transfer points, based on existing and the development of new people destination points. The overall focus of the program will be to emphasize modes of circulation other than the private vehicle.

A significant element of the study will be to examine the long-range feasibility of developing a mass-transit corridor linking Clearwater to downtown St. Petersburg. Currently, the State legislature has authorized purchase of the Seaboard Coast Line Railroad line from Clearwater to the Tyrone Mall area. If inter-city mass transit is feasible, eventually the network will connect to the downtown and a terminal or central transportation facility will be necessary.



PROPOSED TRANSPORTATION PROGRAM

ST PETERSBURG
MAP 7

Map 7 illustrates the basic concept of this system as well as a long-term look at possible Intown shuttle routes to major activity zones. According to this concept, shuttle routes would consist of two basic types. Type I are the primary transit routes of which there are two. One route would directly link the transportation terminal to the Core and Pier Park areas. This system could utilize a sophisticated and innovative type vehicle, possibly elevated or fixed rail, which would provide a unique travel experience as one ventures toward Pier Park. The Pier Park theme could cause the system to generate ridership in and of itself. Such a system should be developed in concert with or immediately following development of the Core and Pier Park.

The purpose of the second primary route will be to link all major Intown activity centers to the transportation terminal. Transfer stations between the two routes would also be available.

The Type II transit route will be utilized during special occasions when several events were occurring simultaneously at Pier Park, Bayfront Center and the Intown Core. This route would directly link these three areas and their adjacent parking structures. Its utilization and frequency would be contingent upon event programming and ridership demand and would connect via transfer stations to the Type I routes. This vehicle should also be innovative in design and efficiency.

As part of the program, upgrading the efficiency of the bus movement around Williams Park and improving its use as a City park will be considered.

The end product will be a plan and action program that will allow for the implementation of an efficient and effective means for people to move within the Intown area without their cars. The people-mover system must function well and be capable of attracting users by providing a unique and pleasant travel experience, appropriately designed bus shelters and integrating with the pedestrian system, vehicle movement and parking.

COMMERCIAL REHABILITATION PROGRAM

The commercial rehabilitation program entails City participation in loans for commercial rehab and public improvements as an incentive for owners to rehabilitate their property. This program will consist of voluntary and compulsory participation by owners in the rehabilitation of their buildings. The primary focus of the loan program is the properties between 1st Avenues North and South from 3rd to 8th Streets.

There are four basic financing mechanisms that can be used in implementing the rehab program using local, state or federal funds:

1. A revolving loan fund for direct loans with variable interest rates,
2. A guarantee for conventional improvement loans made by banks willing to provide reduced interest rates,
3. A principal subsidy (at present value) based on percentage of the principal loan amount, which creates a reduction of the effective interest rate on the loan, and/or
4. An interest subsidy based on some percentage below the prime interest rate.

These alternative approaches will utilize several or all of the following funding sources; T.I. trust fund, private corporate contribution through the state corporate income tax credit program (Chapter 80-249, Laws of Florida, 1980) and/or local and federal programs.

The commercial rehabilitation program format entails the following process:

1. Develop a preliminary plan (including parking) and design criteria for the area.
2. Merchants of blocks or areas within the commercial rehab zone must form block or area associations to participate in the program.
3. The Associations promote 100% participation by contract or ordinance to be passed by City Council, which requires that all owners participating in the program shall rehabilitate their buildings by a certain date, and requires design review of the rehab work by the City.
4. The City will establish design guidelines and criteria as part of the Participation Agreement or as a special resolution to be used as the design review criteria.
5. After completion of steps 1-4, the City will establish the financing mechanisms for the commercial rehab loan program.
6. The Association hires an architect(s) (fee to be shared by Association and the Redevelopment Agency through the Redevelopment T.I. Trust Fund) to work with the

building owners and to coordinate with City staff on public and private improvements to be constructed in the area.

7. Contractual agreements with members of the Association to establish a fund for the management and maintenance of the block or area.
8. Preparation of public and private rehab design plans for the block or area.
9. Design review of final plans by the City.
10. Owners apply for commercial rehabilitation loan funds for facade improvements and the cost of bringing the interior of the building up to minimum code standards.
11. Construction of pedestrian system (Pedestrian Design Category) and private improvements.

This approach provides joint participation by the owners and the City, and ensures both parties that redevelopment will take place. The business operation of the redevelopment area or block is run by the Association. The first priority in the program is to create parking, open spaces, the pedestrian system, and design criteria for rehab work on the buildings.

* UTILITY PROGRAM

Water, sewer and other utilities in the Intown represent an important factor in revitalizing the area. Because of the age and standard line sizes in the Intown a detailed analysis of

utilities is being conducted which will eventually result in a programming of capital improvements to meet the expected increase in demand.

Funding sources for infrastructure improvements will be through the City's capital improvement program and possibly Federal and State funds.

Costs incurred for the City to re-route water and sewer lines within or around a block because of a private development project will be borne by the developer.

GAS PLANT REDEVELOPMENT PLAN

The Gas Plant project (see Gas Plant Redevelopment Plan) is an industrial and residential project. This project is currently being funded through the CDBG program, however industrial development bonds maybe used to attract private investment to develop the industrial tracts. The Gas Plant Redevelopment Plan has been incorporated into this plan by reference.

OTHER PROJECTS

The previously described public improvements represent important elements of revitalizing the area and providing an expanded and diversified retail, employment, residential and cultural base. In addition to these areas, other sites have been identified for elected public improvements:

- The City will participate with the County in constructing a public parking structure on the east half of the block between Mirror Lake Drive and 1st Avenue North and between 6th and 7th Streets. Air rights to be leased or sold in the future to private development, with possible expansion to the west;
- *◦ The Wittner office project is another joint public/private partnership. The City is building a parking structure with possible future air rights above the structure. A second phase of the project may entail another parking structure with associated air rights on the Bayfront Concourse Hotel parking lot;
- The phase one parking structure project will cost an estimated \$4.0 million and be funded through a revenue bond, the Downtown Parking Revenue Fund and/or T.I.F. bond;
- *◦ In conjunction with the rehabilitation of the Vinoy Hotel and adjacent new residential development, the City will enlarge the existing marina facility. Demens Landing will be expanded and the feasibility of locating slips in the Vinoy Basin north of the Vinoy Mole along 5th Avenue N.E., will be explored.
- Several sites within the redevelopment area may require block consolidation for office and/or residential development. These blocks are located on the fringe between the Core and the residential area, representing a transition zone requiring

ADMINISTRATIVE AND RELOCATION COSTS

Business and residential relocation costs and administrative costs related to the project will be funded through the T.I. trust fund or tax increment bond proceeds.

A special account will be established from the T.I. trust fund to pay for staffing of the Redevelopment Agency.

PROPERTY DISPOSITION AND DEVELOPMENT POLICY

For the purposes of this Plan, the Redevelopment Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by competitive bidding in the project area and shall be sold or leased for development for fair value in accordance with uses permitted in this Plan.

Owner Participation Agreement

Owner participation is an important part of ensuring a cohesive downtown revitalization program. Therefore, owner participation is encouraged in the redevelopment of downtown.

Before the City pursues any development project on a particular site, contact will be made with the property owners to determine their interest in participating in the project. Such participation by an owner shall be contingent upon

appropriate planning design and development. The blocks in this transition zone are I and J on Map 4.

SUMMARY

Map 8 illustrates the various public improvements and Table 2 depicts project costs compared to the available bonding capacity of the trust fund and other available funding sources. It should be noted that land acquisition costs will be recouperated as parcels are sold to developers.

The timing for construction of the public improvements identified in the plan depends primarily on when private development project opportunities arise. However, in order to create a stimulus for private development, a first phase public improvement program has been defined for 1982-86. This first phase will encourage the private investment necessary to generate the tax revenues needed to build the T.I. trust fund. Table 3 identifies the phase one projects, the related costs and the comparison to the available bonding capacity of the trust fund by 1986.

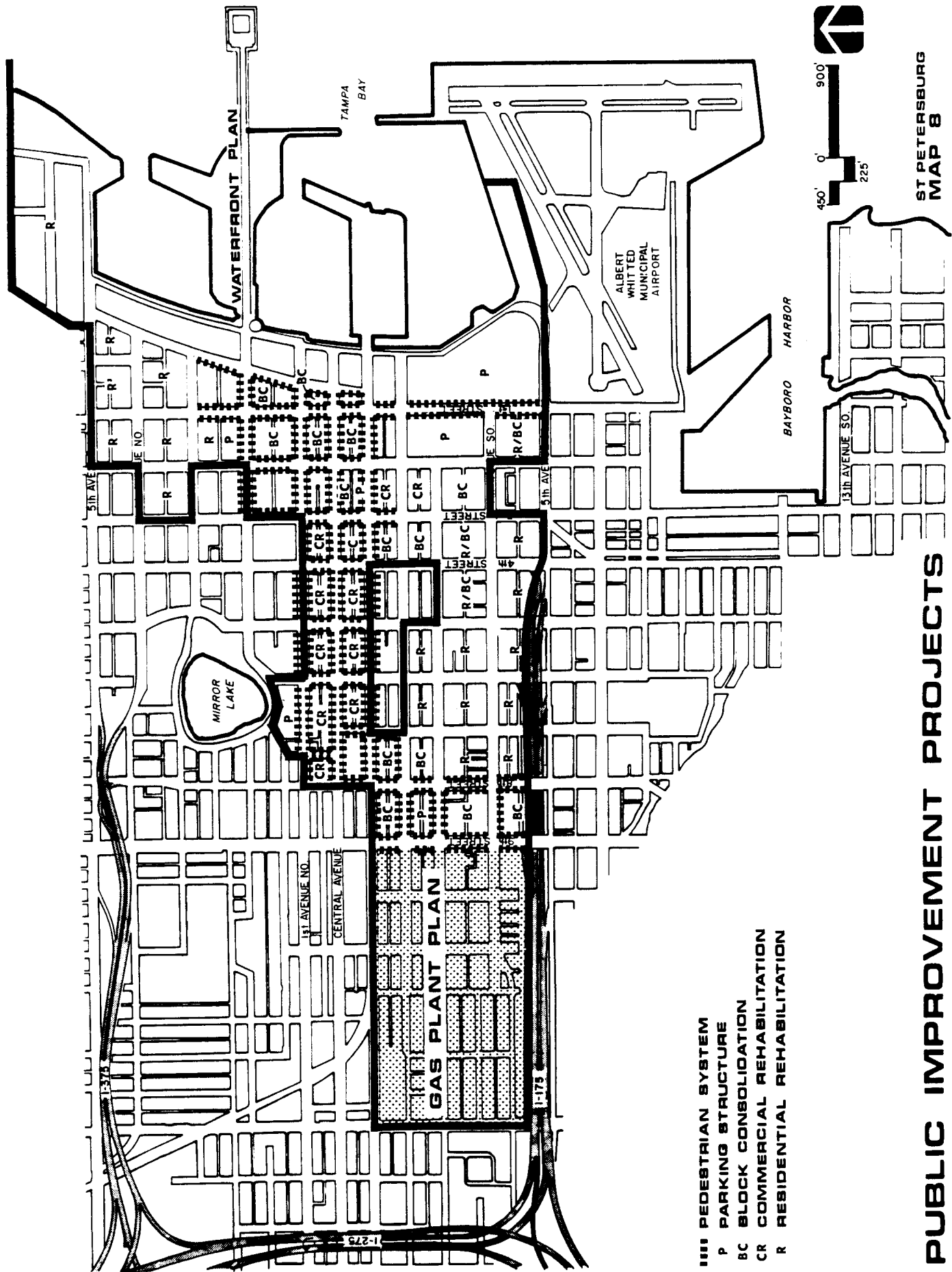
One important conclusion should be noted in regard to the trust fund allocation. Tax increment bonds will not be the only source of funds available for implementing projects. As outlined in Table 3 and described in the Methods of Financing Chapter, industrial development bonds, State and Federal grants and other combinations of financing will be utilized for project funding. The tax increment generated by the redevelopment area serves only as a starting basis.

INTOWN REDEVELOPMENT PROJECTS

PROJECT	PUBLIC COST (estimate)	T. I. F.	FUNDING SOURCES					TRUST FUND	
			Waterfront Revenue Bond	Special Assessment	Parking Revenue Bond	Parking Trust Fund	Public Utility Revenue Bond		Federal or State Grants
CORE	\$22.2 MILLION								
. Unified retail program	.1	.1							
. Parking structure	9.0	6.0			3.0			1986 \$13.4 MILLION	
. Pedestrian system	3.1	1.6		1.5				1991 \$20.0 MILLION	
. Land acquisition	10.0	10.0							
WEBB'S CITY	\$ 10.1								
. Parking structure	3.1	2.1			1.0				
. Pedestrian system	2.0	1.0		1.0				1996 \$ 8.9 MILLION	
. Land acquisition	5.0	5.0						2001 \$ 10.8 MILLION	
BAYFRONT CENTER	\$ 14.5								
. Parking structure	8.5	5.5			3.0				
. Convention facility	6.0	6.0							
COMMERCIAL REHAB PROGRAM	\$ 3.0								
. Loan program	1.8								
. Pedestrian system	1.2	.6		.6				1.8	
WATERFRONT PLAN	\$ 7.3								
. Parking structure	2.0	1.3			.7				
. Public improvements	5.3								
UTILITY PROGRAM	\$ 20.0								
							20.0 (1)		
GAS PLANT REDEVELOPMENT	\$ 10.0								
							10.0		
TRANSPORTATION	\$ 64.3								
. Terminal facility	7.3	.8						6.5	
. People mover system	57.0							57.0	
RESIDENTIAL DEVELOPMENT PROGRAM	\$ 8.3								
. Loan program	1.7							1.7	
. Land acquisition	6.6	6.6							
OTHER	\$ 11.5								
. Land acquisition	4.0	4.0							
. Marina	3.5				1.5				
. Parking	4.0	1.0							
TOTAL PUBLIC COST	\$171.2 MILLION								
		51.6	8.8	3.1	9.2	1.5	20.0	77.0	53.1
TOTAL PRIVATE COST (2)	\$350 MILLION								

Note: Industrial Development Bonds may be used as an additional funding source for many of the projects.
 (1) Private Developers will bear the cost of relocating utility lines.
 (2) Private investment related to the project.

TABLE 2



ST PETERSBURG
MAP 8

PUBLIC IMPROVEMENT PROJECTS

**PHASE ONE PROGRAM
(1982 - 86)**

FUNDING SOURCE

PROJECTS	T.I.F.		Other
	Trust Fund		
Core	\$ 8.7 Million	\$ 2.8 Million	
· pedestrian system	1.6	1.5	
· acquisition - Concord Hotel Block (south half) and north half of block F on Map 4	3.2		
· a parking structure	3.9	1.3	
Webb's City	\$ 2.8	\$ 1.0	
· acquire remaining parcels under Webb's building and demolition costs	.7		
· a parking structure	2.1	1.0	
Residential Development	\$ 3.8	\$.2	
· acquire the block bounded by 2nd and 3rd Streets between 3rd and 4th Avenues South and adjacent blocks.	3.4		
· institute rehabilitation program and partial acquisition for blocks bounded by 8th and 7th Streets between 3rd Avenue S. and I-275.	.4	.2	
Bayfront Center Expansion (including parking) *	\$10.6		
Pier Park Marketing and Design	\$.1	\$.1	
Pier Park		\$ 5.1	
Parking structure (Tract C Project)	\$ 1.0	\$ 3.0	
Utility Program		\$20.0	
Gas Plant - Phase II		CDBG	
Commercial Rehab Plan	-	-	
Transportation System Plan	-	-	
Marina		\$ 3.5	
TOTAL PHASE ONE PROJECT COSTS (\$62.7 Million)	\$27 Million	\$35.7 Million	
TOTAL BONDING CAPABILITY AVAILABLE BY 1986	\$13.4		

*T.I.F. will be used as a secondary source if the project is not funded by the Tourist Development Council or through a Federal grant.

TABLE 3

execution by such owner of a binding agreement (Owner Participation Agreement) by which the property retained or acquired will be developed and used in conformance with the Plan.

The Redevelopment Agency may, prior to the execution of an Owner Participation Agreement, determine in its sole discretion that it is in the best interest of the City to acquire such property for development by the City or disposition for competitive bidding.

The Redevelopment Agency may acquire property which is retained by an owner under an Owner Participation Agreement if the owner fails, refuses or neglects to perform his/her obligation under said agreement.

Developer Disposition Agreement

The Redevelopment Agency shall reserve such powers and controls through disposition and development agreements with purchaser or leasees of property as may be necessary to insure that development conforms to this Plan.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan.

ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by Court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the project area, may be enforced by such owners. The provisions of this Plan shall be effective for 30 years from the date of adoption of this Plan by the City Council.

DESIGN AND DEVELOPMENT GUIDELINES

The design and development guidelines listed below were created in order to ensure compatibility between the types of development that is desired in the downtown and how such developments should relate to the environment and each other.

All real property in the project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan and all applicable State and local laws in effect from time to time.

DESIGN PARAMETERS

General

. All redevelopment sites shall meet the zoning requirements for open space, design

reduce space cooling, hot water, and space heating demands. These techniques should address but not be limited to:

- . building orientation,
- . building facade materials,
- . shading of buildings and parking lots,
- . shading of pedestrian networks,
- . wind control for cooling ground level spaces and/or buildings,
- . use of solar energy (if practical) to meet development energy needs or individual building requirements, e.g., shared solar hot water
- . use of paving material other than concrete or asphalt for parking lots to reduce area heat gain (such as turf block),
- . use of natural sunlight for interior lighting (daylighting).

. All new and redeveloped surface parking areas shall be landscaped (Grounds Improvement Ordinance 22-F) and further modification should be made to 22-F to provide for at least 50% of the surface lot area being shaded on June 21st at time of tree maturity.

. All parking structures should provide decorative facades through building materials and/or landscaping along each parking level and shall contain street level retail, office, cultural, or recreational activities.

. All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.

. All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with the human dimensions and perception of space.

. Development should provide appropriate architectural variety to the area and generate street level activities, such as outdoor cafes and cultural activities.

Open and Pedestrian Spaces

Open spaces shall:

. be directly linked to the pedestrian system (sidewalks or skyways) and these links shall meet the design guidelines established in Appendix D as related to the pedestrian design system designated for the area (see Map 2 Appendix D); and

. provide sufficient lighting to ensure night security;

Open spaces should:

. relate to activities and buildings within the block;

. establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards;

. provide various types of open space use (public, private, and semi-public spaces);

- provide sit-ability in terms of comfort and number of seating spaces (1 linear foot of seating for each 300 square feet of open space), and such seating can be provided by appropriately designed benches, ledges or chairs;
- provide for human comfort and scale through the use of landscaping and/or canopies for shade and highlighting building entrances;
- be considered for location on roof tops or upper levels in conjunction with activity spaces, to provide views of Tampa Bay, especially for development along Beach Drive and 1st Street;
- provide sculptures, murals and/or water features; and
- provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities.

Pedestrian systems:

- shall be developed in conformance with the Pedestrian System depicted in Appendix D.

Historic (See Appendix E, Figure 1)

- The redevelopment of an existing block containing buildings of historic or architectural significance (Category I or II, see Appendix E), should maintain the architectural character of the block, especially at the street level.

- All new development should relate to architecturally significant buildings in terms of building scale, mass, height, materials, signage and architectural character.

Residential

- All infill development should create a sense of place and neighborhood identity by relating old and new architecture and through the development of interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.

Vinoy Property (bounded by 5th Avenue N.E., Baywood Park, Bayshore and Beach Drives)

New development shall:

- provide for the restoration of the Vinoy and that new development adjacent to the Vinoy will maintain a compatible design relationship in terms of building mass, scale, height, materials and architectural character;
- provide for a 200 feet open space buffer parallel to and west of Bayshore Drive;
- limit all structures to 200 feet in height;
- preserve the Banyan trees and Indian Midden;
- provide landscaped buffer along all streets and any walls facing the street;

- provide a design separation between the development, Baywood Park and the open space buffer area west of Bayshore Drive; and
- create a visually open effect along 5th Avenue N.E.

Core Area (Unified Retail Core)

- The Core area will be encouraged to develop using the concept of the street closings, open spaces and plazas depicted on Map 4.
- The Core area pedestrian system shall be developed in conformance with the Pedestrian System depicted in Appendix D.
- The Unified Retail Core should capitalize on and reinforce the existing urban fabric of the waterfront and the existing downtown business district.
- The major pedestrian axes shall directly link the waterfront and downtown business district.
- The major pedestrian axes shall function as the major retail spine linking the existing downtown business area to the waterfront.
- Retail activity will be encouraged to orient along the street as well as the interior parts of the development.
- The pedestrian mall part of the project should provide for maximum use of natural sunlight through a large or series of glass atriums or open air design (high ceilings,

central outdoor plaza, sunlight filtration from the ceilings), and include features such as sculptures, water landscaping and murals to create an exciting urban space.

- Development along the waterfront (Beach Drive) should maintain a building (east-west) axis perpendicular to Beach Drive on levels above the second floor.

Webb's City

- The pedestrian system for the area bounded by 1st and 3rd Avenues South and 8th and 9th Streets South shall be the Major Pedestrian System design (see Appendix D).
- The residential service retail center shall be visually and physically accessible from the pedestrian network at major entry points and/or be oriented along the street.
- If the residential service center is enclosed, the mall part of the project should provide for maximum use of natural sunlight through a large or series of glass atriums, or open air design (central outdoor plaza, high ceiling areas, natural sunlight filtration from the ceiling) and shall include appropriate seating areas and landscaping.
- The remaining part of the Webb's City area shall be developed in conformance with the Pedestrian System design category (see Appendix D).

Rehabilitation

- Rehabilitation of existing structures shall conform to the City of St. Petersburg Housing Code - Chapter 36 and the Federal HUD 49-40 manual guidelines and criteria.
- All buildings within a commercial rehabilitation project should integrate architecturally, aesthetically and functionally through building design, materials, scale, open spaces, circulation systems, pedestrian level activities, and uniform signage and lighting.

DEVELOPMENT GUIDELINES

- All new development should be encouraged to meet the use emphasis of the CBD zone in which it is located, or as identified on the Plan Emphasis Map (Map 2).
- Development intensity and uses shall be governed by the Zoning Ordinance. Of particular note are the Central Business District Zones (CBD) which provide for mixed-use development based on floor area ratio (F.A.R.) system as outlined below:
 - CBD-Core Mixed Use emphasis F.A.R. 3
 - CBD-1 Office emphasis F.A.R. 3
 - CBD-2 Residential emphasis F.A.R. 3
 - CBD-3 Speciality Retail emphasis F.A.R. 2

The CBD Zones also contain a bonus provision which allows an increase in F.A.R. if selected open space and design features are incorporated into the project.

- The major retail activity of the Intown shall be located in the Core as depicted on Map 4 and described on page 17.
- To encourage consolidation of blocks and promote a unified development concept, the City will consider the closing of selected streets and alleyways in accordance with an appropriate proposal.
- New development in the Core and Webb's City shall at least contain a floor area ratio (F.A.R.) of 2.
- Encourage the development of market rate housing through incentives; e.g., provide one-half F.A.R. for development providing 20% of gross floor area for residential development in the CBD-Core and CBD-3 zones.
- Building rehabilitation should conform to the use emphasis of CBD zone in which it is located.
- No use or structure which by reasons of appearance, traffic, smoke, glare, noise, odor, or other similar factors that would be incompatible with the surrounding areas or structures shall not be permitted in any part of the project area.
- The blocks (A, B, C, D, E, F, and G - see Map 4) in the Core area shall be developed in a unified manner.

An aerial, black and white photograph of a city street, likely a main thoroughfare, showing buildings, trees, and a road with a median. The image is oriented vertically on the page. Overlaid on the right side of the image is a large, bold, yellow title.

NEIGHBORHOOD AND ECONOMIC IMPACTS

NEIGHBORHOOD IMPACT

Proposed public and private redevelopment of portions of the redevelopment area, especially the Core, Webb's City and Gas Plant, will have a number of far-reaching positive impacts on area residents and surrounding areas in terms of increased levels of amenity, and community services and facilities, improved environmental, physical and social quality and an expanded tax base that will lessen the property tax burden on all St. Petersburg citizens. While specific impacts can not be determined until concrete project proposals are submitted, the following report attempts to quantify the range of impacts that might be expected with respect to displacement of existing occupants and environmental quality. (Note: See Gas Plant Redevelopment Plan Section VIII for Gas Plant Plan impacts.)

Relocation

If Federal grant funds are not utilized in carrying out redevelopment activities in the Webb's City residential areas and the Core area, a modified version of the City's relocation policy is recommended. The relocation policy will be used where existing residential and commercial owners and occupants are displaced as a result of city condemnation. The relocation policy is as follows:

<u>Occupant</u>	<u>Moving Expenses</u>
Residential-Tenant	
Less than 90 days (at least 30 days)	\$100 Dislocation allowance
90 days or more	\$200 Dislocation allowance Plus \$40 per furnished room total not to exceed \$400.
Residential-Owner	\$200 Dislocation allowance Plus \$40 per furnished room not to exceed a total of \$500 or actual moving expenses based on two bids (lowest bid).

Business-Owner

Actual moving expenses up to \$3000 based on two bids (lowest bid) or negotiated amount to be included in purchase contract.

Business-Tenant

Actual moving expenses up to \$3000 based on two bids (lowest bid).

For owner occupied residential or business replacement housing costs are considered in negotiated purchase offers.

The entire Webb's City area and selected blocks within the Core and surrounding residential areas are proposed to be acquired (see Map 8). With respect to the former, much of the land, and many of the structures within the area are vacant, requiring no displacement. However, there is one residential owner occupant, three commercial owner occupants and eleven commercial tenant occupants that would have to be displaced. One 64 unit retirement hotel is not proposed for acquisition at this time, but if acquisition became necessary, 64 residential tenant occupants would also have to be displaced.

The blocks proposed for acquisition within the Core (see Page 17) may involve relocation activities related to 50 businesses (owner occupant and tenant) and 329 transient residential units.

The residential areas surrounding the Core will be targeted for a rehabilitation program entailing some spot clearance. It is anticipated that there will be few such cases and these will be handled accordingly to the prescribed relocation policy.

However, there are selected blocks (see Page 26) where block consolidation may take place for new infill residential development. The relocation activity related to these blocks may involve 209 permanent housing units and 51 transient units. The estimated number of people involved with residential relocation is 286 (based on 1980 Census data of 1.38 persons per household).

The Census tract blocks (Tract 214, Blocks 113, 114, 115, 116, 119 and 121) involved with the residential block consolidation program contain 89 structures, of which 60 are in a deteriorated or dilapidated condition.

At the present time, vacant commercial space available within the Intown area and elsewhere in the City is sufficient to accommodate the commercial occupants that would be displaced as a result of redevelopment of the above areas on either a permanent, or temporary basis, pending the expansion of available space through new downtown commercial development.

Since little displacement of long term residential tenants and owner occupants, other than hotel guests, is anticipated, sufficient replacement housing is available to meet their need as well.

Finally, in addition to moving expenses and reasonable replacement costs included in City offers to purchase, City staff will provide technical assistance to displacees, both commercial and residential, in locating suitable replacement facilities and securing moving expense bids or computing such expenses. Eligible residential displacees, having been displaced by "governmental action," may also have ready access to "assisted housing," and City staff will provide

assistance in making referrals to appropriate agencies for this purpose.

Grievances related to relocation will be handled by the existing Community Improvement Projects Committee - Grievance Committee. Upon hearing a grievance the committee will render its decision and forward it to the Redevelopment Agency. Grievance procedures, standing of decisions, and appeal process will be the same as used currently by the committee.

RESIDENTIAL DEVELOPMENT

The establishment of an expanded residential base in the Intown is essential to achieve a successful downtown redevelopment program. People living and working downtown will generate the 24-hour activity and community spirit necessary to create a cohesive neighborhood environment.

The Intown Sector Land Use Plan projected an ultimate design population of 30,000 as a development parameter for the sector. In 1975, there were 11,600 people in the Intown, and 8,100 housing units. Assuming a constant household size, and maintenance of the current level of elasticity in the market, an additional 12,850 housing units would have to be built in the sector to accommodate the design population, even if no existing units were lost through attrition. However, the 1980 Census shows the Intown Sector population has decreased to 10,875.

Any housing program must consider both the provision of opportunities for new housing construction, and retention and improvement

of the existing stock. Similarly, in order to provide a full range of housing choices, a comprehensive housing strategy must also take into consideration all types of tenure options ranging from investor owned rental units, through cooperatives to owner occupied single and multi-family units; varying levels of assistance to provide for the needs of housing consumers in all income ranges; and a variety of dwelling unit types and sizes to accommodate diverse household compositions and lifestyles.

The housing demand generated by upper income consumers is, for the most part, accommodated by the private sector, using conventional financing with little or no assistance.

Similarly, the shelter needs of lower income households are equally well provided for through a number of assistance programs. There are already over 1,560 federally assisted rental units for elderly households in place throughout the Intown sector, with another 314 under construction or planned, in relatively new, high and low rise apartment structures. For small and large families, 82 new public townhouse units have just been completed in the Jamestown area, and sufficient land has been set aside for up to 213 similar assisted units in the Gas Plant area. In addition, over 100 elderly and family households have been able to rent improved units in the Intown area through federal Section 8 rent supplement programs. These programs help lower income households compete for shelter on the open market, while at the same time, through guaranteed fair market rents, assist Section 8 landlords in securing conventional improvement financing, thereby representing an important existing housing stock retention incentive.

Between these two extremes, the affluent and the urban poor, is a vast potential market of moderate income households who are finding it increasingly difficult to compete for suitable, affordable housing on conventional terms, and yet are ineligible for housing assistance. Any comprehensive housing production/retention strategy must deal with the needs of this group as well through measures to increase the affordability of both new and existing dwelling units of all types, sizes and tenure options (see Plan Implementation Chapter).

ENVIRONMENTAL QUALITY

Again, specific environmental impacts can only be determined on the basis of specific project proposals. In this context the following impacts of redevelopment on both the natural and man made environment are general in nature, and content.

Drainage

In that most of the redevelopment area is occupied by structures, paved right-of-way or paved surface parking developed prior to the enactment of the City's Grounds Improvement Ordinance, any new development carried out under present ordinances mandating the provision of green permeable open space is bound to improve the present situation relating to storm water runoff. This is especially the case since any new development would be accompanied by improvements to the drainage infrastructure/storm sewer system as required.

Vegetation

Trees may have to be removed to accommodate redevelopment proposed for the areas and may be removed upon approval of the License and Inspections Department. However, all those specimens three inches or greater in trunk diameter at breast height are protected under the Tree Ordinance, except Punk trees, Brazilian Pepper, and all palms. Suitable barricades, or stakes connected by flagging, plastic tape, or rope, if clumps or groups of trees are involved, are to be erected within six feet of the trunk or 2/3 of the area under the dripline of all trees to remain, whichever is greater, where no solvents, construction material, machinery, or temporary sod deposits are to be placed. Land clearance must leave all ground cover intact within the trees' dripline. This may include Palmettos, ferns, hibiscus or other shade tolerance species.

A tree survey will be undertaken prior to construction to pinpoint exact locations, common names, and diameters of existing trees at breast heights. Also, planned improvements to the pedestrian system, coupled with F.A.R. bonuses for landscaping, should considerably increase the amount of vegetation in the redevelopment area.

Flooding

With the exception of publicly owned property east of Beach Drive, part of the Bayfront Center Site and Albert Whitted Airport (and portions of the blocks west of the Airport), on which no redevelopment is proposed at this time, the U.S. Geological Survey has not identified any flood prone zones within the project area.

Noise

Pinellas County Ordinance No. 74-11 establishes noise limitations for various activities. Construction, including demolition activities, are limited to 55 dBA at the nearest residential property line during the period from 6:00 p.m. to 7:00 a.m., Monday through Saturday and all day Sunday. Maximum noise levels permitted from commercial land uses are also established by the ordinance as indicated on the following page.

Exceptions to these criteria and corrections for impulsive noise are allowed by the ordinance. Reference shall be made to the ordinance in reviewing specific situations. This summary is given to provide general limitations to be observed as the redevelopment area is developed.

Since only commercial, office, industrial and residential uses are acceptable in the project areas and each will be adequately buffered, no violations of this ordinance are anticipated. Construction and demolition activities will be conducted within the limits of the ordinance.

Water Quality

The project impact on domestic wastewater flow to the Albert Whitted Plant may be insignificant. Discharges into the sanitary sewer system from new sources developed as a part of the project will be insignificant prior to improvements at the Albert Whitted Plant.

All discharges to the sanitary sewer system are regulated by City ordinance.

NOISE LEVELS

<p>Zones from which noise emanates</p>	<p>Adjoining Commercial Zones (No time limit)</p>	<p>Adjoining Residential Zones (7:00 a.m. to 6:00 p.m.) (Monday-Saturday)</p>
<p>Commercial</p>	<p>66 dBA</p>	<p>60 dBA</p>

For all other periods, a level of 55 dBA is to be maintained at the nearest residential property line for commercial zones.

TABLE 4

These regulations will insure that users are charged appropriate amount for wastewater treatment provided by the City's plant and that toxic and hazardous wastes are treated prior to discharge into the City's system. These programs will be implemented locally.

The St. Petersburg Water System is presently permitted by the SWFWMD to provide up to 56 MGD of potable water per day. The average daily demand is 36-38 MGD. The additional demand for water by those locating in the project area will be insignificant in light of this total capacity. Due to the nature of this redevelopment project, no discharges into the ground water are anticipated.

Air Quality

It is anticipated that the project will not involve any point sources of air pollution which would

require State or Federal Permits. The development's primary impact on air quality will be from indirect sources related to transportation activities.

Pinellas County has not been designated as an Air Quality Maintenance Area for Carbon Monoxide, so there is no specific control plan in effect for this pollutant. Large projects which result in a significant increase in traffic flow and parking facilities are subject to review and permitting by the Florida Department of Environmental Regulation under Chapter 17-2.04 (8) of the State Administrative Codes.

Demolition and construction activities which will occur as a part of project development will be a potential source of fugitive particulates. Approved dust control measures will be employed during these activities to minimize wind erosion and Fugitive Particulate Air Pollution. Open burning of any waste material will be handled in

accordance with Chapter 17-5 (Florida Administrative Codes) and Chapter 14-7 of the St. Petersburg City Codes to further reduce the impact of construction.

Landscaping of open spaces and buffer zones will be required as construction activities are completed to prevent wind erosion and Fugitive Particulate Air Pollution following the construction.

Determinations as to the need for Regional or Environmental Impact Statements based on increases in parking spaces or peak hour traffic are contingent upon specific project proposals. Every effort will be made to limit development size to adhere to ambient air quality standards for Carbon Monoxide. Proposed increased vegetation along rights-of-way and in conjunction with parking structures should also contribute to this goal.

Land Use/Zoning

The distribution and character of land uses in the redevelopment areas will be considerably altered by proposed redevelopment. Most importantly, the current intermingling of incompatible uses will be eliminated, and such uses will be strictly separated and buffered from one another. Furthermore, the current underutilization of valuable downtown land will be reduced, and new uses will be in conformance with the adopted Land Use Plan and Zoning Ordinance.

Traffic Circulation

Based upon existing street capacity in and around the proposed redevelopment area, some streets may experience a decrease in the level of service. (see Appendix B Inventory and Analysis).

Community Facilities and Services

The provision of new site improvements including new sidewalks, street improvements, new drainage systems, planned green space and buffer strips, adequate parking, and adequate lighting is anticipated to have a positive impact in the project area and surrounding community. The relocation of the displaced businesses from the project area is not anticipated to have any significant impact on existing community facilities in the surrounding community.

Within a two-mile radius of the project area, at least seven neighborhood and community parks exist. In addition, thirteen mini parks, three scenic parks, two specialized parks, and three undeveloped parks are also within a two-mile radius of the project area.

Adequate hospital facilities including the Bayfront Medical Center Complex, All Children's Hospital, St. Anthony's Hospital and numerous nursing and congregate living facilities are within a one-mile radius of the project area.

Adequate fire and police service is provided by the St. Petersburg Police and Fire Departments and no significant increased demand on these services is anticipated as a result of the proposed development.

School Population

Under the present Pinellas County School System, the desegregation (busing) Program is in effect throughout the County. The present school age population within the Project Area attends several schools, and the dispersal of the families from the project area or an increase

in school aged children is not anticipated to have any significant impact on the school system.

Social Fabric and Community Structure

In that there are so few residents in the area, relocation will involve little dispersal of long term neighbors. Also, the removal of many badly deteriorated structures is anticipated to significantly improve the living conditions of families and businesses as well as the physical environmental character of the redevelopment area and its surroundings. In fact, redevelopment will increase the permanent residential population and help to solidify a community sense within the Intown Sector.

OTHER BENEFITS

The objective of the Intown Redevelopment Plan is to provide benefits to the residences and businesses within the redevelopment area as well as City-wide.

The redevelopment projects described in the plan are designed to provide expanded residential, business, cultural, employment and other service benefits to the redevelopment area as described below:

- The pedestrian system improvements will provide aesthetic as well as functional benefits to residences and businesses in the area by creating the type of environment which makes it a pleasurable and safe walking experience in the area.

- The transportation program provides transit services for people working and living in the area making it more convenient to travel to the various working, shopping and recreational centers within the Intown.

- The revitalization of the downtown will provide important neighborhood services which are currently not located in the redevelopment area, such as the residential service center (food and drug store, etc.) to be developed in the Webb's City area, and the increase in retail stores and other support services that will be provided by private enterprise as a result of an expanded residential and employment base in the downtown.

- The residential development program will provide housing opportunities for existing households in the redevelopment area as well as the City. Homeowners will have opportunities to upgrade their residences and new housing will increase available housing for first time homeowners as well as mobility for homeowners who wish to improve their housing standards.

- Needed utility improvements in the redevelopment area will increase the quality of services as well as allowing the redevelopment area to reach its development capacity.

- Downtown revitalization means more people living and working in the area which, in turn, increases business opportunities for existing businesses and generates an expanded retail and employment base.



APPENDICES

APPENDIX A

LEGAL DOCUMENTATION

No. 81-465

RESOLUTION DELEGATING AUTHORITY AND POWERS CONFERRED UPON PINELLAS COUNTY THROUGH THE CITY COUNCIL FOR THE REDEVELOPMENT OF THE TOWN DESIGN AND DEVELOPMENT PROGRAM (TDDP) AKA: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of Florida enacted the Community Redevelopment Act of 1969 as amended; and

WHEREAS, all powers arising through the aforesaid enactment were conferred by that enactment upon counties with home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

"163.410 Exercise of powers in counties with home

rule charters. In counties which have adopted home rule charters, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon said county by this part within the boundaries of a municipality of the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county."

WHEREAS, the County and the City of St. Petersburg desire to increase the tax base of the City and County; and

WHEREAS, the County and the City of St. Petersburg find that delegation of Chapter 163, Part III redevelopment powers and authority to the City is an appropriate vehicle with which to accomplish redevelopment in the IDDP area;

WHEREAS, the County and the City of St. Petersburg find redevelopment of the IDDP area to serve in the best interest of the public; and

WHEREAS, the City of St. Petersburg City Council has identified areas suitable for redevelopment under Chapter 163 F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

1. That the Board of County Commissioners of Pinellas County delegate to the City of St. Petersburg City Council the powers and authority to conduct redevelopment activities specifically delegated below as defined in Chapter 163, Part III of the Community Redevelopment Act of 1969, and the City Council to act as the Redevelopment Agency for the IDDP area (map attached):

1) Town Design and Development Program (TDDP) area as described within the following boundaries: starting at a point located at 7th Avenue NE extended and Tampa Bay Avenue west along 7th Avenue NE to Beach Drive, South along Beach Drive to 5th Avenue North, west along 5th Avenue North to 1-375, west along 1-375 to 10th Street, south along 10th Street to Huntington Avenue, east along Huntington Avenue to alley between 9th and 10th Streets North, south along the alley to 2nd Avenue North, east along 2nd Avenue

ern boundary of Municipal Parking Lot No. 51 then northerly along the eastern boundary of Municipal Parking lot No. 51 to Tampa Bay, northerly along the coastline including any natural or artificial structures or land masses emanating from the coastline to a point located at the intersection of 7th Avenue N.E. extended and Tampa Bay; less the area beginning at the intersection of 1st Avenue South and 7th Street, south along 7th Street to 2nd Avenue South, east along 2nd Avenue South to 5th Street, south along 5th Street to 3rd Avenue South, east along 3rd Avenue South to 4th Street, north along 4th Street to 1st Avenue South, west along 1st Avenue South to 7th Street.

is hereby found and declared to be a slum or blighted area.

SECTION 2. The rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City.

SECTION 3. There is need for a community redevelopment agency to function in the City and to carry out the community redevelopment of the area hereinbefore described.

SECTION 4. The City Council of the City of St. Petersburg declares itself to be the redevelopment agency to carry out the redevelopment of the area hereinbefore described and to that end and as such shall have and exercise all of the powers of redevelopment agencies pursuant to Chapter 163, Florida Statutes, and as it may be amended.

SECTION 5. All resolutions of the City Council of the City of St. Petersburg in conflict or inconsistent with this Resolution are, to the extent of such conflict or inconsistency, hereby rescinded.

SECTION 6. This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 17th day of December, 1981.

Cecilia Freeman
Mayor-Councilman
Chairman of the City Council

ATTEST: *Branche J. Jindler*
Clerk of the City Council

A RESOLUTION DECLARING THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG THE ST. PETERSBURG COMMUNITY DEVELOPMENT AGENCY UNDER CHAPTER 163, PART III, FLORIDA STATUTES, PART III, DECLARING THE GAS PLANT AREA BOUNDED BY FIRST AVENUE SOUTH, NINTE STREET SOUTH, 16TH STREET SOUTH, AND THE NORTH RIGHT-OF-WAY LINE OF THE I-175 SOUTH DISTRIBUTER AS AN AREA OF SLUM AND BLIGHT APPROPRIATE FOR A COMMUNITY DEVELOPMENT PROJECT, AND DIRECTING THE CITY ADMINISTRATION TO PREPARE A COMMUNITY DEVELOPMENT PLAN.

WHEREAS, The Florida Statutes Chapter 163, Part III, known as the Community Redevelopment Act of 1969, grants local municipalities the authority to undertake community development projects; and

WHEREAS, The City Council of the City of St. Petersburg as early as June, 1973, had prepared by Wido Smith and Associates, Inc., a redevelopment plan for the "Intown Section" of the City of St. Petersburg; and

WHEREAS, The plan recommended that the gas plant area be the second priority redevelopment area, and the Jamestown redevelopment area be the first; and

WHEREAS, The City Council of the City of St. Petersburg established the redevelopment of the gas plant area as a priority in the city council goals, in May, 1978; and

WHEREAS, The Community Development Department/Urban Redevelopment Division has surveyed the gas plant area and determined that the area is an area of slum and blight and is appropriate for a community redevelopment project; and

WHEREAS, The City Council of the City of St. Petersburg approved the 1978 Community Development Block Grant application on April 20, 1978, allocating funds to initiate community redevelopment planning in the gas plant area;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg:

1. Declares itself the St. Petersburg Community Redevelopment Agency under Florida Statute, Chapter 163, Part III to undertake a Community Redevelopment Project in the gas plant area; and

2. Declares that pursuant to Chapter 163.35, the gas plant area is an area of slum and blight within the City of St. Petersburg, and that the rehabilitation, conservation or redevelopment, or a combination thereof, of the area is necessary in the interest of the public health, safety, morals, or welfare of the residents of St. Petersburg; and

3. Declares that the gas plant area is an area of slum and blight appropriate for a community redevelopment project; and

BE IT FURTHER RESOLVED, that the City Council of the City of St. Petersburg directs the City Administration to prepare a Community Redevelopment Plan for the gas plant area.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on on the 7th day of September, 1978.

Mayor-Councilman
Chairman of the City Council

ATTEST:
Clerk of the City Council

ern boundary of Municipal Parking lot No. 51 then northerly along the eastern boundary of Municipal Parking lot No. 51 to Tampa Bay, northerly along the coastline including any natural or artificial structures or land masses emanating from the coastline to a point located at the intersection of 7th Avenue N.E. extended and Tampa Bay; less the area beginning at the intersection of 1st Avenue South and 7th Street, south along 7th Street to 2nd Avenue South, east along 2nd Avenue South to 5th Street, south along 5th Street to 3rd Avenue South, east along 3rd Avenue South to 4th Street, north along 4th Street to 1st Avenue South, west along 1st Avenue South to 7th Street.

is hereby found and declared to be a slum or blighted area.

SECTION 2. The rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City.

SECTION 3. There is need for a community redevelopment agency to function in the City and to carry out the community redevelopment of the area hereinbefore described.

SECTION 4. The City Council of the City of St. Petersburg declares itself to be the redevelopment agency to carry out the redevelopment of the area hereinbefore described and to that end and as such shall have and exercise all of the powers of redevelopment agencies pursuant to Chapter 163, Florida Statutes, and as it may be amended.

SECTION 5. All resolutions of the City Council of the City of St. Petersburg in conflict or inconsistent with this Resolution are, to the extent of such conflict or inconsistency, hereby rescinded.

SECTION 6. This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 17th day of December, 1981.

Cecilia Freeman
Mayor-Councilman
Chairman of the City Council

ATTEST: *Brandon J. Jindler*
Clerk of the City Council

9

ORDINANCE NO. 557-F

AN ORDINANCE PROVIDING FOR THE ADOPTION AND APPROVAL, PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES OF A COMMUNITY REDEVELOPMENT PLAN OF THE CITY OF ST. PETERSBURG REDEVELOPMENT AGENCY SAID PLAN ALSO BEING KNOWN AS THE INTOWN REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Community Redevelopment Plan of the City of St. Petersburg Redevelopment Agency, said plan also being known as the Intown Redevelopment Plan, which is attached hereto as Exhibit "A" and incorporated herein, has been developed as a Community Redevelopment Plan for the Intown Redevelopment Area pursuant to Part III of Chapter 163 of the Florida Statutes.

SECTION 2. The City Council of the City of St. Petersburg, Florida, makes the following findings with respect to the subject Community Redevelopment Plan:

1. A feasible method exists for the relocation of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.

2. The subject Community Redevelopment Plan conforms to the general plan of the county or municipality as a whole;

3. The subject Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plans; and

4. The subject Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.


SECTION 3. The subject Community Redevelopment Plan is hereby approved and adopted by the City Council as the Community Redevelopment Plan for the Intown Redevelopment Area.

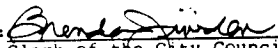
SECTION 4. It is the intention of the City Council that this Ordinance and plan, and every provision thereof, shall be considered separable; and the invalidity of any section, clause or provision of this ordinance shall not affect the validity of any other provision of this ordinance and plan.

SECTION 5. This ordinance shall become effective immediately upon its adoption.

Passed on first reading on the 18th day of February, 1982.

Passed on second and final reading on the 18th day of March 1982.


Osphine Freeman
Mayor-Councilman
Chairman of the City Council

ATTEST: 
Brenda Jordan
Clerk of the City Council

Title Published: Ind. 1-t 3/11/82
Synopsis Published: Ind. 1-t 3/22/82

EXHIBIT 4

ORDINANCE NO. 557-F

AN ORDINANCE PROVIDING FOR THE ADOPTION AND APPROVAL, PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES OF A COMMUNITY REDEVELOPMENT PLAN OF THE CITY OF ST. PETERSBURG REDEVELOPMENT AGENCY SAID PLAN ALSO BEING KNOWN AS THE INTOWN REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Community Redevelopment Plan of the City of St. Petersburg Redevelopment Agency, said plan also being known as the Intown Redevelopment Plan, which is attached hereto as Exhibit "A" and incorporated herein, has been developed as a Community Redevelopment Plan for the Intown Redevelopment Area pursuant to Part III of Chapter 163 of the Florida Statutes.

SECTION 2. The City Council of the City of St. Petersburg, Florida, makes the following findings with respect to the subject Community Redevelopment Plan:

- 1. A feasible method exists for the relocation of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.
- 2. The subject Community Redevelopment Plan conforms to the general plan of the county or municipality as a whole;
- 3. The subject Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plans; and
- 4. The subject Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

SECTION 3. The subject Community Redevelopment Plan is hereby approved and adopted by the City Council as the Community Redevelopment Plan for the Intown Redevelopment Area.

SECTION 4. It is the intention of the City Council that this Ordinance and plan, and every provision thereof, shall be considered separable; and the invalidity of any section, clause or provision of this ordinance shall not affect the validity of any other provision of this ordinance and plan.

SECTION 5. This ordinance shall become effective immediately upon its adoption.

Passed on first reading on the 18th day of February, 1982.

Passed on second and final reading on the 18th day of March 1982.

Orville Freeman

Mayor-Councilman
Chairman of the City Council

ATTEST: *Brenda J. Jordan*

Clerk of the City Council

Title Published: Ind. 1-t 3/11/82
Synopsis Published: Ind. 1-t 3/22/82

APPENDIX B

INVENTORY & ANALYSIS

Detailed inventory and analysis has been completed for the Gas Plant area (see Gas Plant Redevelopment Plan) and an overall inventory and analysis of the Intown has been discussed in the Intown Sector Land Use Plan and the Intown Design and Development Program (IDDP). The inventory and analysis discussion of the Intown Redevelopment area will focus on the factors primarily related to determining the suitability of the area for redevelopment as spelled out in 163.335 Findings and declarations of necessity. Appendix B-1 of this section contains detailed information concerning land use, building conditions, demographic data and data on assessed values of each block in the redevelopment area.

LAND USE AND ZONING

The Intown redevelopment area is comprised of 309 acres within the 1251 acre Intown Sector. This represents .09% of St. Petersburg's total land area. Maps 1 and 2 depict the area and its respective land uses and zoning. The table below summarizes the various land use categories in the Intown redevelopment area. (All numbers are rounded off.)

LAND USE SUMMARY










Use	Redevelopment Area	Percent of Total
Commercial/Resid. (Hotel)	28.2 acres	9.1%
Commercial/Industrial	14.6	4.7
Commercial	40.2	13.0
Mixed uses	14.7	4.8
Single-family	11.6	3.8
Multi-family	36.7	11.9
Vacant (1)	48.4	15.6
Public/Semi-public (2)	114.9	37.1
	<u>309.3 Acres</u>	<u>100%</u>

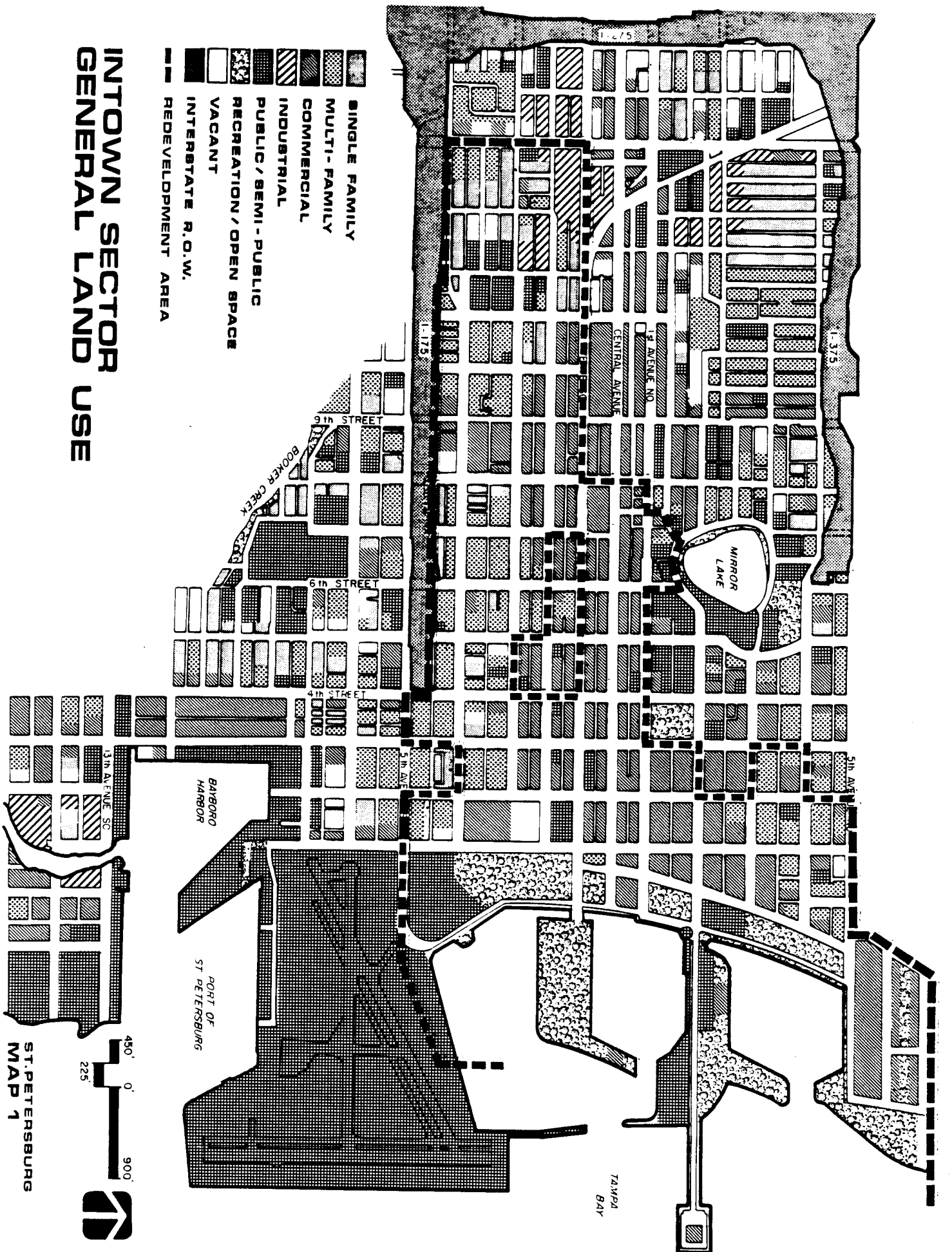
(1) includes surface parking lots not directly associated with on-site use.

(2) includes waterfront parkland (43 acres).

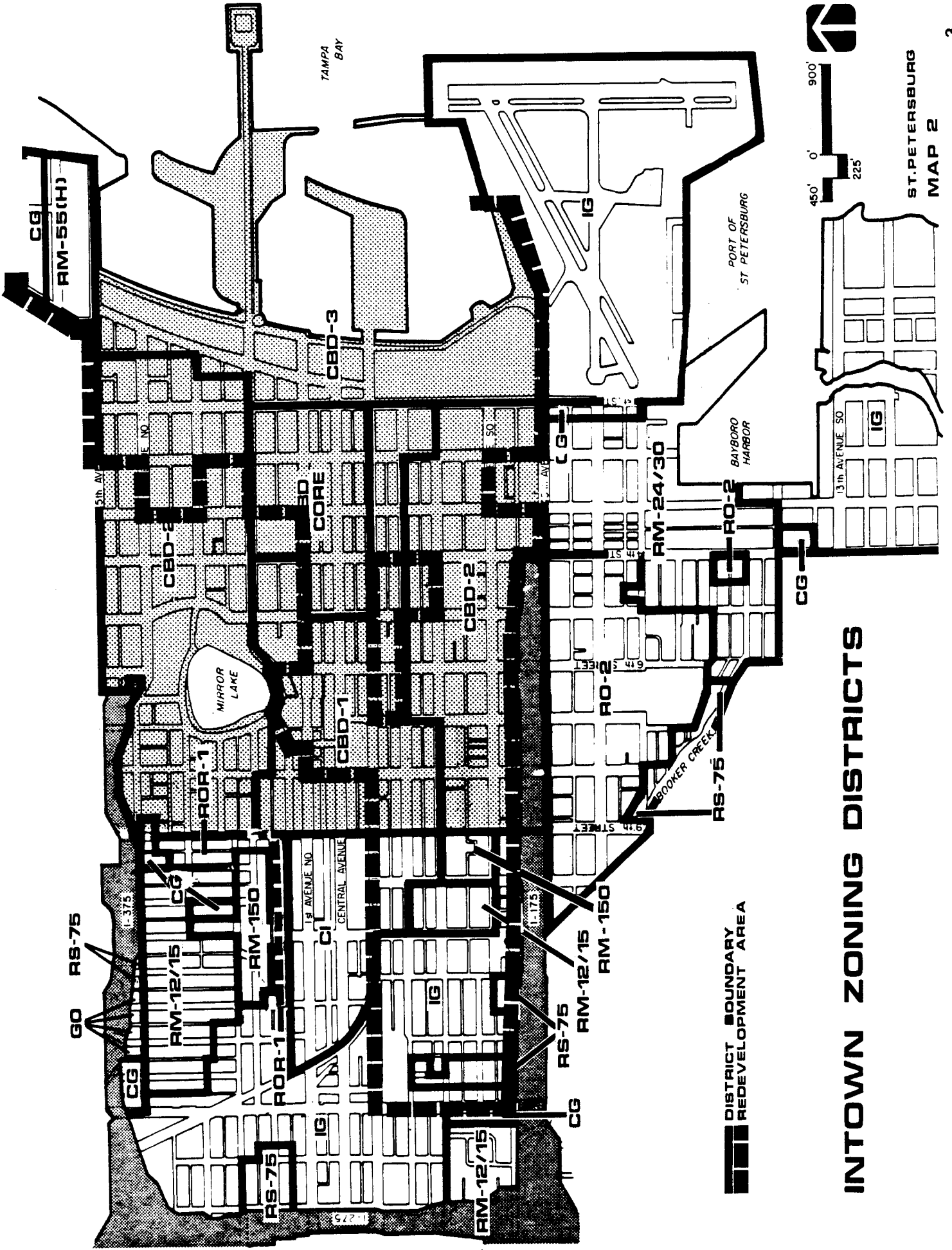
TABLE 1

INTOWN SECTOR GENERAL LAND USE

-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC / SEMI-PUBLIC
-  RECREATION / OPEN SPACE
-  VACANT
-  INTERSTATE R.O.W.
-  REDEVELOPMENT AREA



ST. PETERSBURG
MAP 1



INTOWN ZONING DISTRICTS

DISTRICT BOUNDARY REDEVELOPMENT AREA

The predominant use in the redevelopment area is commercial hotel uses occupying 13% of the land area increasing to 26.8% when commercial residential (hotels) and commercial industrial uses are included.

The most significant fact is that combined, vacant land and surface parking (48.4 acres), make up 15.6% of the area. Most of the green open space in the inland portion of the area is a 3-4 feet strip along the street right-of-way; except for the waterfront parks.

There exists in the redevelopment area conflicting land uses with commercial and office uses in residential zones and single and multi-family uses in commercial and office zones.

The zoning in the area is predominantly Central Business District which allows the highest density in the city and is based on a floor area ratio system (F.A.R.). The CBD-Core (F.A.R.-3) is a mixed-use emphasis zone, CBD-1 (F.A.R.-3) is an office emphasis zone, CBD-2 (F.A.R.-3) is a residential emphasis zone and CBD-3 (F.A.R.-2) is a specialty retail zone. The CBD zones also provide for a bonus system which allows higher density when certain criteria are met.

BUILDING CONDITIONS/ASSESSED VALUE

There are 802 structures in the redevelopment area of which 46% are either in a deteriorated or dilapidated condition. This is a significant percentage when compared to only 5.9% of the buildings in the City are either deteriorated or dilapidated. Map 3 illustrates the average building conditions for each block in the area and

Table 2 provides a summary. Building conditions are based primarily on building structural elements (wall, roof and foundations) with window/door and stair/porch conditions being of lesser importance in the overall rating of building conditions. Details of the evaluation criteria are contained in the Area Needs Analysis Field Coding Manual pages 21-41.

BUILDING CONDITIONS

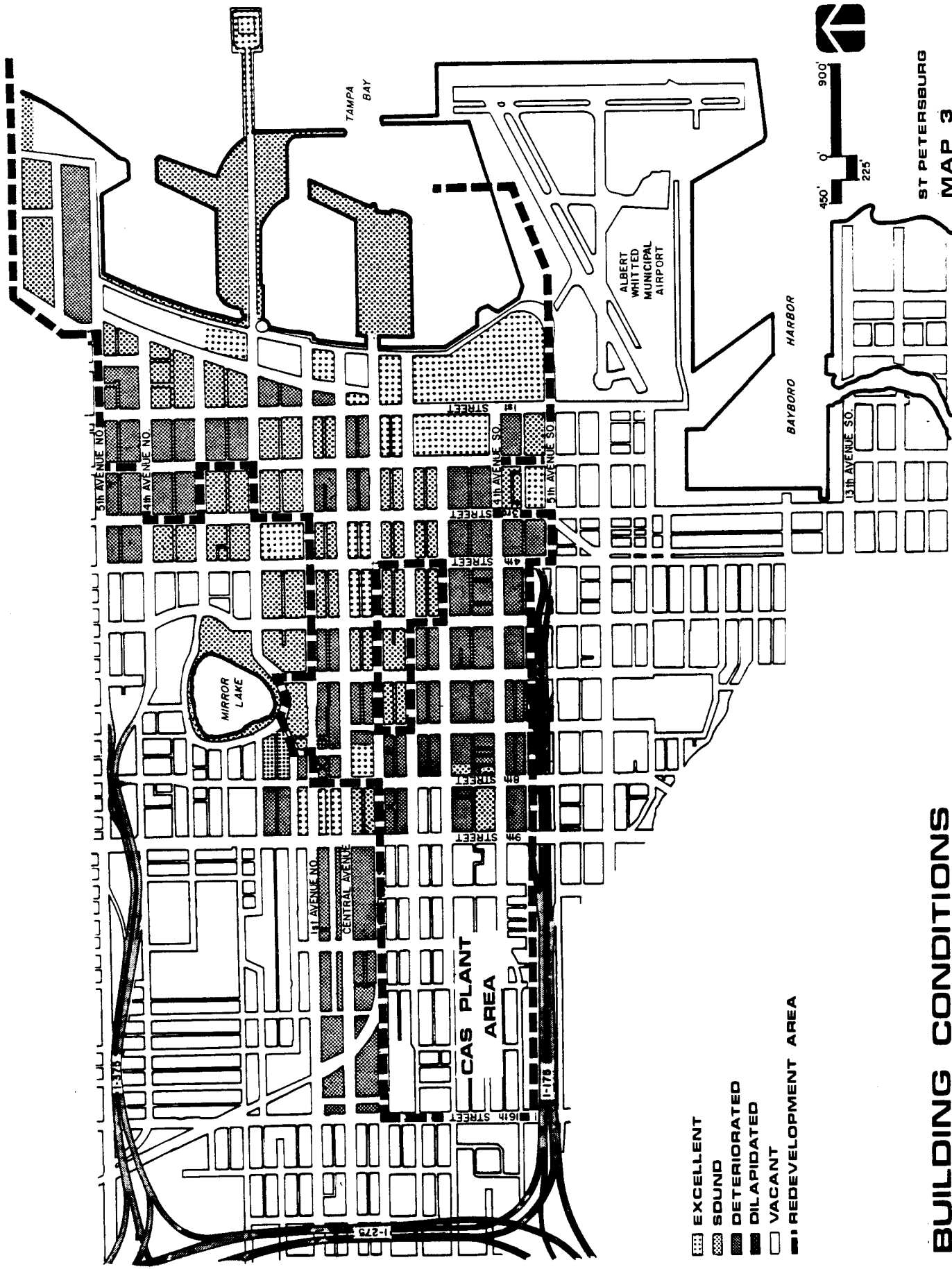
Building Condition	Percent of Total	No. of Buildings
Excellent	15.2	122
Sound	38.8	311
Deteriorated	35.5	285
Dilapidated	10.5	84
	<u>100%</u>	<u>802</u>

TABLE 2

Another important fact is that in 1978, 50% or more of the housing stock in the Census Tracts (211, 214 and 215) within the redevelopment area were over 40 years of age.

The significant percentage of buildings in a deteriorated or dilapidated state do negatively impact on the overall assessment of property and reflects a low improvement value invested in buildings.

The combination of incompatible land uses and the described building conditions contribute to a low land value to building improvement ratio (1:1.96) for the area (1978 data, however, some site data was updated to reflect significant



- EXCELLENT
- SOUND
- DETERIORATED
- DILAPIDATED
- VACANT
- REDEVELOPMENT AREA

BUILDING CONDITIONS

ST PETERSBURG
MAP 3

LAND VALUE TO BUILDING IMPROVEMENT VALUE RATIO

Census Tract	Improved Value	Land Value	Total	1:i
214	\$21,753,280	\$11,794,343	\$33,547,623	1:1.84
215	50,871,910	24,388,210	75,260,120	1:2.08
236	945,970	1,395,530	2,341,500	1:1.68
Total	\$73,571,160	\$37,578,083	\$111,149,243	1:1.96

This excludes the Gas Plant Area.

TABLE 3

changes). In simple terms, this means that for every dollar worth of land value there are \$1.96 worth of building improvements. The low land value to building improvement value (1:i) ratio indicates poor utilization of land, little investment to upgrade buildings and a deteriorating tax base.

Map 4 indicates that some parcels exhibit very high 1:i ratios, such as the Plaza (1:6.3) or the Courthouse (1:13.3); however, many exhibit 1:i ratios below 1:1.0. Table 3 provides a summary of the 1:i ratio by Census Tracts within the redevelopment area and Appendix B provides more detailed information.

The 1981 assessed just value of the Intown redevelopment area is \$123,677,528. The actual taxes paid by the property owners is only \$1,816,451, of which \$1,000,094 goes to the City representing 3.8% of the total City tax base. The redevelopment area represents .9% of all taxes going to the County Tax Assessor.

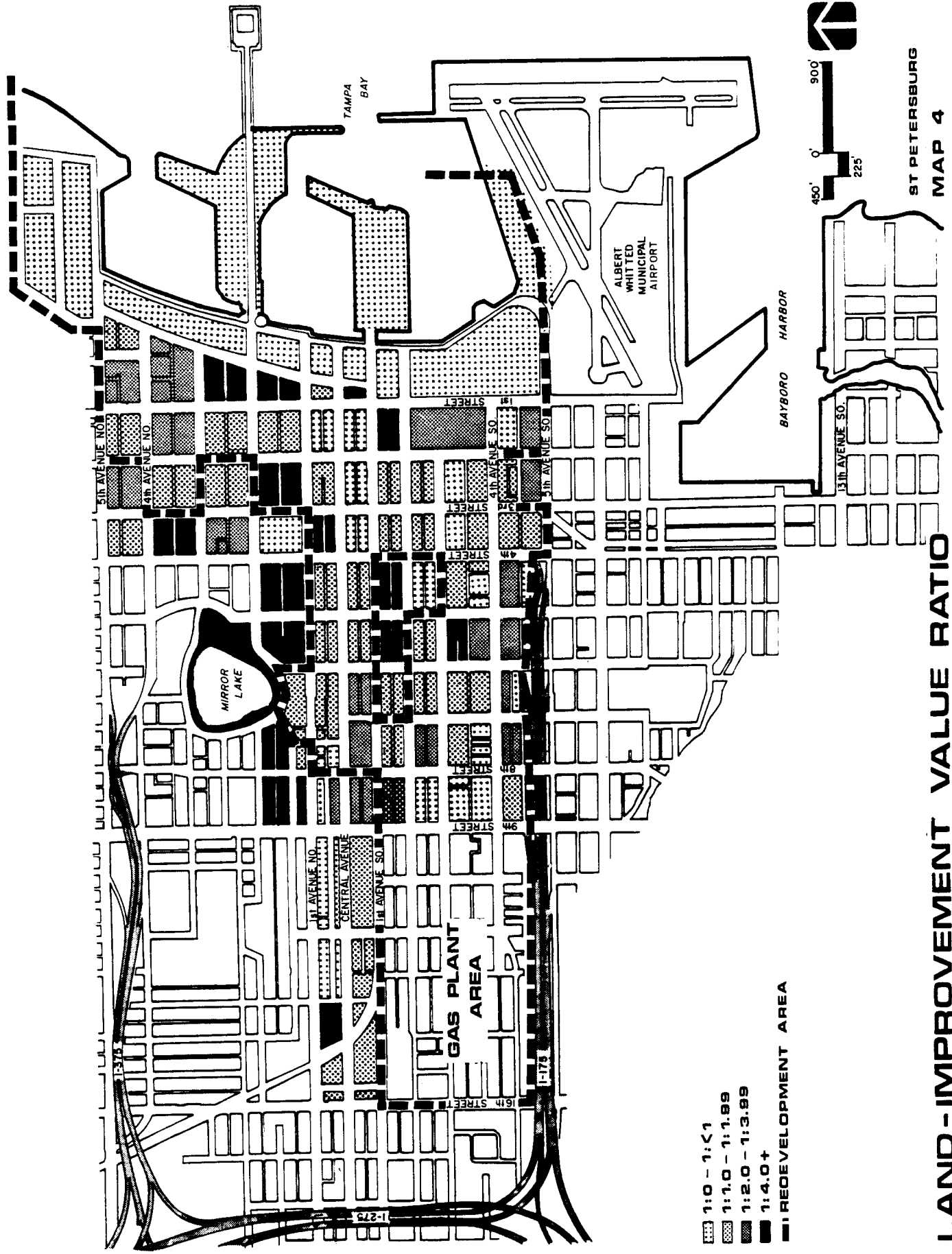
Using the Core area as an example, we can demonstrate some of the potential revenues that can be produced from a revitalized downtown area. The assessed land value to building improvement ratio (1:i) for the Core is 1:3.39. This is higher than the ratio for Webb's City which is 1:1.88; however, the Core 1:i ratio is not indicative of what would be considered typical downtown Core development types (e.g., Plaza block = 1:6.3, Bayfront Tower = 1:16.1).

The low 1:i ratio of the Core is due in part to the large percentage of land use (15.6%) devoted to surface parking or is vacant, marginal land uses and the percentage of buildings (46%) in a deteriorated or dilapidated condition.

If the tax contribution of the Core focus area was represented by similar development types such as, Bayfront Tower, Maas Brothers, the Plaza and the Bayfront Concourse, the tax contribution of the Core to the City would be \$2,081,962 instead of \$506,426.² The County's

¹ The basis for the calculation is the 1981 taxable value for operating millage and the percentage split in the allocation of taxes (8.0863 millage rate for the City and 6.6007 millage rate for the County).

² The average assessed value per square foot of those land developments equals \$86.50, which is then multiplied by the Core area (2,976,507 sq. ft.)



- 1:0 - 1:1
- 1:1.0 - 1:1.99
- 1:2.0 - 1:3.99
- 1:4.0+
- REDEVELOPMENT AREA

LAND-IMPROVEMENT VALUE RATIO

ST PETERSBURG
MAP 4

share would increase from \$413,795 to \$1,699,468. The comparison provides some insight into the potential increase that can occur as a result of redevelopment in the Core and the redevelopment area as a whole.

Another important factor which has significant impact on the downtown tax base is the amount of tax-exempt property in the area. Based on an article in the Evening Independent, June 3, 1981, 35% of the downtown's total assessed value is tax-exempt, which includes City owned property.

SOCIOECONOMIC

The Intown Redevelopment area is composed of portions of three 1980 Census Tracts (214, 215 and 216.95). The estimated population contained within the area is 6617. The total population in these Census Tracts has declined 18% since 1976. In 1976 Tract 216.95 did not exist, however Tract 216.95 is composed of the 1976 Tract 211 and 216. Tract 211 is inside the redevelopment area. The population of the redevelopment area is 2.8% of the total City population of 238,603.

The total number of households in Tracts 211, 214 and 215 declined from 5271 in 1970 to 4241 in 1976. The median population age for the respective Tracts in 1976 was 45 in Tract 211, 72.1 in Tract 214 and 74 in Tract 215. The 1976 median income in Tract 211 was \$3,000, in Tract 214 was \$4,196 and in Tract 215 was \$4,543; all are well below the City 1976 median of \$8,057.

DESIGN CHARACTERISTICS

The visual quality of the Intown Sector is the sum of the interrelationship of all its visual, historical and open space elements which form the unique quality and character of the area. There is a need to visually and functionally link Intown design elements in order to create an overall positive image.

This survey represents the inventory and analysis of those environmental characteristics which are most readily identifiable by St. Petersburg citizens and relates to the general perception of the Intown character.

VISUAL

The Intown Sector represents a collection of complex physical and spatial relationships which interact to form an individual's perception of his surroundings. This image is formed by the individual and is comprised of gateways, paths, nodes, districts, edges and landmarks. These visual elements are briefly described below and illustrated on the following page:

Gateways - entrances or approaches to the Intown from which the first visual impressions are developed (i.e. I-275 distributors, 9th and 8th Streets, the harbor, 4th Street, 1st Avenue South and the airport). Gateways provide information and direction relative to destinations and focal points of the Intown.

¹ The area covered by the Evening Independent article was from 9th Street to Tampa Bay and between the interstate feeders including the airport and Port area.

² The Image of the City, Kevin Lynch, M.I.T. Press, 1960.



Edges - linear elements which physically or visually provide a boundary between areas or districts (i.e. I-275 and its distributors, Tampa Bay, 9th 4th and 3rd Streets and Booker Creek).

Paths - corridors providing a means of movement (vehicular or pedestrian) from one destination to another (i.e., 16th, 9th, 3rd and 4th Streets, Central Avenue, and 1st Avenues North and South). Paths provide the mechanism for linking and unifying the various visual and functional elements of the Intown, specifically linking the downtown, Mirror Lake and the waterfront areas.

Districts - areas which are readily identifiable because of some common or unique character and coherence. The predominant districts in the Intown are the Mirror Lake government district, the Waterfront, Jamestown, Gas Plant, University of South Florida, Central Avenue retail/office district and the Medical Center complex (Bayfront Medical, All Children's Hospital and Suncoast Medical Clinic).

Nodes - activity areas. The major nodes are Webb's City, Williams Park, the commercial area along Central Avenue from 5th to 3rd Street, Maas Brothers, government complex, Convention Center, the Medical Complex, the Pier and the University of South Florida.

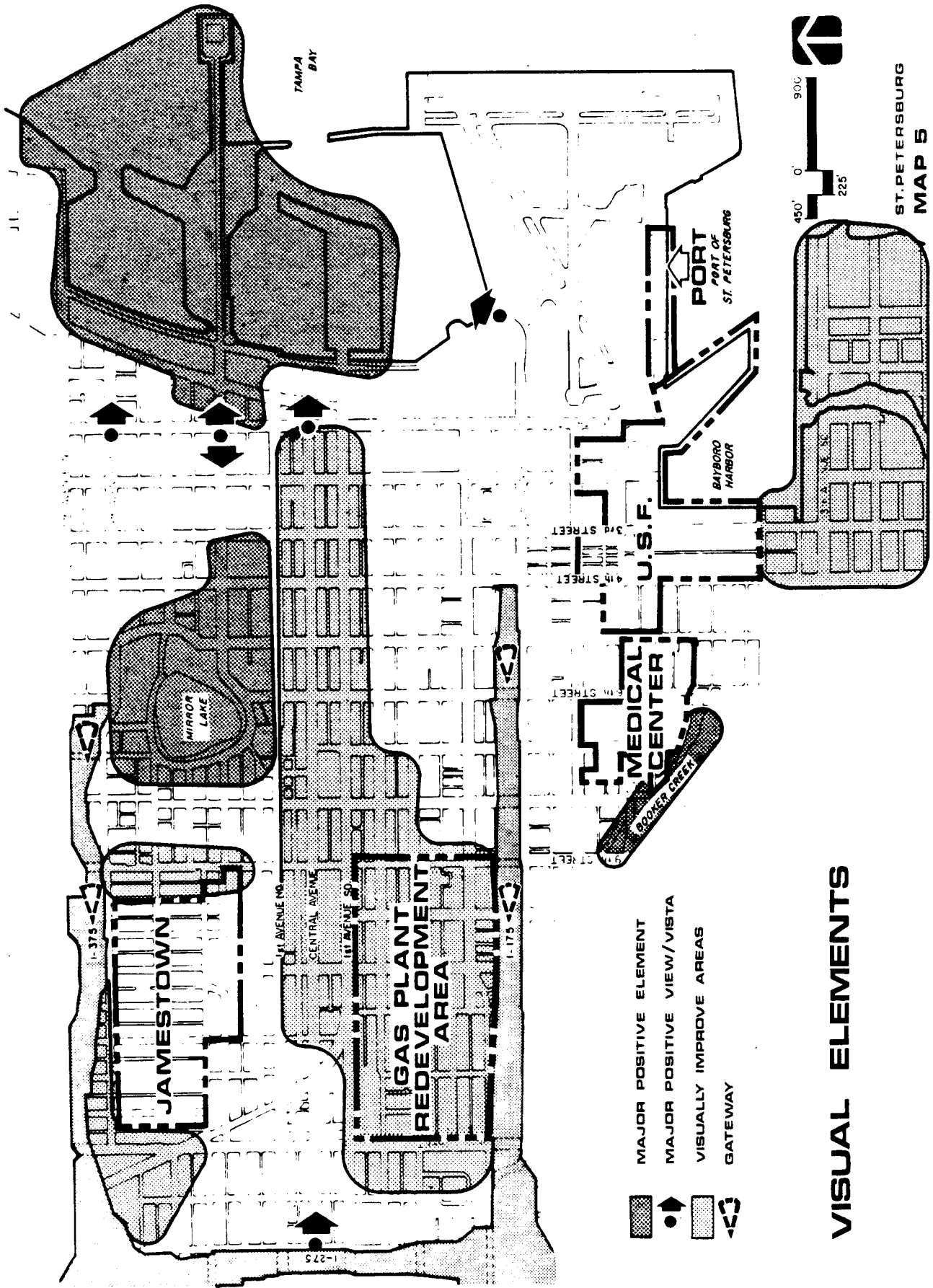
Landmarks - prominent visual entities which represent a point of reference to the observer of some specific visual, cultural, historical or architectural impact (i.e., the Vinoy, Bayfront Tower, Mirror Lake, the Pier and the laser, and the Post Office).

The Intown Sector is geographically bounded by I-275 and its distributors and Tampa Bay, and extends south along Booker Creek and Bayboro Harbor. Map 5 highlights the significant visual elements of the Intown. In general, the Intown needs a positive perceptual image. There are few visual or functional linkages between activity centers and no distinct downtown core or residential districts.

Definable districts create visual and functional unity of activities and aesthetics. The identity of a district is composed of the architectural design of buildings, landscaping, open spaces, signage, density and land use compatibility. It is important to establish district identity because of its impact on a person's perception of an urban space and how people relate to their surroundings. This perception can ultimately influence a person's sense of place and community pride and involvement.

One area of particular importance is the Core area which is comprised of two contrasting images. The waterfront area which represents a positive image composed of parkland, the marina, the Beach Drive area and Tampa Bay, and the inland portion which is characterized by unlandscaped parking lots, some poorly maintained buildings, very little green open space and little design relationship between buildings.

The two contrasting images are due to the lack of a visual or functional (streets and sidewalks) tie between the waterfront and the existing downtown business area centered between 5th and 3rd Streets along Central Avenue. There is a need to create a strong visual and functional link between these areas in order to create a viable downtown activity center that will attract people and business.



- MAJOR POSITIVE ELEMENT
- MAJOR POSITIVE VIEW/VISTA
- VISUALLY IMPROVE AREAS
- GATEWAY

VISUAL ELEMENTS

ST. PETERSBURG
MAP 5

An important part of the community is its historical and architectural resources. These resources are discussed in the St. Petersburg's Architectural and Historic Resources document prepared by the Department of Community Development. (See Appendix E).

OPEN SPACE

The open space elements of the Intown consist of existing and proposed public parkland, linear open spaces, green permeable open space and pedestrian-related open space. The components of open space are illustrated on Map 7. These elements provide scenic value, visual and physical relief from intense activity areas and preserve the natural environment.

Public parklands presently occupy 67.5 acres within the Intown Sector. An additional 14.7 acres have been approved in the Parks Plan.

The majority of parkland in the Intown is located along the waterfront and is classified either as scenic or specialized. Because of the intense land use of the Intown, there are no district or community parks. One neighborhood park is currently being developed in Jamestown. A more detailed inventory and analysis of public parklands can be found in the Parks Plan.

Linear open space in the Intown consists of park streets, boulevards, scenic drives and bicycle routes as depicted on Map 6. Scenic drives

¹ St. Petersburg Parks Plan, Department of Community Development, June, 1978.

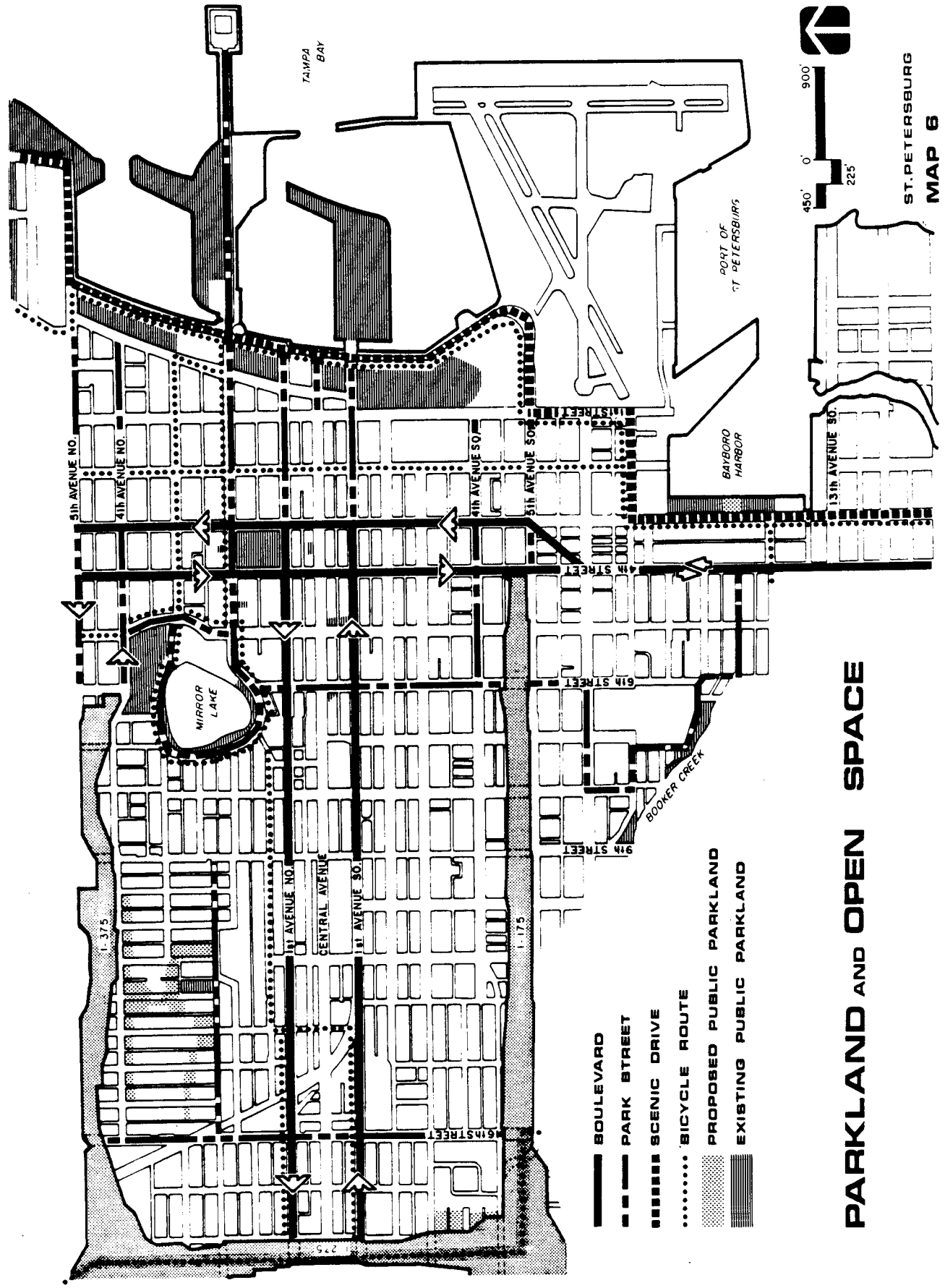
² Ibid., pg. 20.

³ Ibid., pg 39 and 56.

consist of designated road networks located mainly along the waterfront and marked by special route signs. Park streets are designated corridors connecting existing and proposed parks. Planned landscaping of park streets through the Street Tree Planting Program will provide a pleasing visual linkage between the park and open space elements of the City. Boulevards will be heavily landscaped major arterials including four to six lanes and, in some cases, have a landscaped median strip. These linear open spaces will provide visual corridors linking City activity centers. Further discussion of linear open spaces and the Street Tree Planting Program can be found in the Parks Plan.

Green permeable open space is all ground surface which is not covered with impervious materials such as buildings, parking lots, sidewalks or street pavement. Approximately 29 percent of the Intown land area is green permeable open space. However, this is not an accurate indicator of green open space in the Intown. The 1977 estimate includes vacant land (62 acres) and 46 acres of waterfront parkland. If these totals are excluded from the open space total, the percentage of green permeable open space is 20%. It is important to note that the need for additional open space is in the downtown area and not along the waterfront where there is ample parkland. Therefore, the emphasis for open space should focus on the downtown area where there is a concentration of activity.

Additional open space will be created through the development of pedestrian spaces, the expansion of residential areas, the addition public/semi-public land and use of the CBD zoning bonus system by developers.



PARKLAND AND OPEN SPACE

ST. PETERSBURG
MAP 6

Pedestrian open spaces are small landscaped areas which provide visual and physical relief from the intense activity along the pedestrian network. The major pedestrian open spaces are illustrated on Map 7.

CIRCULATION SYSTEMS

Circulation systems within the Intown area comprised of pedestrian, vehicle including bicycle, transit, and parking networks (see Map 6 and 9). These networks provide the functional link between significant visual elements and activity areas. Movement systems have an impact on the design and economic character of the Intown.

PEDESTRIAN

Pedestrian movement and interaction is one integral aspect of a downtown's vitality and development. This aspect of encouraging and reinforcing downtown development is emphasized in City Council Goals - 1981. A pedestrian-oriented downtown has four basic advantages:

1. It can increase, in conjunction with a unified commercial core, the multiplier effects of shopper traffic, impulse buying and single-stop buying;
2. Provides a pleasing atmosphere for shoppers, tourists, conventioners, workers and residents;
3. Provides a visual and pedestrian linkage between Mirror Lake, Williams Park, downtown and the waterfront, as well as other Intown activity areas; and

4. Improves local ambient air quality and pedestrian safety.

The pedestrian system represents the major urban space that all people move through within the City and strongly affects a person's urban experience. The evaluation of pedestrian system performance entails the analysis of levels of service, pedestrian-related facilities and system design characteristics.

Level of Service

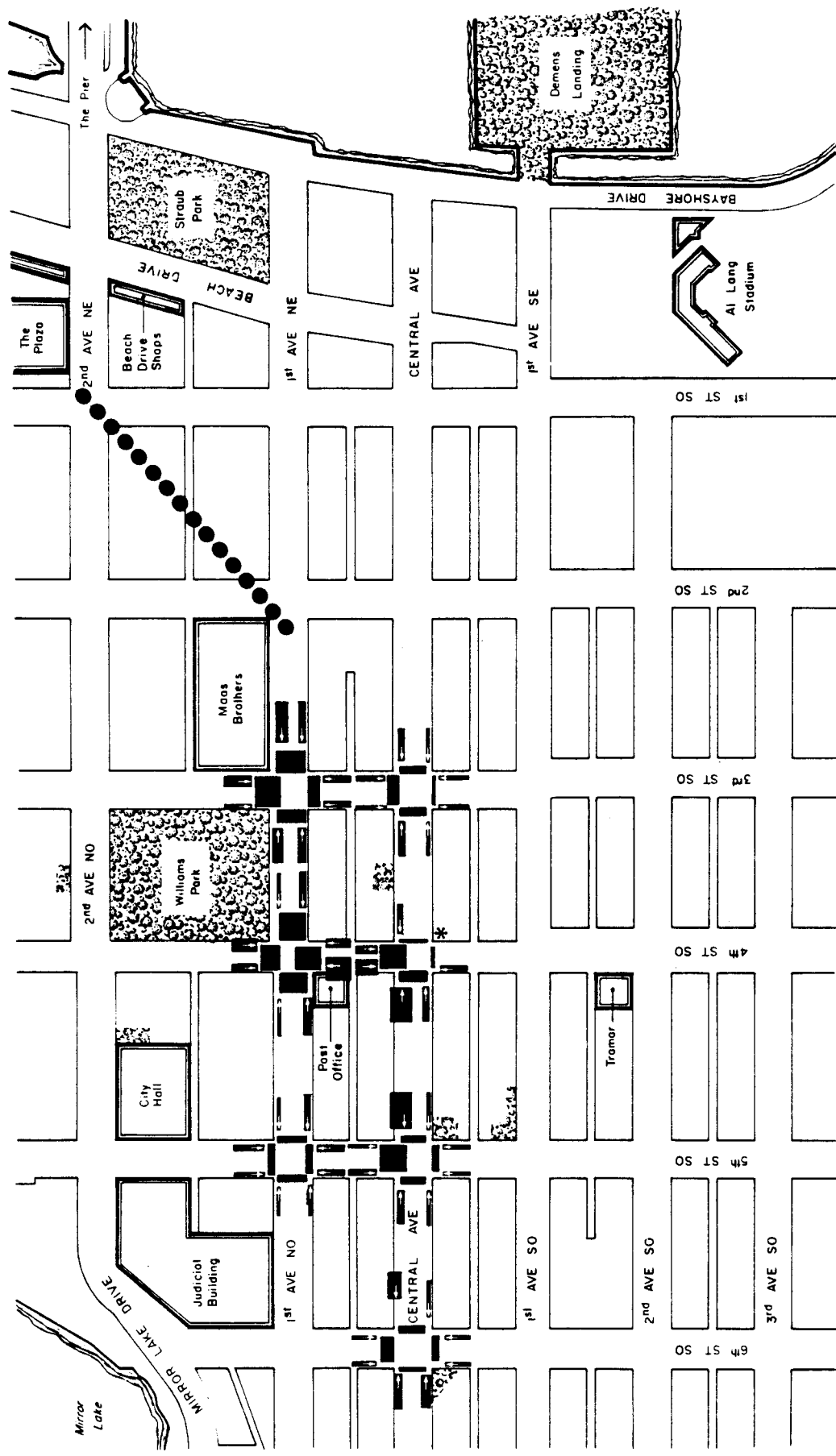
The level of service represents the capacity of a sidewalk to handle a given volume of pedestrian traffic. The level of service is based on a combination of sidewalk width, pedestrian volume, and human physical and psychological characteristics. Map 7 illustrates 1978 pedestrian volumes and directional movement along the downtown pedestrian network. Based on level of service criteria, the pedestrian network provides for adequate pedestrian movement.

Map 7 also depicts the main area of pedestrian movement which is anchored at one end by Central Avenue between 4th and 5th Streets and at the other end by Maas Brothers. Future pedestrian patterns may evolve between Maas Brothers, the Detroit Hotel Block and the Plaza/Beach Drive area.

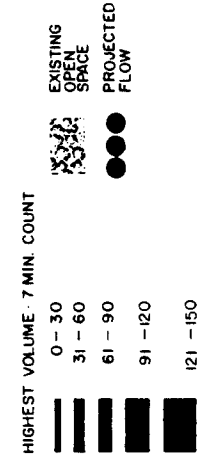
Pedestrian Facilities and System Design

The pedestrian system represents the border between the government controlled public space (street) and privately controlled space (building) of the City. The system includes the

¹ Pedestrian Planning and Design, John J. Furin, Metropolitan Association of Urban Designers and Environmental Planners, Inc., 1971.



PEDESTRIAN VOLUMES AND OPEN SPACE



ST. PETERSBURG
MAP 7

* PEDESTRIAN VOLUME IS LOW DUE TO THE DEMOLISHING OF THE MCKINNON BUILDING.

sidewalk perimeter of buildings, parking lots, service alleys, building lobbies, store interiors and adjacent open spaces.

The downtown is presently not pedestrian oriented because of existing conflicts between pedestrians and vehicles and few pedestrian-related open spaces and amenities. These problems are vividly expressed when a comparison is made between downtown and Tyrone Square Mall as illustrated on Map 8. The auto-oriented environment of downtown makes the walking/shopping trip fatiguing and uneventful. However, the walking trip is no longer than in Tyrone Square Mall. A pedestrian system can unify the retail pattern and provide for a comfortable pedestrian atmosphere.

The design character of the pedestrian system was evaluated from on-street interviews, group discussions and through professional experience. The design characteristics of the pedestrian system should reflect the following: 1) provide for continuity of movement and safety; 2) ensure private and public development is connected to and coordinated with the system; 3) provide for a variety of activities; 4) provide for pedestrian-related graphics, facilities and open spaces and 5) provide for flexibility in utilizing sidewalks, alleys and skyways as integral parts of the system.

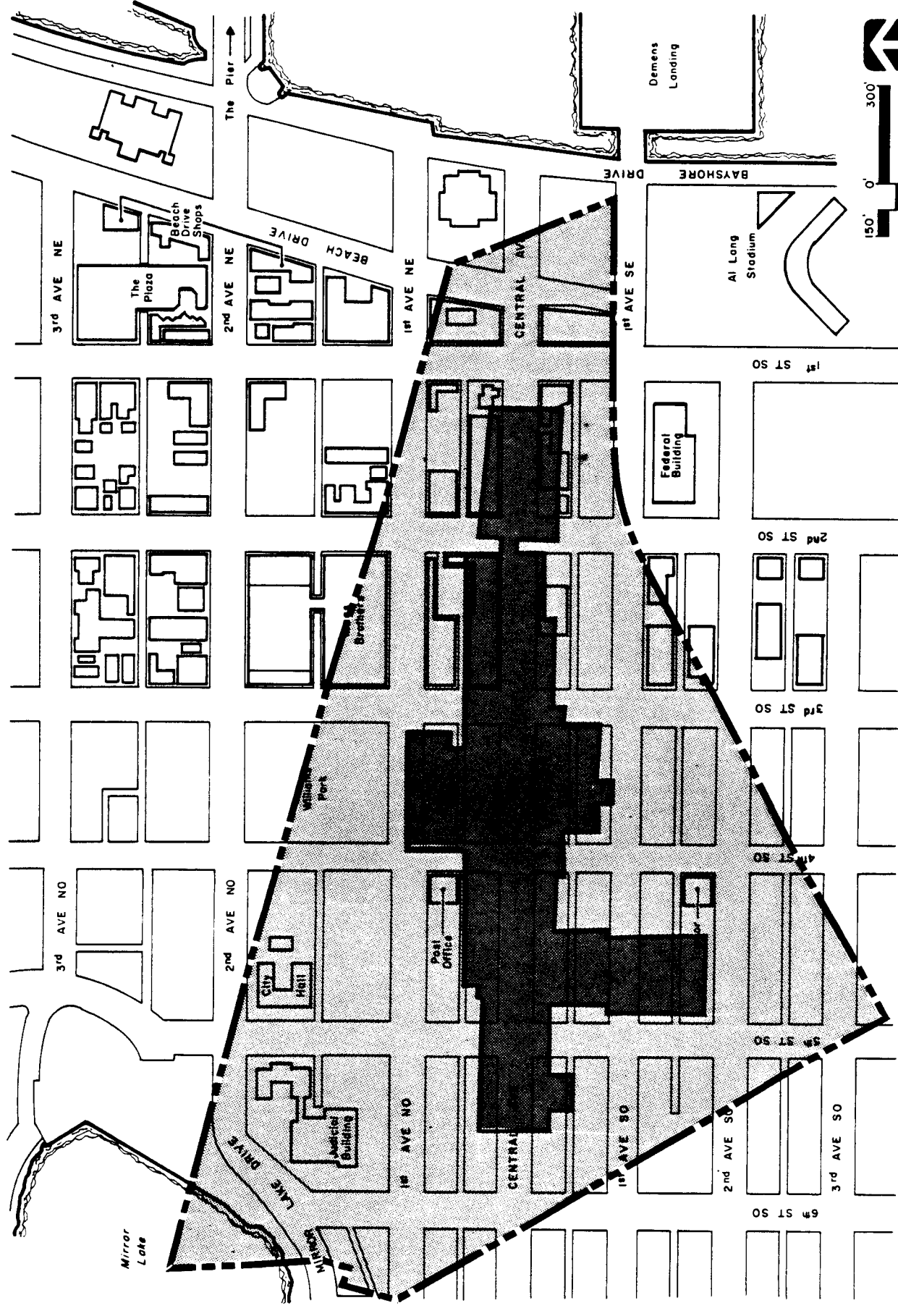
TRANSPORTATION

The project area is bounded by the interstate feeders and serviced by three major arterial, pairs 1st Avenues North and South, 3rd and 4th Streets, and 8th and 9th Streets. Map 9 depicts all the major road networks in the Intown Sector, and Table 4 highlights selected traffic counts.

Given the Year 2000 projections which are based on the Intown Sector Land Use Plan, 1st Avenues North and South between 9th and 4th Streets; and 3rd and 4th Streets between the Interstate feeders will decrease in level of service. There will be a decrease to levels of service D and F for parts of 3rd and 4th Streets which means unstable traffic flow at tolerable or low operating speeds. First Avenues North and South between 4th and 9th Streets will decrease to level of service F and D respectively. However, the remaining portions of 1st Avenues North and South will only decrease to a level of service C. Further traffic study of the area will take place once specific development projects have been identified for the redevelopment area.

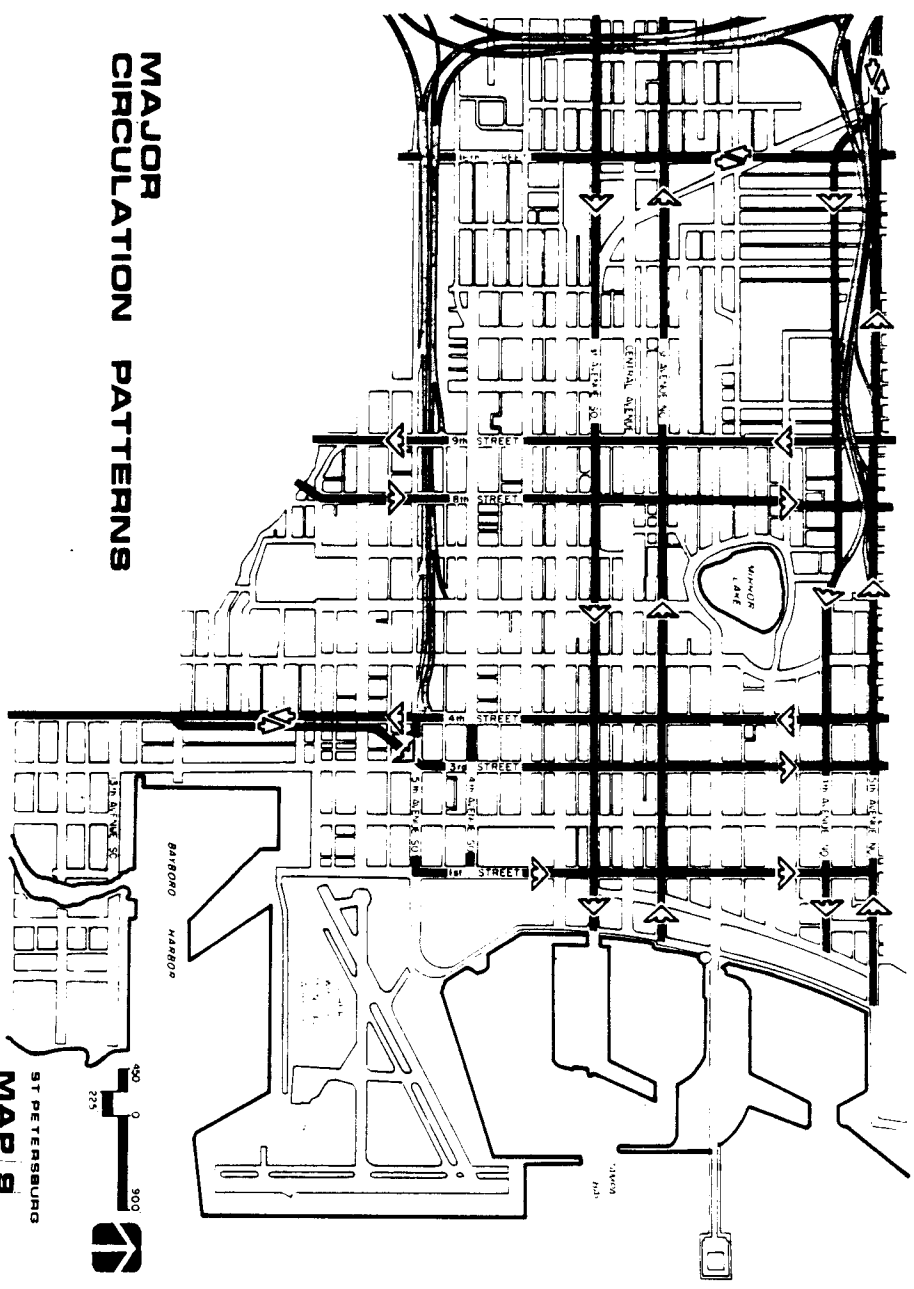
Currently there are 9,413 public and private off-street parking spaces located in the downtown area. Parking space availability is not a problem at this time; however, once redevelopment activity occurs, parking needs will have to be addressed. A parking strategy is identified in the IDDP which de-emphasizes surface parking and recommends developing areawide parking facility construction in conjunction with Core area development. A modified parking strategy has been proposed which includes placing parking meters downtown and using the revenues for a downtown parking fund emphasizing the IDDP parking strategy.

A potential future aspect of downtown transportation is the development of a mass transit corridor linking downtown St. Petersburg to Clearwater. The corridor would utilize the existing Seaboard Coast Line railroad network. The Florida Legislature has recently allocated funds for the purchase of a portion of the vacated railroad right-of-way. The actual type of mass transit corridor has not been determined.



- TYRONE PROPERTY LINE
- ▨ TYRONE PROPERTY AREA
- MALL BUILDINGS

TYRONE SQUARE MALL VS. DOWNTOWN



MAJOR CIRCULATION PATTERNS

AREA TRAFFIC COUNTS

Street	Traffic Count (1980)	Capacity	Projected Year 2000 ADT
1st Street	10,567 ADT	25,500	N.A.
3rd Street	10,034	"	32,200
4th Street	11,219	"	34,800
1st Avenue North	10,231	"	33,700
1st Avenue South	10,824	"	27,500
8th Street	18,000	"	28,700
9th Street	18,000	"	25,800
16th Street	13,287	"	23,000

TABLE 4

PUBLIC FACILITIES

The condition of the infrastructure - utilities, streets, sidewalks, alleys, and curbs - another indicator of blight, is generally good. There are selected areas in need of sidewalk and alleyway repairs.

The ability of the existing utility lines in the area to handle large volumes is questionable and depends on the ultimate intensity of development for the area. Therefore, it is imperative the future status of the utilities in the downtown be assessed by the Public Works Department.

Preliminary investigations by the Public Works Department indicate that there are numerous substandard sewer line sizes in the Intown. An in-depth analysis is being prepared to determine the impact of potential development on sewer and water capacity.

Police and fire protection in the Intown is adequate and related estimated costs of providing these services in the Intown is \$1,470,078 annually for fire and \$350,000 annually for police protection.

MARKET ACTIVITY

Structural changes in the Intown have resulted from a movement of population, labor force, income distribution, housing and commercial activity to outlying suburbs. These changes have resulted in a decline of residential and commercial activity in the Intown.

One important aspect of downtown decline is the lack of a unified retail activity center. Current dispersion of retail activity has led to a decline in patronage as well as a decline in retail variety. Those two factors in addition to the physical gap between the existing business district and the waterfront are key elements to revitalizing the downtown.

Analysis performed by Gladstone Associates¹ and current investigations by the Department of Community Development have resulted in the following Intown development profile:

o The Intown is a center for governmental, medical and financial activities. In conjunction with this activity, office development represents the most discernible opportunity for downtown development. This demand is beginning to be met by the private sector, most notably illustrated by the Plaza and office development around the Medical Center Complex.

o Retail revitalization may occur by tapping existing markets, such as tourists, conventioners, students, specialized shippers, Intown residents and downtown workers.

These markets will increase as office and housing prospects are realized and a pedestrian-oriented downtown is developed. The revitalization movement has already begun with initiative by the private sector along Beach Drive and the joint public/private sector development of Jannus Landing and the Waterfront Plan. The strength of existing retail (Maas Brothers) also contributes to revitalization.

¹ St. Petersburg Downtown Market Study, prepared for the St. Petersburg Downtown Improvement Authority, Gladstone Associates, 1975.

- o Housing may be stimulated as a direct result of office development and expansion of the University of South Florida. The Jamestown project is fulfilling low income housing needs while new housing should be oriented toward middle income families. Strategies should be developed to encourage private development, rehabilitation and recycling of buildings in addition to development of related residential amenities.
- o Cruise ship development represents a viable potential for the port of St. Petersburg, given the necessary improvements in port harbor and associated passenger facilities. Dredging of the harbor is completed.
- o Hotel/motel development will be encouraged if there is expansion of existing convention facilities or development of a new convention center, in addition to the "Pier Park"
- o proposal and development of the Port. Currently the Bayfront Concourse Hotel serves as the major convention hotel facility in the Downtown.
- o Industrial development is being actively pursued by the City through a development and marketing package for the Gas Plant Redevelopment Area.
- o Other positive development factors are; the Land Use Plan-Intown, CBD zoning ordinance, the completion of I-275, expansion of the University of South Florida and the Medical Center Complex, Demens Land-ing, The Plaza, Salvador Dali Museum, Pioneer Park, and an overall enthusiastic outlook by private and public organizations.

1 Port Development Options for the City of St. Petersburg, Hammer, Siler, George Associates, 1977.

The Intown Redevelopment area in its present state creates problems of attracting private investment into the area:

- o The general deteriorated state of the Webb's City and other sites within the redevelopment area makes attracting a developer and, in turn, the developer getting financial backing very difficult.
- o The time and cost involved in dealing with the numerous land ownerships in the area, and
- o The need for the developer and the City to develop or at least control whole blocks in order to ensure development compatibility of project components and provide the flexibility of constructing the project in phases. This control is not available unless a developer acquires the entire area at the onset, which is obviously costly to the developer.

By declaring the Intown Redevelopment area a redevelopment area, the powers available to City Council, acting as the Redevelopment Agency under the Community Redevelopment Act of 1969, will provide the essential control elements (land use control, land acquisition, funding source) needed to attract private investment to the area. In addition, the City has a set of leveraging devices (land acquisition, ownership and funding sources) to encourage new development and the types of activities the City needs in the Intown area. Such activities include:

- o A neighborhood commercial center to service and support the expansion of the Intown residential base,

- o Enhancing the visual image of the downtown through appropriate urban design of buildings and major gateways to the downtown,
- o Expanding the economic tax base and employment opportunities,
- o Ensuring design compatibility between the developments and their surrounding neighborhoods, especially the waterfront,
- o Increasing needed green open space in the redevelopment area,
- o Providing funds for enhancing public facilities along the waterfront as well as leveraging private investment,
- o Increasing hotel accommodations to work in conjunction with an expanded Bayfront Convention Center,
- o Increasing the residential base to support an expanded local and possibly regional retail base, and to support a 24-hour downtown activity center, and
- o Establishing a strong unified mixed-use activity Core which links the downtown and waterfront areas.

The inventory and analysis indicate the rehabilitation, conservation, and redevelopment of the Intown Redevelopment area is necessary in the interest of public health, safety, morals and welfare of the residents of St. Petersburg and the redevelopment area.

ANALYTICAL CONCLUSIONS

The Intown Redevelopment area clearly demonstrates conformance to many aspects of slum and blight as defined in Chapter 163, Part III. In addition to the economic decline and underutilization of the defined redevelopment area demonstrated in the inventory and analysis, there is also support documentation by the Tampa Bay Regional Planning Council (TBRPC). In the TBRPC report entitled - Distressed Areas in the Tampa Bay Region, the planning council identified and analyzed economically distressed areas which included the redevelopment area. The Tampa Bay Regional Planning Council utilized indicators of distress which included age of housing, per capita income and unemployment.

The redevelopment area represents an economic burden on the City with a low land value to building improvement ratio of 1:1.96. The area represents only 3.8% of the actual taxes coming to the City and only .9% of the taxes levied in the County. The low tax contribution of the area is reflected in the low 1:i ratios, the percentage of land that is vacant or utilized for surface parking (15.6%) and the percentage of buildings in a deteriorated or dilapidated condition (46%).

The inventory and analysis also illustrates the redevelopment area has experienced an 18% decline in population, an aging housing stock, a low median income per household and a high median population age.

Other factors also contribute to the impairment of sound growth such as a diversity of land ownerships, faulty lot layouts which are of such

small size as to make development in today's market impractical, conflicting land uses, substandard sewer line sizes and a high incidence of fire code violations and crime (robbery) against persons.

All the above factors provide ample evidence of conditions which endanger life and/or property and impair or arrest the sound growth of the City.

One of the most significant reasons for redevelopment is to create a strong and unified Core activity center which will link the waterfront and the existing downtown business area. By establishing a strong visual and economic tie between the two areas, a synergistic effect will be created. The area has obvious potential for boosting the City's tax base as described on Page 6; with similar development like the Plaza throughout the Core, the tax base could increase significantly.

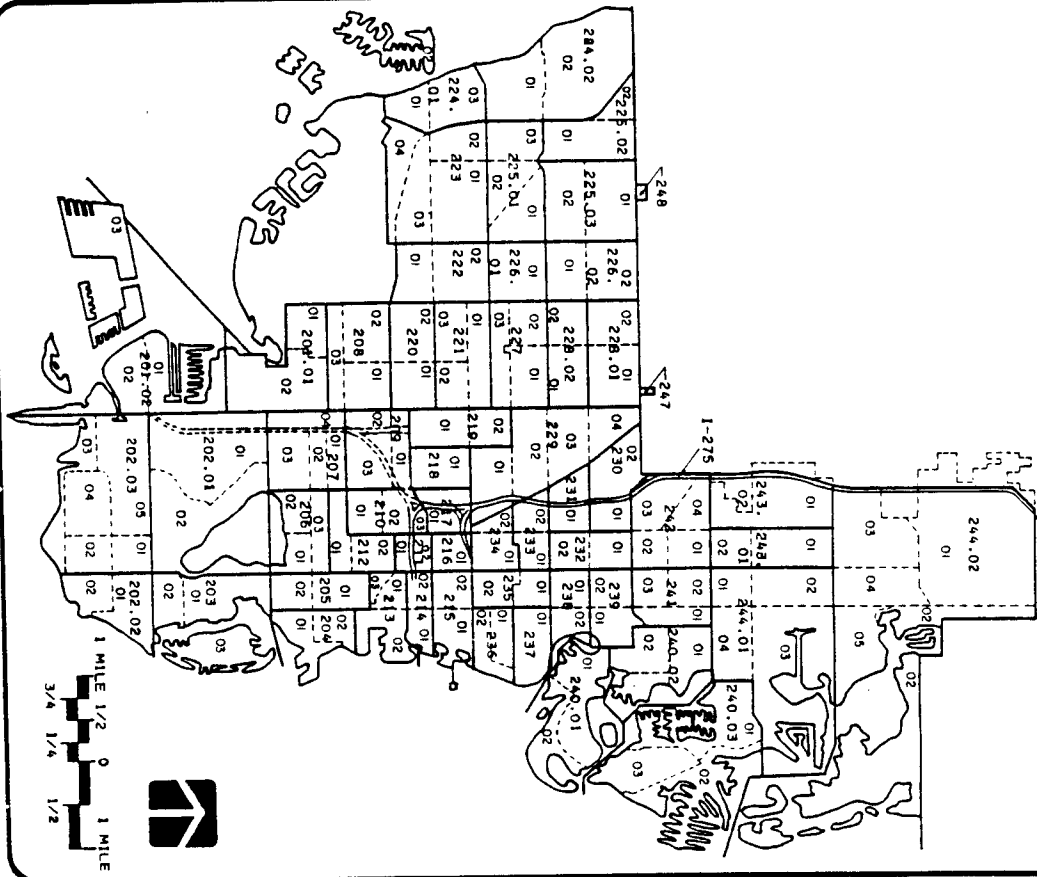
The development potential in the Core area is supported by its proximity to the waterfront and the percentage of vacant land and surface area available for new development.

The continued deterioration of the Webb's City area will have obvious negative impacts on the surrounding neighborhood and, especially, the Gas Plant Redevelopment area. The area contains uses incompatible with the surrounding neighborhood as well as the CBD-1 and CBD-2 zones which emphasize office and residential uses, respectively.

LOCATION	BUILDING CONDITIONS						LAND USE		(SQ. FT.)										
	CENSUS BLOCK	PUBLIC	PRIVATE	EXCELL-ENT	SOUND	DETER- IORATED	DILAPI- DATED	TOTAL	AVERAGE	SINGLE FAMILY RES.	MULTI- FAMILY RES.	COMMER- CIAL	COMM. / INDUST.	COMM. / RES.	PUBLIC SEMI- PUBLIC	MIXED USE	VACANT OR SURF. PARKING	TOTAL LAND AREA	
214	102	X		1				0	Excel									76,670	76,670
	103	X		1				1	Excel						88,000			88,000	88,000
	104	X		4	1	2		7	Sound			28,000			8,000	20,000	24,000	24,000	80,000
	105	X		2	1	1		4	Sound			19,000			5,280	8,000	37,720	37,720	70,000
	108	X		4	4			8	Sound			44,000					22,000	22,000	70,000
	109	X		4	1		2	7	Sound			4,000						92,000	80,000
	110	X		1				1	Excel					204,000				92,000	296,000
	111	X		2				2	Excel						1,092,000			1,092,000	1,092,000
	113	X		2	2	9		11	Deter	3,600	19,500					5,625	43,300	26,000	80,000
	114	X		1	4	3		8	Deter		5,113	15,000		8,553		5,000	32,334	20,000	66,000
	115	X		2	5	4	4	15	Deter		45,000				10,000	5,000	30,000	30,000	90,000
	116	X			3	7		10	Deter	20,000	32,500						10,000	10,000	62,500
	117	X			4	2		6	Deter		11,250	5,625				5,625	10,000	26,000	22,500
	118	X			3	3	1	7	Deter	10,000	10,000		10,000			10,000	20,000	66,000	
	119	X		2	1	9	3	15	Deter	10,000	5,000					45,000	20,000	20,000	80,000
	121	X		2	4	13	4	23	Deter		34,050					40,000	5,000	5,000	79,050
	122	X		2	3	1		6	Sound	2,100	67,900					10,000			80,000
	125	X		2	9	4	1	16	Deter	5,000	52,900					12,100		6,500	70,000
	126	X		2	2	3		7	Deter	11,000	32,500	20,000				5,590	9,895	9,895	89,720
	127	X		1	5	10	2	18	Deter	13,680	60,555		50,084					42,416	72,000
	206	X			1	2	1	4	Deter	3,100							3,520	16,000	16,000
	207	X			9	6		15	Deter	25,200	21,600	14,400					10,800	10,800	95,600
	208	X			5	6		11	Deter	9,730	29,190							10,800	38,920
	209	X			1	6		7	Deter	7,120	5,360							3,520	16,000
	210	X			14	6		20	Deter	14,080	34,080				7,040	10,000	10,000	10,000	75,200
	211	X		2	6	5	2	15	Deter	10,000	38,600	15,100					14,600	14,600	78,300
	212	X			9	8		17	Deter	20,000	30,000					20,000	10,000	10,000	80,000
	213	X			5	3		8	Deter	7,000	21,000								28,000
	214	X			5	3	1	9	Deter	20,375	6,625								27,000
	215	X			1			1	Sound		4,000						12,000	12,000	16,000
	216	X		1	3			4	Sound				98,600						98,600
	217	X		1	2		1	4	Deter				68,600						98,600
	218	X			1			1	Sound	9,500							3,000	9,500	98,600
	219	X			5	3		8	Deter	9,000	20,000						9,500	19,000	19,000
	220	X			3	1		4	Deter		28,000								28,000
	221	X			5	10	1	16	Deter	17,500	52,500					10,000			80,000
	222	X		1	11	3		15	Deter	15,725	55,000					5,000			75,725
	223	X		1	6	7	1	17	Deter	8,000	44,000	12,000				4,000			80,000
	224	X		1	10	5	1	17	Deter	8,000	36,000	16,000					20,000		80,000
	225	X			3	2		5	Deter		16,000	32,183					31,817		80,000
	226	X						0	-								108,460		108,460
	227	X				1		1	Deter			75,660					28,700		104,360

TRACT	CENSUS BLOCK	PUBLIC	PRIVATE	BUILDING CONDITIONS						LAND USE				(SQ. FT.)				
				EXCELL-ENT	SOUND	DETERIORATED	DILAPIDATED	TOTAL	AVERAGE	SINGLE FAMILY RES.	MULTI-FAMILY RES.	COMMER-CIAL	COMM./INDUST.	COMM./RES.	PUBLIC SEMI-PUBLIC	MIXED USE	VACANT OR SURF. PARKING	TOTAL LAND AREA
228			x	1	3		1	5	Deter				36,000	40,000			4,000	80,000
101		x						0	-				See Tract 215, Block 115.					
Tract 214																		
TOTAL				42	160	148	26	376		263,710	822,223	408,968	257,284	222,553	1,210,320	228,915	783,232	4,197,205
213			x					-							200,000			200,000
217N																		
101		x		3	3			3	Sound								3,000	80,000
102		x		1	1	2		3	Deter	8,000			77,000				44,000	80,000
103		x		3	3	8	1	12	Deter	24,000	8,000				4,000	7,900	36,100	80,000
104		x		1	4	6	3	14	Deter	8,000	8,000	28,000				8,000	28,000	80,000
105		x		1				1	Excel	168,000								168,000
106		x		2	4	3	2	11	Deter	18,200	64,000					32,800	45,000	160,000
107		x		1	1	1		3	Sound					140,000				140,000
201		x		1	1	3		4	Deter		28,400				5,600			72,880
202		x		2	2	2	2	6	Deter	9,600	2,800						33,600	46,000
203		x		3	3			3	Sound				55,000				25,000	80,000
503		x		3	3	12	3	18	Deter	23,120					5,760	29,380	86,448	144,708
504		x		1	6	5	7	19	Deter	23,951	13,912			102,906	10,240	137,271	288,280	
505		x			10	9	9	28	Deter	46,080	37,120				4,096	58,624	145,920	
506		x		1	2	5	4	12	Deter	20,835	4,945		13,225		24,695	15,600	157,215	
507		x		2	2	3	7	12	DI Tap				200,330					200,330
508		x		3	3	2		5	Deter	11,240			5,620		118,919		115,089	250,868
509		x				2	4	6	DI Tap	8,400	4,200				33,400		87,600	133,600
Tract 213 and 211																		
TOTAL				7	48	63	42	160		201,426	339,377	28,000	379,175		435,973	108,016	816,527	2,308,494
Building Condition/Land Use Summary																		
All	#	122		311	285	84	802			506,7561	598,9091	1,750,558	636,4591	228,779	5,006,667	638,8092	106,937	13,473,874
	AC									11.6	36.7	40.2	14.6	28.2	114.9	14.7	48.4	309.3
	%	15.2		38.8	35.5	10.5	100			3.8	11.9	13.0	4.7	9.1	37.1	4.8	15.6	100

CENSUS TRACT
CITY OF ST. PETERSBURG



CENSUS TRACT City of St. Petersburg
CHARACTERISTICS

ASSESSMENT RATINGS	REMARKS	Indicator Rating	Factor Rating
Assessed Value	Median assessed value (1978): \$17,329	0	0
Age of Hsg. Stock	Median age (1978): 23 years (15% over 40 yrs. old)	+1	0
Housing Condition	Excellent (6.2% deteriorated/dilapidated)	0	0
Vacancy Rate	Vacancy rate (1978): 12.6%	-1	+1
Overcrowding	Overcrowding rate (1970): 4.6%	0	0
Tenure	Percentage of owner occupants (1976): 67.1%	+1	0
Median Income	Median family income (1969): \$7,358	0	0
Shelter Cost	Shelter cost over 25% income for 54.7% of tenants (1970)	-1	0
Assist. Household	Number of assisted households (1978): 3,649 (3,678)	0	+2
Female Headed Hh.	Percentage of female headed households (1976): 31.4%	0	0
Dependency Ratio	Percentage of pop. under 18 and over 64 (1976): 48.6%	+1	0
Ethnicity Composite	Percentage of minorities (1976): 16.3%	+1	0
Education Level	Median school years complete (1976): 12.1 yrs.	0	0
Employment Level	Percentage unemployed (1970): 96.4%	+1	0
Res. Stability	% of households in same res. over 5 yrs. (1978): 59.1%	0	0
Crime Incidence	Crime rate per 1,000 (1978): 74.65	0	0

DYNAMICS

ASSESSMENT RATINGS	REMARKS	Indicator Rating	Factor Rating
CHANGES INDICATORS	Time period: 1970 to 1976 (1978 for education level and residential stability) unless otherwise noted.		
Housing Stock	Housing stock increased by 17,116 units. (17.6%)	0	0
Assessed Values	Assessed value increased by \$1,143 (1974 to 1978)	+1	+1
Vacancy Rate	Vacancy rate increased by 5.1%	-1	+1
Overcrowding	Proportion of owner occupied units increased to 3.5%	+1	0
Tenure	Population increased by 20,181 persons per household	0	0
Household Size	Household size decreased by .1 persons per household	-1	0
Female Headed Hh.	Prop. of female headed households increased by 22.6%	0	+1
Median Income	Median income increased by 9.5%	0	0
Dependency Ratio	% of dependency aged population decreased by 0.9%	0	0
Education Level	School years complete remained stable at 12.1 years	0	0
Res. Stability	% of households in same res. over 5 yrs. increased 41.0%	+1	+1
Crime Rate	Crime rate decreased by 8.9% (1976 to 1978)	+1	+1

PROGRAMMED/PLANNED IMPROVEMENT SUMMARY

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CENSUS TRACT: City of St. Petersburg
SOCIO DEMOGRAPHIC DATA

VARIABLE	YEAR	1970 No./%	1976 No./%	1970 No./%	1976 No./%	CHANGE No./%
TOTAL		216,038 (100.0)	236,413 (100.0)	216,038 (100.0)	236,413 (100.0)	+20,375 (9.4)
Non-Minority		183,576 (85.0)	197,875 (83.7)	183,576 (85.0)	197,875 (83.7)	+14,299 (7.8)
Minority		32,462 (15.0)	38,538 (16.3)	32,462 (15.0)	38,538 (16.3)	+6,076 (18.7)
0 to 17		42,723 (23.0)	50,422 (21.3)	42,723 (23.0)	50,422 (21.3)	+7,699 (1.4)
18 to 64		100,119 (46.4)	121,436 (51.4)	100,119 (46.4)	121,436 (51.4)	+21,317 (21.3)
65 or more		66,196 (30.6)	64,555 (27.3)	66,196 (30.6)	64,555 (27.3)	-1,641 (2.5)
<18 + >64		115,919 (53.6)	114,977 (48.6)	115,919 (53.6)	114,977 (48.6)	-942 (0.8)
Median		48.1	44.6	48.1	44.6	-3.5
Total Households		88,902 (100.0)	99,893 (100.0)	88,902 (100.0)	99,893 (100.0)	+11,039 (12.4)
Average Household size		2.39	2.37	2.39	2.37	-.02
Female Headed Households		7,829 (8.8)	31,265 (31.4)	7,829 (8.8)	31,265 (31.4)	+23,436 (300.9)
Less than \$3,000		12,895 (14.5)	12,416 (12.4)	12,895 (14.5)	12,416 (12.4)	-479 (3.7)
\$3,000 to 4,999		16,422 (18.5)	18,741 (18.7)	16,422 (18.5)	18,741 (18.7)	+2,319 (14.0)
\$5,000 to 7,999		21,057 (23.7)	18,566 (18.6)	21,057 (23.7)	18,566 (18.6)	-2,491 (11.8)
\$8,000 to 11,999		19,114 (21.5)	17,315 (17.3)	19,114 (21.5)	17,315 (17.3)	-1,799 (9.4)
\$12,000 to 14,999		7,936 (8.9)	9,825 (9.8)	7,936 (8.9)	9,825 (9.8)	+1,889 (23.8)
\$15,000 to 24,999		8,255 (9.3)	15,692 (15.7)	8,255 (9.3)	15,692 (15.7)	+7,437 (90.1)
\$25,000 or more		3,183 (3.6)	9,129 (9.1)	3,183 (3.6)	9,129 (9.1)	+5,946 (186.8)
Median		\$ 7,358	\$ 8,057	\$ 7,358	\$ 8,057	+\$ 699 (9.5)
Shelter Cost > 25% Income		54.7%		54.7%		
8 or less (Elementary)		42,962 (25.8)	29,820 (16.0)	42,962 (25.8)	29,820 (16.0)	-13,142 (30.6)
9 thru 12 (High)		73,379 (44.1)	81,678 (43.9)	73,379 (44.1)	81,678 (43.9)	+8,299 (11.3)
13 or more (College)		18,767 (11.3)	42,805 (22.7)	18,767 (11.3)	42,805 (22.7)	+24,038 (124.9)
16 or more (Grad.)		15,209 (9.1)	32,301 (17.4)	15,209 (9.1)	32,301 (17.4)	+17,092 (112.4)
Median		12.1	12.1	12.1	12.1	
Total Labor Force		71,055 (32.9)		71,055 (32.9)		
Employed		68,512 (96.4)		68,512 (96.4)		
Unemployed		2,543 (3.6)		2,543 (3.6)		
Not In Labor Force		98,746 (45.7)		98,746 (45.7)		
Disabled						
Retired						
Housewife						
School						
Less than 2 Years		29,678 (33.4)	16,785 (16.8)	29,678 (33.4)	16,785 (16.8)	-12,893 (43.4)
2 thru 5 years		17,981 (20.2)	26,610 (26.6)	17,981 (20.2)	26,610 (26.6)	+8,629 (48.0)
5 years or more		41,005 (46.1)	59,037 (59.1)	41,005 (46.1)	59,037 (59.1)	+18,032 (44.0)

SUMMARY

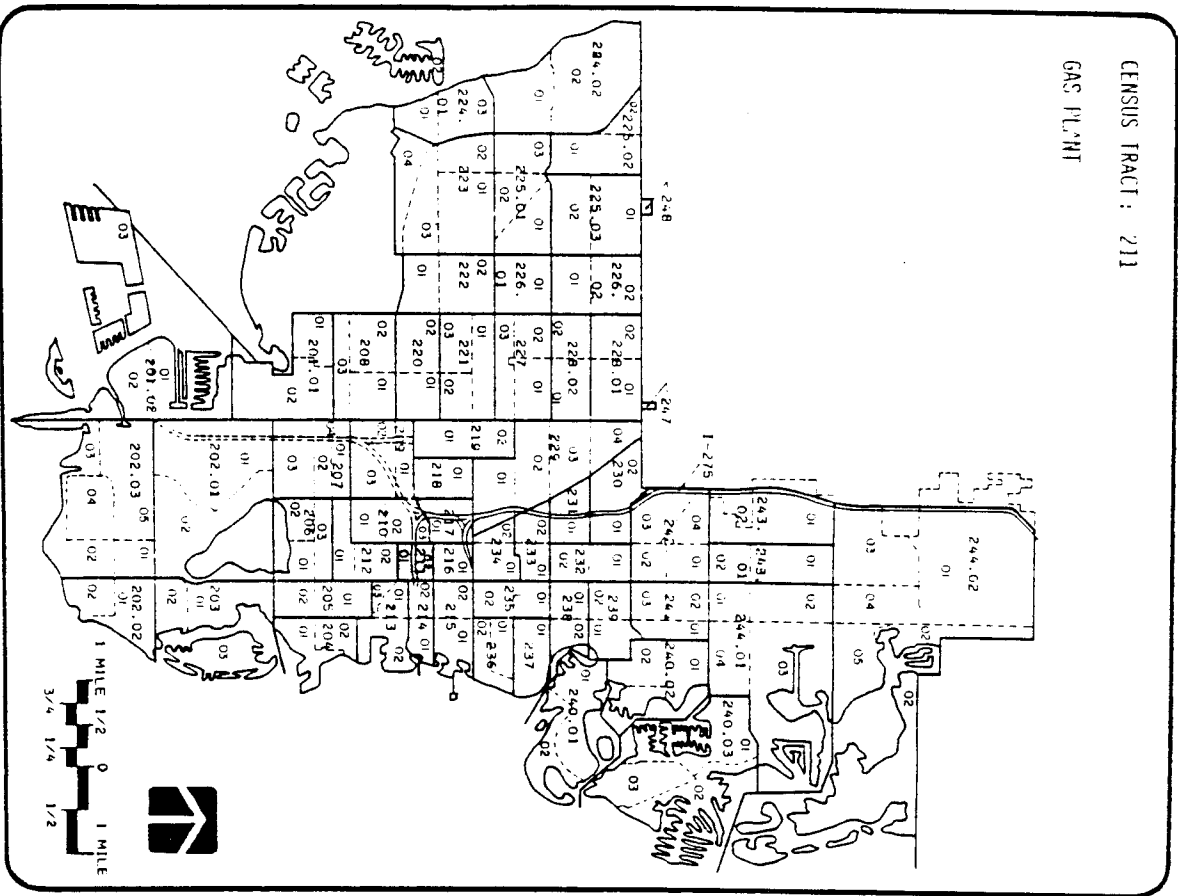
Age	Median	48.1
Household Income	Median	\$ 7,358
Shelter Cost	% of Income	54.7%
Education	8 or less (Elementary)	42,962 (25.8)
	9 thru 12 (High)	73,379 (44.1)
	13 or more (College)	18,767 (11.3)
	16 or more (Grad.)	15,209 (9.1)
	Median	12.1
Employment	Total Labor Force	71,055 (32.9)
	Employed	68,512 (96.4)
	Unemployed	2,543 (3.6)
	Not In Labor Force	98,746 (45.7)
	Disabled	
	Retired	
	Housewife	
	School	
	Less than 2 Years	29,678 (33.4)
	2 thru 5 years	17,981 (20.2)
	5 years or more	41,005 (46.1)

CENSUS TRACT: City of St. Petersburg
HOUSING DATA

VARIABLE	YEAR	1970 No./%	1976 No./%	CHANGE No./%
Occupied	**	88,858 (91.5)	99,894 (87.4)	10,993 (12.4)
Vacant/Seasonal	**	8,214 (8.5)	14,337 (12.6)	6,123 (74.5)
TOTAL		97,072 (100.0)	114,231 (100.0)	17,116 (17.6)
Occupied	**	70,580 (91.3)	70,580 (91.3)	
Vacant/Seasonal	**	6,224 (8.7)	7,312 (10.0)	1,088 (17.5)
TOTAL		77,312 (100.0)	77,312 (100.0)	
Occupied	**	25,669 (77.7)	31,049 (100.0)	5,380 (22.3)
Vacant/Seasonal	**	7,980 (22.3)	3,637 (94.0)	-4,343 (54.4)
TOTAL		33,649 (100.0)	34,686 (100.0)	1,037 (3.1)
Occupied	**	233 (6.0)	3,870 (100.0)	3,637 (156.1)
Vacant/Seasonal	**	3,870 (100.0)	64,809 (67.1)	+61,939 (160.3)
TOTAL		4,103 (10.0)	68,679 (100.0)	+64,576 (157.4)
Owner Occupied	**	26,148 (29.4)	30,411 (31.4)	+4,263 (16.3)
Tenant Occupied	**	1,469 (1.7)	3,459 (3.6)	+2,000 (136.0)
Other/Unspecified	**	88,858 (100.0)	96,789 (100.0)	+7,931 (8.9)
TOTAL		88,858 (100.0)	96,789 (100.0)	+7,931 (8.9)
Owner Occupied	**	57,104 (84.3)	57,104 (84.3)	
Tenant Occupied	**	9,670 (14.3)	9,670 (14.3)	
Other/Unspecified	**	981 (1.4)	67,255 (100.0)	+66,274 (675.4)
TOTAL		67,255 (100.0)	67,255 (100.0)	
Owner Occupied	**	4,311 (17.0)	20,638 (81.3)	+16,327 (379.0)
Tenant Occupied	**	448 (1.7)	25,357 (100.0)	+24,909 (555.8)
Other/Unspecified	**	25,357 (100.0)	3,454 (96.1)	-21,903 (86.4)
TOTAL		25,357 (100.0)	25,357 (100.0)	
Owner Occupied	**	103 (2.8)	40 (1.1)	-63 (61.2)
Tenant Occupied	**	3,637 (100.0)	3,637 (100.0)	
Other/Unspecified	**	4,062 (4.6)	16,837 (17.5)	+12,775 (314.5)
TOTAL		4,062 (4.6)	16,837 (17.5)	+12,775 (314.5)
Overcrowded Units (>1ppr)	**	20,303 (21.5)	42,831 (44.5)	+22,528 (111.0)
Less than \$10,000	**	4,498 (6.0)	17,123 (17.8)	+12,625 (280.7)
\$10,000 to 19,999	**	13,629 (14.4)	5,791 (6.0)	-7,838 (57.5)
\$20,000 to 29,999	**	4,983 (5.3)	3,448 (3.6)	-1,535 (30.8)
\$30,000 to 49,999	**	2,816 (3.0)	10,361 (10.7)	+7,545 (268.0)
\$50,000 or more	**	9,172 (9.7)	\$17,329	+8,157 (87.8)
TOTAL		\$16,185	\$17,329	+\$1,144 (7.1)
Median	**	3,723 (5.5)	4,258 (7.4)	+535 (14.4)
5 years or less	**	19,840 (29.6)	24,560 (36.7)	+4,720 (23.8)
6 to 10 years	**	3,858 (5.8)	10,056 (15.0)	+6,198 (161.2)
11 to 20 years	**	66,904 (100.0)	65,116 (57.0)	-1,788 (2.7)
21 to 30 years	**	42,006 (36.8)	6,532 (5.7)	-35,474 (84.4)
31 to 40 years	**	569 (0.5)	EXCELLENT	
41 to 50 years	**	EXCELLENT		
51 to 60 years	**	EXCELLENT		
61 to 70 years	**	EXCELLENT		
71 to 80 years	**	EXCELLENT		
81 to 90 years	**	EXCELLENT		
91 to 100 years	**	EXCELLENT		

*Other/unreported: 3,105 - 591 (19.0%) owner occupied; 298 (9.6%) tenant occupied; and 2216 (71.4%) other/unoccupied. **Age Data does not include units classified as "other" and "not reported". ***Age Data does not include Census Tract 214

CENSUS TRACT : 211
GAS PLANT



CENSUS TRACT : 211 (Gas Plant)

CHARACTERISTICS

ASSESSMENT RATINGS	REMARKS	Indicator Rating Factor Rating
Assessed Value	Median assessed value (1978) : \$7,706	-1
Age of Hsg. Stock	Median age (1978) : 51.0 (29.8% over 40 years old)	-1
Housing Condition	Sound (30.9% deteriorated/dilapidated)	-6
Vacancy Rate	Vacancy rate (1978) : 14.1%	-1
Overcrowding	Overcrowding rate (1970) : 15.7%	-1
Tenure	Percentage of owner occupants (1976) : 8.2%	-1
Median Income	Median family income (1969) : \$5,152	0
Shelter Cost	Shelter cost over 25% income for 48.2% of tenants (1970)	-1
Assist. Household	Number of assisted households (1978) : 490 (49.4%)	-1
Female Headed Hh.	Percentage of female headed households (1976) : 52.8%	1
Dependency Ratio	Percentage of pop. under 18 and over 64 (1976) : 45.1%	0
Minority Composite	Percentage of minorities (1976) : 7.8%	-1
Education Level	Median school years complete (1976) : 11.6	0
Employment Level	Percentage unemployed (1970) : 9.2%	-1
Res. Stability	% of households in same res. over 5 yrs. (1978) : 53.8%	0
Crime Incidence	Crime rate per 1,000 (1978) : 173.5	-1

DYNAMICS

ASSESSMENT RATINGS	REMARKS	Indicator Rating Factor Rating
CHANGES INDICATORS	Time period: 1970 to 1976 (1978 for education level and residential stability) unless otherwise noted.	
Housing Stock	Housing stock increased by 164 units (19.8%)	0
Assessed Values	Assessed value increased by \$51 (1974 to 1978)	0
Vacancy Rate	Vacancy rate decreased by 8.1%	+1
Overcrowding	Population of owner occupied units decreased to 5.9%	0
Population	Population decreased by 510 persons (22.8%)*	+1
Household Size	Household size decreased by .2 person per household	+1
Female Headed Hh.	Prop. of female headed households increased by 31.2%	+1
Median Income	Median income decreased by 41.0%	+1
Dependency Ratio	% of dependency aged population decreased by 1.2%	+1
Education Level	School years complete increased from 7.2 to 11.6 years	+1
Employment Level	% of households in same res. over 2 yrs. increased 10.3%	+1
Res. Stability	Crime rate decreased by 13% (1976 to 1978)	+1
Crime Rate		+1

PROGRAMMED/PLANNED IMPROVEMENT SUMMARY

*Stump Clearance

1. Improve Dunmore and 5th Avenue from 11th Street to 16th Street South
2. A 14.5 acre addition to Campbell Community Park from 11th Street to 16th Street South between I-275 south distributor and 6th Avenue South
3. Construct Booker Creek relief drain (213, 214)

CENSUS TRACT: 211 (Gas Plant)

SOCIO-DEMOGRAPHIC DATA

VARIABLE	YEAR	1970 No./%	1976 No./%	1970 No./%	1976 No./%	CHANGE No./%
Total Population		2,315 (100.0)	1,805 (100.0)	2,315 (100.0)	1,805 (100.0)	-510 (22.0)
White		84 (3.6)	365 (20.2)	84 (3.6)	365 (20.2)	+281 (34.5)
Minority		2,231 (96.4)	1,440 (79.8)	2,231 (96.4)	1,440 (79.8)	-791 (35.5)
0 to 17		811 (35.0)	384 (21.3)	811 (35.0)	384 (21.3)	-427 (52.7)
18 to 64		1,196 (51.7)	991 (54.9)	1,196 (51.7)	991 (54.9)	+205 (17.1)
65 or more		308 (13.3)	430 (23.8)	308 (13.3)	430 (23.8)	+122 (39.6)
<19		1,179 (48.3)	814 (45.1)	1,179 (48.3)	814 (45.1)	-365 (27.3)
MEDIAN		29.6	45.0	29.6	45.0	+15.4
Total Households		827 (100.0)	991 (100.0)	827 (100.0)	991 (100.0)	+164 (19.8)
Average Household size		2.80	1.82	2.80	1.82	-98 (35.0)
Female Headed Households		179 (21.6)	243 (24.5)	179 (21.6)	243 (24.5)	+64 (35.8)
Less than \$3,000		241 (29.2)	496 (50.0)	241 (29.2)	496 (50.0)	+255 (105.8)
\$3,000 to 4,999		153 (18.5)	99 (10.0)	153 (18.5)	99 (10.0)	-54 (35.3)
\$5,000 to 7,999		262 (31.7)	297 (30.0)	262 (31.7)	297 (30.0)	+35 (13.4)
\$8,000 to 11,999		131 (15.8)	0 (0.0)	131 (15.8)	0 (0.0)	-131 (100.0)
\$12,000 to 14,999		27 (3.3)	0 (0.0)	27 (3.3)	0 (0.0)	-27 (100.0)
\$15,000 to 24,999		13 (1.6)	99 (10.0)	13 (1.6)	99 (10.0)	+86 (661.5)
\$25,000 or more		0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)
MEDIAN		\$5,152	\$3,000	\$5,152	\$3,000	-\$2,152 (41.8)
Shelter Cost > 25% Income		48.2%	52.8%	48.2%	52.8%	+4.6%
9 or less (Elementary)		823 (61.7)	657 (46.2)	823 (61.7)	657 (46.2)	-166 (20.2)
10 thru 12 (High)		402 (30.1)	438 (30.8)	402 (30.1)	438 (30.8)	+36 (9.0)
13 or more (College)		109 (8.2)	219 (15.4)	109 (8.2)	219 (15.4)	+110 (100.9)
16 or more (Grad.)		51 (3.8)	109 (7.7)	51 (3.8)	109 (7.7)	+58 (113.7)
MEDIAN		7.2	11.8	7.2	11.8	+4.6
Total Labor Force		988 (42.7)	897 (50.8)	988 (42.7)	897 (50.8)	-91 (9.2)
Employed		897 (50.8)	91 (9.2)	897 (50.8)	91 (9.2)	-906 (100.0)
Unemployed		91 (9.2)	631 (27.3)	91 (9.2)	631 (27.3)	+540 (593.4)
Not in Labor Force		246 (10.6)	897 (50.8)	246 (10.6)	897 (50.8)	+651 (264.6)
Disabled		109 (4.7)	109 (6.0)	109 (4.7)	109 (6.0)	+100 (21.3)
Retired		109 (4.7)	109 (6.0)	109 (4.7)	109 (6.0)	+100 (21.3)
Housewife		109 (4.7)	109 (6.0)	109 (4.7)	109 (6.0)	+100 (21.3)
School		109 (4.7)	109 (6.0)	109 (4.7)	109 (6.0)	+100 (21.3)
Less than 2 years		242 (29.8)	153 (15.4)	242 (29.8)	153 (15.4)	-89 (36.8)
2 thru 5 years		217 (26.7)	305 (30.8)	217 (26.7)	305 (30.8)	+88 (40.6)
6 or more		384 (47.5)	533 (53.8)	384 (47.5)	533 (53.8)	+149 (38.8)

SUMMARY

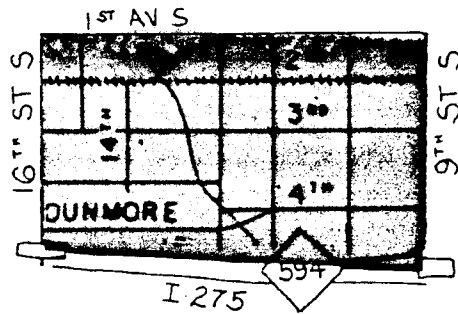
Census Tract 211, Gas Plant has shown profound changes since 1970. It is a redevelopment target area of primarily poor minorities with negative trends. Its median age is increasing rapidly as young people are leaving. Its percentage of substandard housing is the highest in the city.

CENSUS TRACT: 211 (Gas Plant)

HOUSING DATA

VARIABLE	YEAR	1970 No./%	1976 No./%	CHANGE No./%
Owner Occupied		827 (77.8)	991 (85.9)	+164 (19.8)
Vacant/Seasonal		236 (22.2)	163 (14.1)	-73 (30.9)
TOTAL		1,063 (100.0)	1,154 (100.0)	+91 (8.6)
Owner Occupied		288 (95.7)	48 (14.3)	-240 (81.4)
Vacant/Seasonal		48 (14.3)	336 (100.0)	+288 (598.3)
TOTAL		336 (100.0)	703 (85.9)	-333 (99.1)
Owner Occupied		115 (14.1)	818 (100.0)	+703 (619.8)
Vacant/Seasonal		818 (100.0)	0 (0.0)	-818 (100.0)
TOTAL		818 (100.0)	0 (0.0)	-818 (100.0)
Owner Occupied		117 (14.1)	8 (0.2)	-109 (95.5)
Tenant Occupied		710 (85.9)	894 (20.9)	+184 (25.9)
Other/Unspecified		8 (0.2)	8 (0.2)	0 (0.0)
TOTAL		827 (100.0)	983 (100.0)	+156 (18.9)
Owner Occupied		73 (26.1)	205 (73.2)	+132 (181.4)
Tenant Occupied		205 (73.2)	2 (0.7)	-203 (98.8)
Other/Unspecified		2 (0.7)	280 (100.0)	+278 (139.0)
TOTAL		280 (100.0)	8 (1.1)	+272 (97.1)
Owner Occupied		689 (98.0)	6 (0.9)	-683 (99.1)
Tenant Occupied		6 (0.9)	703 (100.0)	+697 (116.1)
Other/Unspecified		703 (100.0)	0 (0.0)	-703 (100.0)
TOTAL		703 (100.0)	0 (0.0)	-703 (100.0)
Owner Occupied		130 (15.7)	51 (0.7)	-79 (59.3)
Tenant Occupied		573 (69.3)	290 (65.3)	-283 (49.4)
Other/Unspecified		100 (12.3)	83 (18.7)	+83 (83.0)
TOTAL		703 (100.0)	323 (46.1)	-380 (54.1)
Owner Occupied		288 (65.3)	83 (18.7)	-205 (71.2)
Tenant Occupied		78 (17.7)	57 (12.8)	-21 (26.9)
Other/Unspecified		28 (6.3)	12 (2.7)	-16 (57.1)
TOTAL		134 (15.7)	52 (5.8)	-82 (61.2)
Owner Occupied		32 (7.3)	2 (0.5)	-30 (93.8)
Tenant Occupied		1 (0.2)	3 (0.7)	+2 (200.0)
Other/Unspecified		3 (0.7)	3 (0.7)	0 (0.0)
TOTAL		36 (4.3)	8 (0.9)	-28 (77.8)
Owner Occupied		3 (0.7)	500 (43.2)	+497 (165.7)
Tenant Occupied		1 (0.2)	298 (25.8)	+297 (297.0)
Other/Unspecified		2 (0.5)	339 (29.4)	+337 (168.5)
TOTAL		6 (1.5)	17 (1.5)	+11 (183.3)

*Other/unreported: 8



CENSUS
TRACT: 211

TREATMENT
AREA: 02

GAS PLANT NORTH

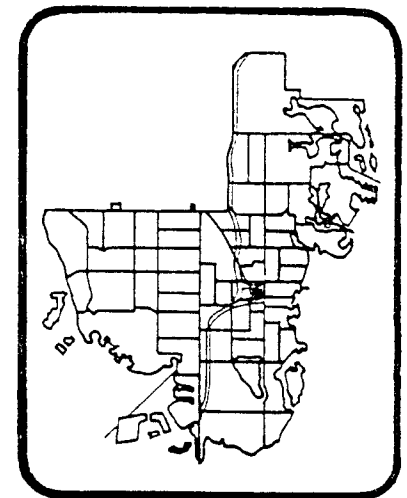


EXHIBIT 5

CHARACTERISTICS

INDICATORS		ASSESSMENT RATINGS	REMARKS	INDICATOR RATING	FACTOR RATING
Maint.	Streets and Alleys		Streets in poor repair	-1	-4
	Sidewalks		Poor repair	-1	
	Open Space		None	-1	
	Litter		Constitutes serious problem	-1	
Natural Environ	Drainage		Extensive local flooding after rainfall	-1	0
	Flooding		Outside of 500 year flood hazard zone	+1	
	Soil Conditions		Suitable to support construction per test	+1	
	Topography		Slopes exceed 10 to 15 feet per 100 feet	-1	
Manmade Environ	Land Use Conflicts		SF mixed with industrial MF and commercial	-1	-4
	Zoning Conflicts		IG and CI in area	-1	
	Hazards		RR tracks penetrate area; I-475 is S. Boundary	-1	
	Structural Cond.		MTL: 3.41 (Redevelopment)	-1	
Service Delivery	Schools		Served by all 3	+1	+4
	Recreation/Open sp.		Community & Neighborhood Park within 1/4 mile	+1	
	Shopping		Available in Area	+1	
	Public Transit		Area served by several routes/minimum distance	+1	

20%
7.2
15%
36%
50% +
23%
34%
\$1,710

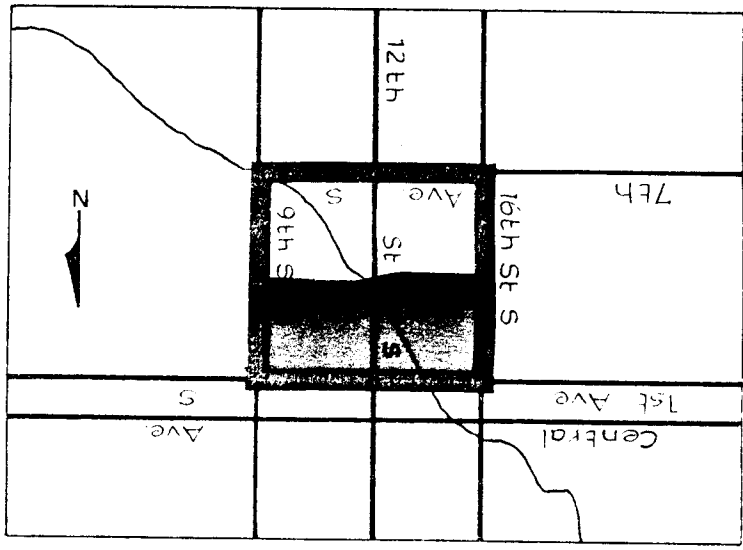
- Housing built prior to 1940
- Median school years completed
- Housing units overcrowded
- Population below poverty level
- Female heads of household
- Persons 65 years old and over, 1976
- Families receiving public assistance or public welfare income
- Per capita income, 1969

Other characteristics are:
In addition to containing the Gas Plant Redevelopment Area, this tract is also included as part of St. Petersburg's Housing Recycling Program Area.

Due to slum clearance, the population in this tract declined by 22% between 1970 and 1976. The northeastern portion of this tract is commercially distressed. A high vacancy rate, poor structural conditions, land use and zoning conflicts, a lack of capital reinvestment, deteriorated public improvements, and a high crime rate are factors contributing to that distress, along with the low incomes of the residents and the shrinking customer base due to the population decline.

Interstate-275 bisects this small tract which contains the Gas Plant Redevelopment Area, one of the worst areas of housing in St. Petersburg. Over 80% of the structures in the redevelopment area have been classified as being either deteriorated or dilapidated. Nearly one-third of the housing units in the entire tract are substandard. Fewer than half the residential units are single-family units.

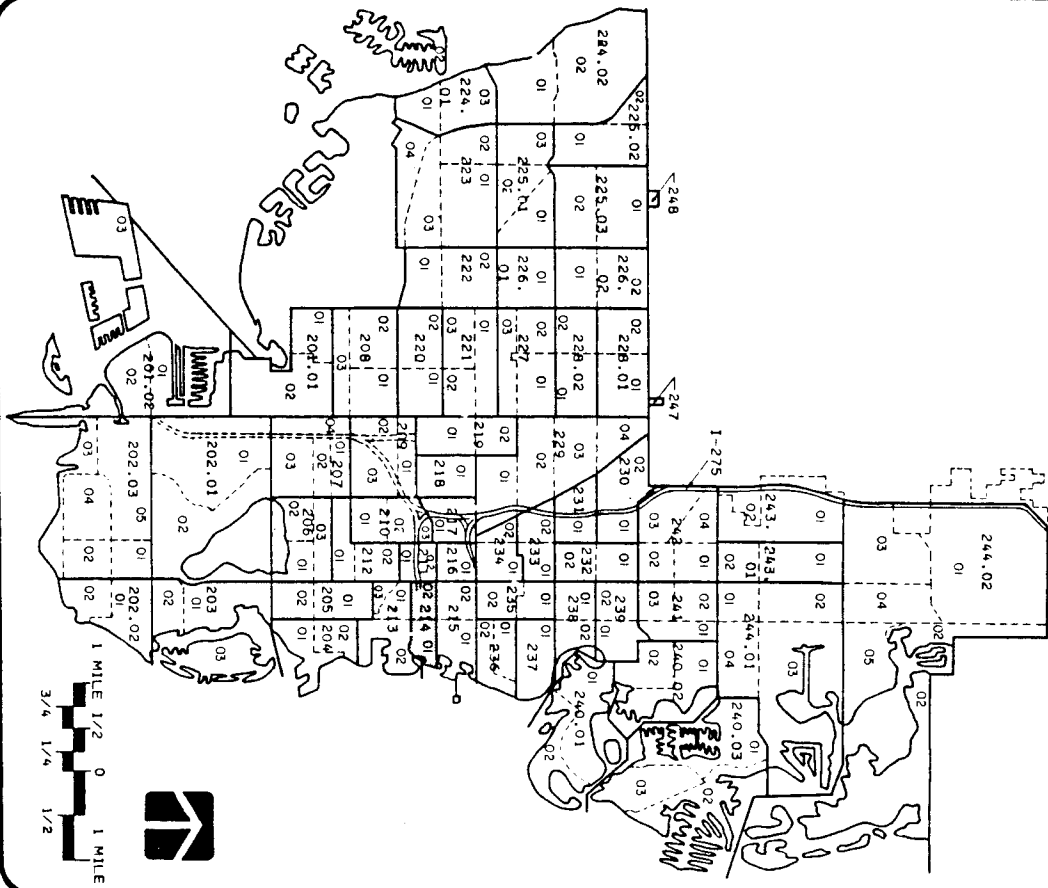
Characteristics:



NEIGHBORHOOD NAME: Gas Plant

TRACT NO.: 103-211 (entire) LOCATION: St. Petersburg

CENSUS TRACT: 214
DOWNTOWN - SOUTH



CENSUS TRACT: 214 (Downtown-South)

CHARACTERISTICS	ASSESSMENT RATINGS	REMARKS	Indicator Rating	Factor Rating
Assessed Value		Median assessed value (1978): \$26,534	+1	
Age of Hsg. Stock		Median age (1978): Data not available	--	
Housing Condition		Sound (7.5% deteriorated/dilapidated)	0	0
Vacancy Rate		Vacancy rate (1976): 10.1%	-1	
Overcrowding		Overcrowding rate (1970): 2.1%	+1	
Tenure		Percentage of owner occupants (1976): 10.2%	-1	
Median Income		Median Family Income (1969): \$4,830	0	
Shelter Cost		Shelter cost over 25% income for 75.2% of tenants (1970)	0	
Assist. Household		Number of assisted households (1978): 494 (31.3%)	0	-3
Female Headed Hh.		Percentage of female headed households (1976): 49.7%	0	
Dependency Ratio		Percentage of pop. under 18 and over 64 (1976): 74.0%	-1	
Mingrity Composit.		Percentage of minorities (1976): 1.8%	+1	
Education Level		Median school years complete (1976): 13.8	+1	
Employment Level		Percentage unemployed (1970): 6.3%	+1	
Res. Stability		% of households in same res. over 5 yrs. (1978): 25.0%	-1	
Crime Incidence		Crime rate per 1,000 (1978): 214.4	-1	

DYNAMICS

CHANGE INDICATORS	ASSESSMENT RATINGS	REMARKS	Indicator Rating	Factor Rating
Housing Stock		Housing stock decreased by 222 units (12.3%)	0	
Assessed Values		Assessed value increased by \$501 (1974 to 1978)	0	
Vacancy Rate		Vacancy rate decreased by 8.1%	+1	0
Overcrowding		Proportion of owner occupied units decreased to 3%	0	
Tenure		Population increased by 134 persons (5%)	0	
Population		Household size increased by .5 persons per household	0	
Female Headed Hh.		Prop. of female headed households increased by 45.3%	-1	
Median Income		Median income decreased by 13.1%	+1	
Dependency Ratio		% of dependency aged population decreased 4.2%	+1	
Education Level		School years complete increased from 10.6 to 13.8 years	+1	
Employment Level			-1	
Res. Stability		% of households in same res. over 5 yrs. decreased 6.2%	-1	
Crime Rate		Crime rate decreased by 1% (1976 to 1978)	0	

PROGRAMMED/PLANNED IMPROVEMENT SUMMARY

- Booker Creek relief drain (211, 213)
- Addition to Al Lang Field parking

CENSUS TRACT: 214 (Downtown - South)

HOUSING DATA

VARIABLE	YEAR	1970 No./%	1976 No./%	CHANGE No./%
Occupied		1,800 (81.8)	1,578 (82.2)	-222 (-12.2)
Vacant/Seasonal		400 (18.2)	377 (19.8)	-23 (-5.8)
TOTAL		2,200 (100.0)	1,955 (100.0)	-245 (-11.1)
Owner Occupied		192 (80.0)	148 (76.0)	-44 (-22.4)
Tenant Occupied		240 (100.0)	240 (100.0)	0 (0.0)
Other/Unspecified		1,386 (91.5)	1,299 (66.1)	-887 (-63.3)
TOTAL		1,800 (100.0)	1,509 (100.0)	-291 (-16.2)
Owner Occupied		69 (40.6)	27 (17.8)	-42 (-60.3)
Tenant Occupied		27 (15.6)	27 (17.8)	0 (0.0)
Other/Unspecified		1,509 (100.0)	1,509 (100.0)	0 (0.0)
TOTAL		1,800 (100.0)	1,509 (100.0)	-291 (-16.2)
Owner Occupied		85 (6.4)	85 (6.4)	0 (0.0)
Tenant Occupied		1,235 (92.2)	1,235 (92.2)	0 (0.0)
Other/Unspecified		19 (1.4)	19 (1.4)	0 (0.0)
TOTAL		1,339 (100.0)	1,339 (100.0)	0 (0.0)
Owner Occupied		0 (0.0)	0 (0.0)	0 (0.0)
Tenant Occupied		0 (0.0)	0 (0.0)	0 (0.0)
Other/Unspecified		0 (0.0)	0 (0.0)	0 (0.0)
TOTAL		0 (0.0)	0 (0.0)	0 (0.0)
Overcrowded Units (> 1ppr)		37 (2.1)	1978	CHANGE
Less than \$10,000		125 (10.1)	144 (11.5)	+ 19 (15.2)
\$10,000 to 19,999		358 (29.0)	339 (27.1)	- 19 (-5.3)
\$20,000 to 29,999		232 (18.8)	215 (17.2)	- 17 (-7.3)
\$30,000 to 39,999		133 (10.8)	163 (13.1)	+ 30 (22.6)
\$40,000 to 49,999		87 (7.0)	73 (5.9)	- 14 (16.0)
\$50,000 or more		300 (24.3)	313 (25.1)	+ 13 (4.3)
MEDIAN		\$26,033	\$26,534	\$ 501 (1.9)
5 years or less				
6 to 10 years				
11 to 20 years				
21 to 30 years				
31 to 40 years				
over 40 years				
MEDIAN				
Excellent			667 (38.0)	
Sound			956 (54.5)	
Deteriorated			130 (7.4)	
Dilapidated			1 (0.1)	
MEDIAN			SOUND	

*Other/unreported: 69

AGE DATA UNAVAILABLE FOR CENSUS TRACT 214

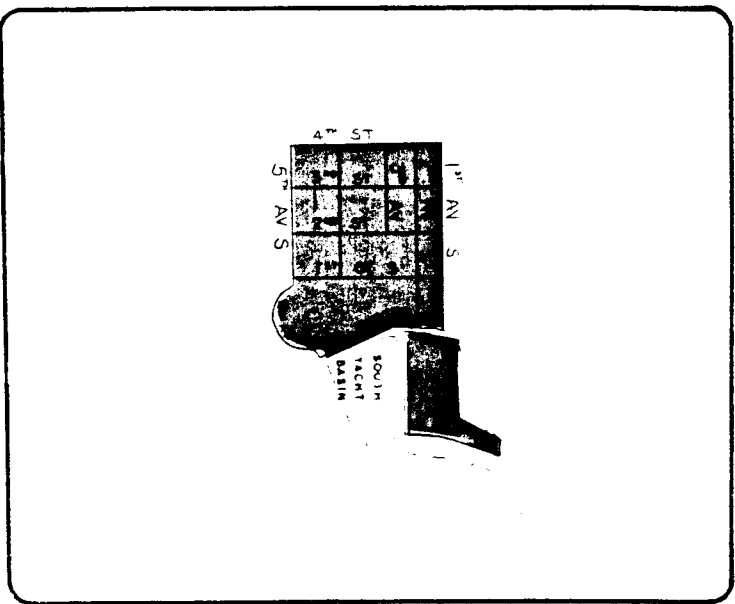
CENSUS TRACT: 214 (Downtown-South)

SOCIO DEMOGRAPHIC DATA

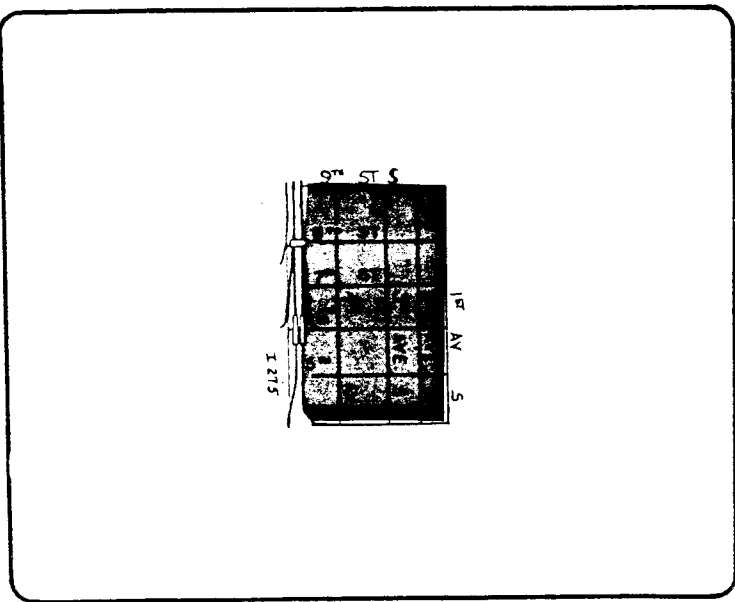
VARIABLE	YEAR	1970 No./%	1976 No./%	CHANGE No./%
TOTAL		2,669 (100.0)	2,803 (100.0)	134 (5.0)
Non-Minority		2,161 (98.0)	2,152 (98.2)	- 9 (-0.2)
Minority		54 (2.0)	51 (1.8)	- 3 (-5.6)
0 to 17		55 (2.0)	59 (2.1)	4 (7.3)
18 to 64		581 (21.8)	730 (26.0)	149 (25.6)
65 or more		2,033 (76.2)	2,014 (71.9)	- 19 (-0.9)
< 18 + > 64		2,088 (78.2)	2,073 (74.0)	- 15 (-0.7)
MEDIAN		72.8	72.1	- 0.7 (-0.9)
Total Households		1,800 (100.0)	1,578 (100.0)	- 222 (-12.3)
Average Household Size		1.48 (4.4)	1.78 (5.2)	+ 0.3 (20.3)
Female Headed Households		80 (4.4)	785 (49.7)	+ 705 (881.3)
Less than \$3,000		263 (14.6)	395 (25.0)	+ 132 (50.2)
\$3,000 to 4,999		697 (38.7)	658 (41.7)	- 39 (-5.6)
\$5,000 to 7,999		405 (22.5)	262 (16.6)	- 143 (35.3)
\$8,000 to 11,999		200 (11.1)	132 (8.3)	- 68 (34.0)
\$12,000 to 14,999		128 (7.1)	0 (0.0)	- 128 (100.0)
\$15,000 to 24,999		32 (1.8)	0 (0.0)	- 32 (100.0)
\$25,000 or more		76 (4.2)	132 (8.3)	+ 56 (73.7)
MEDIAN		\$4,830	\$4,196	- \$ 634 (13.1)
Hh Shelter Cost > 25% Income		75.2%		
8 or less (Elementary)		1,013 (39.4)	587 (21.4)	- 426 (42.1)
9 thru 12 (High)		1,165 (45.3)	587 (21.4)	- 578 (49.6)
13 or more (College)		392 (15.3)	980 (35.7)	+ 588 (150.0)
16 or more (Grad.)		202 (7.9)	587 (21.4)	+ 385 (190.6)
MEDIAN		10.6	13.8	+ 3.2 (30.2)
Total Labor Force		357 (13.4)		
Employed		338 (94.7)		
Unemployed		19 (6.3)		
Not in Labor Force		2,235 (83.7)		
Disabled				
Retired				
Housewife				
School				
Less than 2 years		866 (46.6)	395 (25.0)	- 471 (54.4)
2 thru 5 years		413 (22.2)	789 (50.0)	+ 376 (91.0)
5 years or more		579 (31.2)	395 (25.0)	- 184 (31.8)

SUMMARY

Census Tract 214, South downtown St. Petersburg has remained very stable in terms of race and age distribution. Its residents are predominately elderly apartment or boarding house dwellers. Though no data was available on structure age, this is St. Petersburg's oldest area and much renovation and demolition, as well as the downtown commercial rehabilitation program should markedly improve this census tract.



CENSUS TRACT: 214
TREATMENT AREA: 01
DOWNTOWN SOUTHEAST



CENSUS TRACT: 214
TREATMENT AREA: 02
DOWNTOWN SOUTHEAST

CHARACTERISTICS

INDICATORS	ASSESSMENT RATINGS	REMARKS	INDICATOR RATING	FACTOR RATING
Streets and Alleys	good	good	+1	
Sidewalks	good	good	+1	+4
Open Space	good	good	+1	
Litter	0	Minor local flooding after rainfall (10' out of streets)	0	+2
Drainage	0	Minor local flooding after rainfall (10' out of streets)	0	
Flooding	+1	Minor local flooding after rainfall (10' out of streets)	+1	
Soil Conditions	+1	Minor local flooding after rainfall (10' out of streets)	+1	
Topography	+1	Minor local flooding after rainfall (10' out of streets)	+1	
Land Use Conflicts	0	Minor local flooding after rainfall (10' out of streets)	0	
Zoning Conflicts	0	Minor local flooding after rainfall (10' out of streets)	0	
Hazards	-1	Minor local flooding after rainfall (10' out of streets)	-1	
Structural Cond.	0	Minor local flooding after rainfall (10' out of streets)	0	
Schools	+1	Minor local flooding after rainfall (10' out of streets)	+1	
Recreation/Open sp.	+1	Minor local flooding after rainfall (10' out of streets)	+1	
Shopping	+1	Minor local flooding after rainfall (10' out of streets)	+1	
Public Transit	+1	Minor local flooding after rainfall (10' out of streets)	+1	

CHARACTERISTICS

INDICATORS	ASSESSMENT RATINGS	REMARKS	INDICATOR RATING	FACTOR RATING
Streets and Alleys	good	good streets	+1	
Sidewalks	good	good streets	+1	0
Open Space	good	good streets	+1	
Litter	0	good streets	0	
Drainage	0	good streets	0	
Flooding	+1	good streets	+1	+8
Soil Conditions	+1	good streets	+1	
Topography	+1	good streets	+1	
Land Use Conflicts	0	good streets	0	
Zoning Conflicts	0	good streets	0	
Hazards	-1	good streets	-1	
Structural Cond.	0	good streets	0	
Schools	+1	good streets	+1	
Recreation/Open sp.	+1	good streets	+1	
Shopping	+1	good streets	+1	
Public Transit	+1	good streets	+1	

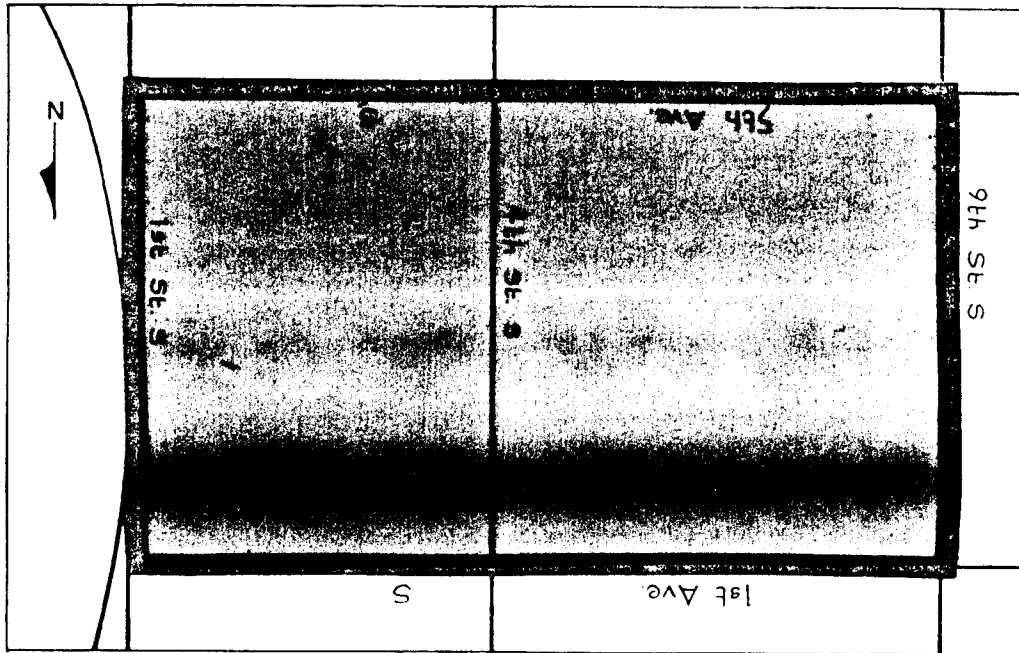
- Housing built prior to 1940
- Median schools years completed 10.6
- Population below poverty level 26%
- Persons 65 years old and over 76%
- Households with no access to automobile 74%
- Per capita income, 1969 \$3,070
- Crime rate per 1,000 population, 1978 214.4

Characteristics are:

Ninety-six percent of the housing units in this area are occupied by renters. The average household size is small, at 1.42 persons. Other characteristics are:

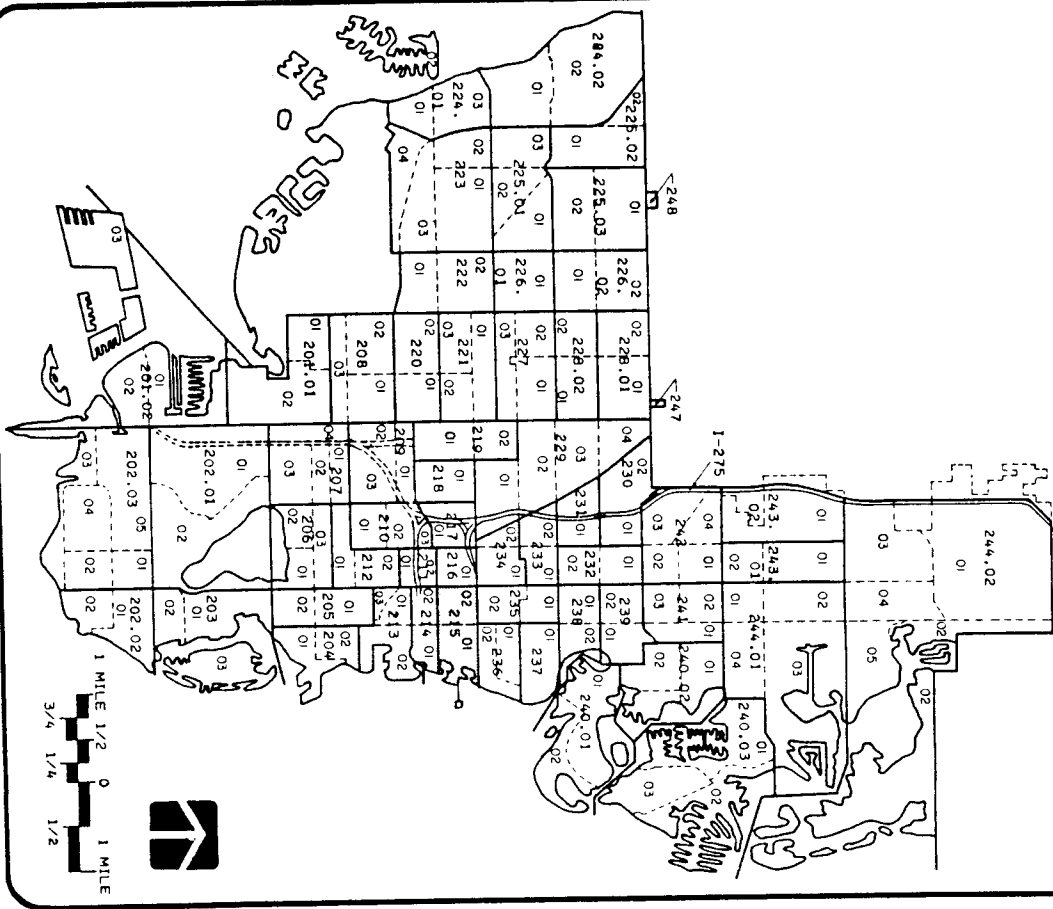
This solidly developed area contains part of the St. Petersburg Central Business District and commercial development along 4th and 9th Streets. There is a high commercial vacancy rate and many of the structures are in poor condition. Land use and zoning conflicts exist in the area, and there is a lack of capital reinvestment. About one-third of the total land in this tract is devoted to non-residential use. A substantial number of non-residential structures date from the 1890s.

Characteristics:



TRACT NO.: 103-214 (entire)
 LOCATION: St. Petersburg
 NEIGHBORHOOD NAME: Downtown-South

CENSUS TRACT : 215
DOWNTOWN - NORTH



CHARACTERISTICS	ASSESSMENT RATINGS	REMARKS	Indicator Rating	Factor Rating
Assessed Value		Median assessed value (1978): \$23,441	+1	
Age of Hsg. Stock		Median age (1978): 53.9 (94.1% over 40 years old)	-1	
Housing Condition		Sound (12.2% deteriorated/dilapidated)	0	
Vacancy Rate		Vacancy rate (1976): 40.4%	-1	-2
Overcrowding		Overcrowding rate (1970): 5.6%	0	
Tenure		Percentage of owner occupants (1976): 11.4%	-1	
Median Income		Median family income (1969): \$5,967	+1	
Shelter Cost		Shelter cost over 2% income for 27.1% of tenants (1970)	+1	
Assist. Household		Number of assisted households (1978): 249 (14.9%)	0	
Female Headed Hh.		Percentage of female headed households (1976): 51.4%	-1	-1
Dependency Ratio		Percentage of pop. under 18 and over 64 (1976): 79.0%	-1	
Minority Composit.		Percentage of minorities (1976): 1.1%	+1	
Education Level		Median school years complete (1976): 11.2	0	
Employment Level		Percentage unemployed (1970): 5.3%	-1	
Res. Stability		% of households in same res. over 5 yrs. (1978): 40.7%	0	
Crime Incidence		Crime rate per 1,000 (1978): 214.4	-1	

CHANGE INDICATORS	ASSESSMENT RATINGS	REMARKS	Indicator Rating	Factor Rating
Housing Stock		Housing stock decreased by 972 units (36.8%)	-1	
Assessed Values		Assessed value decreased by \$3,998 (1974 to 1978)	-1	
Vacancy Rate		Vacancy rate increased by 26%	-1	-3
Overcrowding		Proportion of owner occupied units decreased to 1.5%	0	
Tenure		Population decreased by 530 persons (13.2%)	-1	
Population		Household size increased by .8 persons per household	-1	
Household Size		Prop. of female headed households increased by 48.8%	-1	
Female Headed Hh.		Median income decreased by 23.9%	+1	
Median Income		% of dependency aged population decreased by 2.1%	+1	
Dependency Ratio		School years complete decreased from 12.3 to 11.2 years	-1	-3
Education Level		Res. Stability		
Employment Level		% of households in same res. over 5 yrs. increased 16.5%	+1	
Res. Stability		Crime Rate		
Crime Rate		Crime rate decreased by 1% (1976 to 1978)	0	

- PROGRAMMED/PLANNED IMPROVEMENT SUMMARY
1. Improve 8th Street from 3rd to 11th Avenue North (213, 235)
 2. Construct parking lot 9th Street and 4th Avenue North
 3. Adult Community Center
 4. Vinoy Beach Park Improvements

CENSUS TRACT: 215 (Downtown - North)

HOUSING DATA

VARIABLE	YEAR	1970 No/%	1976 No/%	CHANGE No/%
HOUSING STOCK: ALL UNITS	Occupied	2,644 (95.6)	1,672 (59.6)	- 972 (36.8)
	Vacant/Seasonal	445 (14.4)	1,133 (40.4)	+ 688 (154.6)
	TOTAL	3,089 (100.0)	2,805 (100.0)	- 284 (9.2)
	Occupied	90 (67.7)	90 (67.7)	0 (0.0)
	Vacant/Seasonal	43 (32.3)	43 (32.3)	0 (0.0)
	TOTAL	133 (100.0)	133 (100.0)	0 (0.0)
	Occupied	1,582 (59.2)	1,090 (40.8)	- 492 (31.1)
	Vacant/Seasonal	1,090 (40.8)	1,090 (40.8)	0 (0.0)
	TOTAL	2,672 (100.0)	2,180 (100.0)	- 492 (18.4)
	Vacant/Seasonal	0 (0.0)	0 (0.0)	0 (0.0)
HOUSING STOCK: SINGLE-FAMILY	Owner Occupied	340 (12.9)	181 (11.4)	- 159 (46.8)
	Tenant Occupied	2,304 (87.1)	1,385 (87.0)	- 919 (39.9)
	Other/Unspecified	25 (1.6)	25 (1.6)	0 (0.0)
	TOTAL	2,644 (100.0)	1,591 (100.0)	- 1,053 (39.8)
	Owner Occupied	43 (28.1)	43 (28.1)	0 (0.0)
	Tenant Occupied	30 (40.5)	30 (40.5)	0 (0.0)
	Other/Unspecified	1 (1.4)	1 (1.4)	0 (0.0)
	TOTAL	74 (100.0)	74 (100.0)	0 (0.0)
	Owner Occupied	1,352 (89.3)	1,352 (89.3)	0 (0.0)
	Tenant Occupied	24 (1.6)	24 (1.6)	0 (0.0)
Other/Unspecified	1,517 (100.0)	1,517 (100.0)	0 (0.0)	
HOUSING STOCK: MULTIFAMILY	Owner Occupied	0 (0.0)	0 (0.0)	0 (0.0)
	Tenant Occupied	0 (0.0)	0 (0.0)	0 (0.0)
	Other/Unspecified	0 (0.0)	0 (0.0)	0 (0.0)
	TOTAL	0 (0.0)	0 (0.0)	0 (0.0)
	Overcrowded Units (>1ppr)	148 (5.6)	148 (5.6)	0 (0.0)
	YEAR	1974	1978	CHANGE
	Less than \$10,000	443 (22.4)	452 (23.2)	+ 9 (2.0)
	\$10,000 to 19,999	237 (11.9)	396 (20.0)	+ 159 (67.9)
	\$20,000 to 29,999	418 (21.0)	385 (19.4)	- 33 (7.9)
	\$30,000 to 39,999	387 (19.5)	302 (15.2)	- 85 (22.0)
\$40,000 to 49,999	297 (15.0)	236 (11.9)	- 61 (20.5)	
\$50,000 or more	200 (10.1)	200 (10.0)	0 (0.0)	
MEAN	\$22,439	\$23,444	+\$998 (4.6)	
5 years or less	0 (0.0)	0 (0.0)	0 (0.0)	
6 to 10 years	0 (0.0)	0 (0.0)	0 (0.0)	
11 to 20 years	0 (0.0)	0 (0.0)	0 (0.0)	
21 to 30 years	10 (5.1)	10 (5.1)	0 (0.0)	
31 to 40 years	1 (.8)	1 (.8)	0 (0.0)	
over 40 years	170 (94.1)	170 (94.1)	0 (0.0)	
MEAN	53.94	53.94	0 (0.0)	
Excellent	822 (28.2)	822 (28.2)	0 (0.0)	
Sound	1,641 (58.5)	1,641 (58.5)	0 (0.0)	
Deteriorated	331 (11.8)	331 (11.8)	0 (0.0)	
Dilapidated	11 (.4)	11 (.4)	0 (0.0)	
PETAL	SOUND	SOUND	0 (0.0)	

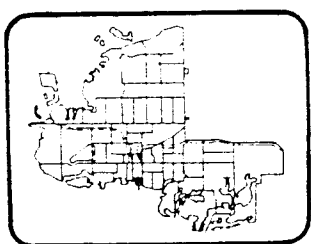
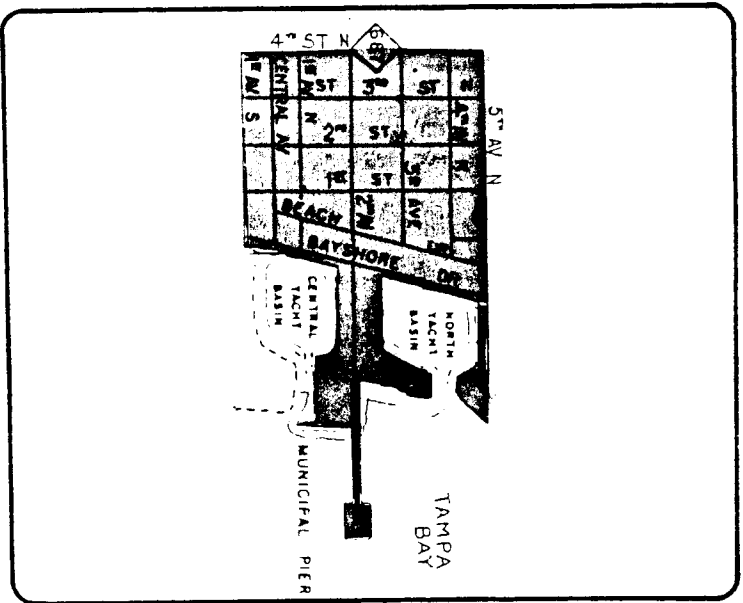
CENSUS TRACT: 215 (Downtown-North)

SOCIO DEMOGRAPHIC DATA


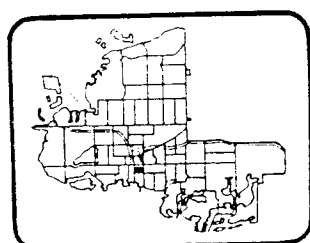
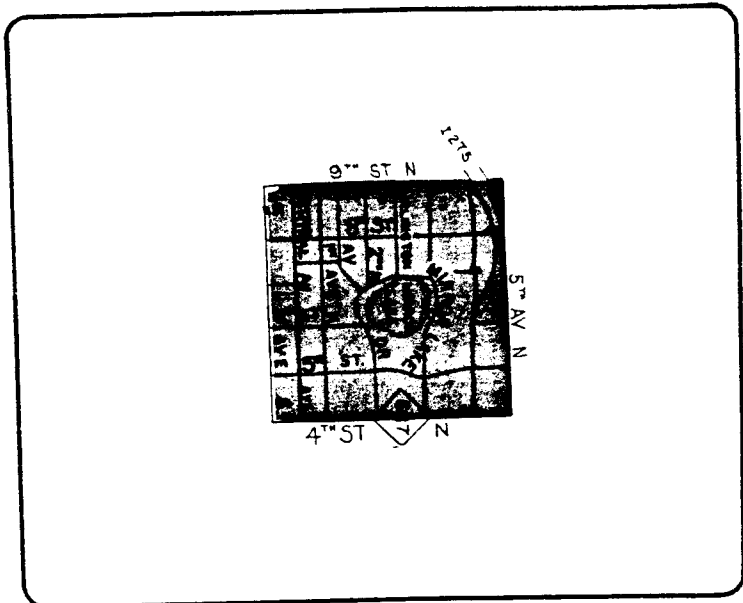
VARIABLE	YEAR	1970 No/%	1976 No/%	CHANGE No/%
POPULATION	TOTAL	4,011 (100.0)	3,481 (100.0)	- 530 (13.2)
	Non-Minority	4,002 (99.8)	3,444 (98.9)	- 558 (13.9)
	Minority	9 (.2)	37 (1.1)	+ 28 (311.1)
	0 to 17	57 (1.4)	32 (.9)	- 25 (43.9)
	18 to 64	757 (18.9)	737 (21.2)	+ 20 (2.6)
	65 or more	3,197 (79.7)	2,712 (77.9)	- 485 (15.2)
	91 <18 + >64	3,254 (81.1)	2,749 (79.0)	- 505 (15.7)
	MEAN	74.6	74.0	- .6
	Total Households	2,644 (100.0)	1,672 (100.0)	- 972 (37.0)
	Average Household size	1.52	2.08	+ .56 (37.0)
HOUSEHOLDS	Female Headed Households	447 (16.9)	860 (51.4)	+ 413 (92.2)
	Less than \$3,000	642 (24.3)	500 (29.9)	- 142 (22.1)
	\$3,000 to 4,999	587 (22.2)	425 (25.4)	- 162 (27.6)
	\$5,000 to 7,999	412 (15.6)	251 (15.0)	- 161 (39.1)
	\$8,000 to 11,999	345 (13.2)	50 (3.0)	- 299 (86.8)
	\$12,000 to 14,999	137 (5.2)	0 (0.0)	- 137 (100.0)
	\$15,000 to 24,999	69 (2.6)	0 (0.0)	- 69 (100.0)
	\$25,000 or more	27.13	0 (0.0)	- 27.13 (100.0)
	MEAN	\$5,967	\$4,543	-\$1,424 (23.9)
	Hh. Shelter Cost > 25% Income	981 (37.1)	1,290 (37.4)	+ 309 (31.5)
8 or less (Elementary)	1,816 (47.4)	1,252 (36.3)	- 564 (31.1)	
9 thru 12 (High)	1,036 (27.0)	379 (11.0)	- 657 (63.4)	
13 or more (College)	511 (13.3)	531 (15.4)	+ 20 (3.9)	
16 or more (Grad.)	12.3	11.2	- 1.1	
LABOR FORCE	Total Labor Force	688 (17.4)	681 (19.5)	+ 93 (13.5)
	Employed	681 (94.7)	681 (19.5)	0 (0.0)
	Unemployed	37 (5.3)	37 (10.5)	+ 0 (0.0)
	Not in Labor Force	3,252 (81.1)	3,252 (81.1)	0 (0.0)
	Disabled	0 (0.0)	0 (0.0)	0 (0.0)
	Retired	0 (0.0)	0 (0.0)	0 (0.0)
	Housewife	0 (0.0)	0 (0.0)	0 (0.0)
	School	0 (0.0)	0 (0.0)	0 (0.0)
	Less than 2 years	1,373 (52.3)	423 (25.3)	- 950 (69.2)
	2 thru 5 years	618 (23.2)	570 (34.1)	+ 48 (7.8)
5 years or more	655 (24.2)	681 (40.7)	+ 46 (7.2)	

SUMMARY


Census Tract 215, north downtown, is almost identical to 214, i.e., elderly renters on fixed incomes, old/deteriorated structures and many plans for rehabilitation. Between 1970 and 1976 there were some significant changes including median income and a decrease in population, due to many demolitions.



CENSUS TRACT: 215
TREATMENT AREA: 01
DOWNTOWN NORTHWEST

CENSUS TRACT: 215
TREATMENT AREA: 02
DOWNTOWN NORTHWEST



CHARACTERISTICS

INDICATORS	ASSESSMENT RATINGS	REMARKS	INDICATOR RATING		FACTOR RATING	
Streets and Alleys	Good	Minimum local flooding after rainfall 9" to 11" above HSE - flood hazard zone suitable to support construction per test. Slopes less than 10 feet per 100 feet. 25' scattered among predominant retail residential in 600' central 1st and 2nd Ave. (1/2 mile major intersecting roads) Hill: 2.02 (minor rehabilitation)	+1	+1	+1	+3
Sidewalks	Good		+1	+1	+1	
Open Space	Good		+1	0	+1	
Litter	Some		+1		+1	
Drainage	Minimum local flooding after rainfall 9" to 11" above HSE - flood hazard zone suitable to support construction per test. Slopes less than 10 feet per 100 feet. 25' scattered among predominant retail residential in 600' central 1st and 2nd Ave. (1/2 mile major intersecting roads) Hill: 2.02 (minor rehabilitation)		+1		+1	+3
Flooding	Suitable to support construction per test. Slopes less than 10 feet per 100 feet. 25' scattered among predominant retail residential in 600' central 1st and 2nd Ave. (1/2 mile major intersecting roads) Hill: 2.02 (minor rehabilitation)		+1		+1	
Soil Conditions	Suitable to support construction per test. Slopes less than 10 feet per 100 feet. 25' scattered among predominant retail residential in 600' central 1st and 2nd Ave. (1/2 mile major intersecting roads) Hill: 2.02 (minor rehabilitation)		+1		+1	
Topography	Slopes less than 10 feet per 100 feet. 25' scattered among predominant retail residential in 600' central 1st and 2nd Ave. (1/2 mile major intersecting roads) Hill: 2.02 (minor rehabilitation)		+1		+1	
Land Use Conflicts	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		-1		-1	-2
Zoning Conflicts	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		-1		-1	
Hazards	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Structural Cond.	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Manmade Environ	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Natural Environ	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Service Delivery	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1	+3	
Public Transit	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Shopping	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Recreation/Open sp.	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Schools	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		

CHARACTERISTICS

INDICATORS	ASSESSMENT RATINGS	REMARKS	INDICATOR RATING		FACTOR RATING	
Streets and Alleys	Some streets need repair	Minimum local flooding after rainfall outside of 500 year flood hazard zone. Suitable to support construction per test. Slopes less than 10 feet per 100 feet. Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	0		0	+2
Sidewalks	Good		+1		+1	
Open Space	Good		+1		+1	
Litter	Some		+1		+1	
Drainage	Minimum local flooding after rainfall outside of 500 year flood hazard zone. Suitable to support construction per test. Slopes less than 10 feet per 100 feet. Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		+1		+1	+4
Flooding	Suitable to support construction per test. Slopes less than 10 feet per 100 feet. Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		+1		+1	
Soil Conditions	Suitable to support construction per test. Slopes less than 10 feet per 100 feet. Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		+1		+1	
Topography	Slopes less than 10 feet per 100 feet. Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		-1		-1	-2
Land Use Conflicts	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		-1		-1	
Zoning Conflicts	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)		-1		-1	
Hazards	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Structural Cond.	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Manmade Environ	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Natural Environ	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Service Delivery	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1	+4	
Public Transit	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Shopping	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Recreation/Open sp.	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		
Schools	Commercial, office and SF in some area. Residential in CBD zone. Central Ave. 6, 1st Ave. N. 1-3/4 mile of comp Hill: 2.04 (minor rehabilitation)	+1		+1		

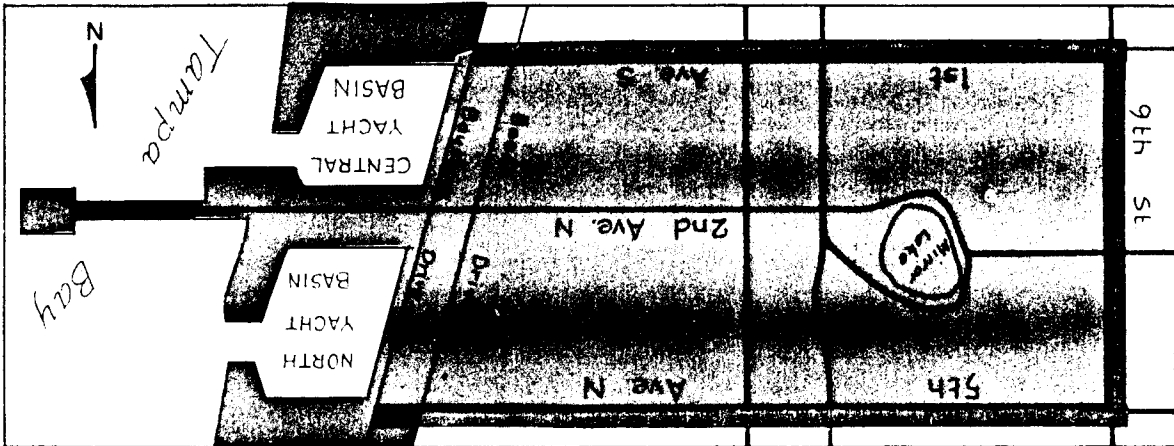
- Per capita income, 1969 \$3,563
- Population below poverty level 24%
- Persons 65 years old and over 80%
- Households with no access to automobile 74%
- Crime rate per 1,000 population, 1978 214.4

In the commercial sections there is a high vacancy rate, and land use and zoning conflicts are apparent. There is also a lack of capital reinvestment. Other characteristics are:

Sixty-five percent of the housing in this tract was built prior to 1940. The average household size in this tract, 1.34, is the smallest in the city of St. Petersburg. The area contains a concentration of seasonal housing units. In fact, 98% of all housing units are renter-occupied. There are several low and moderate income, HUD subsidized projects in the area. There has been a population loss in this area, 13.2% from 1970-1976. The high crime rate is a problem for the large elderly population who are particularly susceptible to purse-snatchings, muggings, and residential burglaries.

This neighborhood contains the greater part of the Central Business District and the Mirror Lake Complex. Approximately one-third of the area is in public and semi-public use, one-third is in commercial use, and one-third is in high density residential use. The oldest commercial development in the city is situated here, along lower Central Avenue.

Characteristics:



NEIGHBORHOOD NAME: Downtown-North

TRACT NO.: 103-215 (entire) LOCATION: St. Petersburg

INTOWN REDEVELOPMENT AREA - ASSESSED VALUE
(1978)

<u>Block</u>	<u>Improved Value</u>	<u>Land Values</u>	<u>Total</u>	<u>Land to Improve Ratio</u>	<u>Sq. Ft of Land Area</u>
<u>Tract 215</u>					
*101	\$ 159,500	\$3,781,130	\$ 3,940,630	1:0.42	907,770
*102	471,260	885,600	1,356,860	1:0.53	217,250
103	368,270	251,420	625,690	1:1.43	88,245
104	1,104,260	305,530	1,409,790	1:3.61	129,140
106	1,242,640	445,410	1,688,050	1:2.79	160,000
107	985,070	486,130	1,471,200	1:2.03	213,033
108	7,745,520	1,168,180	8,913,700	1:6.63	151,553
109	780,190	427,930	1,208,120	1:1.82	160,000
110	659,420	629,540	1,288,960	1:1.05	160,000
111	1,769,190	419,150	2,188,340	1:4.22	91,620
*112	241,190	1,852,210	2,093,400	1:0.13	128,100
113	1,605,270	647,500	2,252,770	1:2.48	250,000
114	100,740	261,360	362,100	1:0.38	333,310
115	268,580	1,288,000	1,556,580	1:0.21	800,000
*116	-0-	503,250	503,250	1:0.0	75,570
117	264,410	526,010	790,420	1:0.50	67,950
118	317,170	267,490	584,660	1:1.19	28,710
119	13,390,210	830,500	14,220,710	1:16.12	25,300
120	273,470	336,000	609,470	1:0.81	80,000
121	206,860	407,730	614,590	1:0.51	80,000
201	128,740	470,000	598,740	1:0.27	80,000
202	474,930	537,150	1,378,820	1:0.88	70,000
203	1,461,920	828,360	2,290,280	1:1.76	90,000
204	1,021,640	636,000	1,657,640	1:1.61	80,000
206	1,395,080	1,050,690	2,445,770	1:1.33	90,000
207	4,269,500	842,010	5,111,510	1:5.07	70,000
208	617,140	603,950	1,221,090	1:1.02	82,800
209	3,539,040	729,200	4,268,240	1:4.85	160,000
*210	79,170	735,000	814,170	1:0.10	147,000
211	4,233,640	950,010	5,183,650	1:4.45	180,000
212	4,823,490	362,500	5,185,990	1:13.30	145,590
213	2,828,910	512,500	3,341,410	1:5.52	183,085
215	841,680	520,090	1,361,770	1:1.62	159,794
216	1,444,330	436,850	1,881,180	1:3.31	137,420
217	708,550	366,940	1,075,490	1:1.93	160,000
218	495,640	263,880	759,520	1:1.88	160,000
315	158,470	108,920	267,390	1:1.45	21,564
316	384,850	321,200	706,050	1:1.98	111,571
317	915,470	797,860	1,713,330	1:1.15	130,512
318	245,060	299,160	544,220	1:0.82	40,840
<hr/>					
Total	\$50,871,910	\$24,388,210	\$75,260,120	1:2.08	6,768,175

TABLE 2

Intown Redevelopment Area - Assessed Value cont'd.

Block	Improved Value	Land Values	Total	Land to Improve Ratio	Sq. Ft. of Land Area
*101	268,580	1,288,000	1,556,580	1:0.21	800,000
*102	32,080	455,840	487,920	1:0.70	76,670
103	3,975,720	528,000	4,503,720	1:7.53	88,000
104	316,920	260,000	576,920	1:1.22	80,000
105	398,080	283,750	681,830	1:1.40	70,000
108	247,830	163,160	410,990	1:1.52	70,000
109	318,060	160,000	478,060	1:1.99	80,000
110	5,923,110	1,776,000	7,699,110	1:3.34	296,000
111	2,586,960	2,817,820	5,404,780	1:0.92	1,092,000
113	97,770	148,970	246,740	1:0.66	80,000
114	82,440	140,650	223,090	1:0.59	66,000
115	303,680	152,250	455,930	1:1.99	62,500
116	77,190	78,140	155,330	1:0.99	62,500
117	74,240	42,010	116,250	1:1.77	22,500
118	126,990	120,150	247,140	1:1.05	66,000
119	179,080	146,500	325,580	1:1.22	80,000
121	162,180	178,100	340,280	1:0.91	79,050
122	382,740	166,620	549,360	1:2.30	80,000
125	127,820	126,320	254,140	1:1.01	70,000
126	199,880	131,900	331,780	1:1.51	70,000
127	281,550	118,210	399,760	1:2.38	89,720
206	181,360	131,080	312,440	1:1.38	95,960
207	169,950	80,280	250,230	1:2.12	72,000
208	177,450	63,710	241,160	1:2.78	38,920
209	-0-	8,560	8,560	1:0	16,000
210	211,170	90,220	301,390	1:2.34	75,200
211	313,020	97,900	410,920	1:3.20	78,200
212	126,800	104,010	230,810	1:1.22	80,000
213	46,570	33,130	79,700	1:1.40	28,000
214	8,880	12,500	21,380	1:0.71	27,000
215	24,860	41,260	66,120	1:0.60	16,000
216	118,320	142,900	261,220	1:0.83	98,600
217	118,520	161,900	280,420	1:0.73	98,600
218	6,900	28,510	35,410	1:0.24	19,000
219	76,170	43,500	119,670	1:1.75	29,000
220	57,850	38,500	96,350	1:1.50	28,000
221	180,490	118,780	299,270	1:1.52	80,000
222	1,251,600	144,843	1,396,443	1:8.64	75,725
223	282,850	173,990	456,840	1:1.62	80,000
224	243,690	152,410	396,100	1:1.60	80,000
225	336,300	150,000	486,300	1:2.24	80,000
226	23,660	184,880	208,540	1:0.13	108,460
227	1,338,840	284,090	1,622,930	1:4.71	104,360
228	295,130	225,000	520,130	1:1.31	80,000
Total	\$21,753,230	\$11,794,343	\$33,547,623	1:1.84	4,197,205

Intown Redevelopment Area - Assessed Value cont'd.

<u>Block</u>	<u>Improved Value</u>	<u>Land Values</u>	<u>Total</u>	<u>Land to Improve Ratio</u>	<u>Sq. Ft. of Land Area</u>
<u>Tract 236</u>					
118	557,890	229,840	787,730	1:2.43	109,136
*119	867,390	152,500	1,019,890	1:5.68	412,016
120	509,270	1,276,790	1,786,060	1:0.40	481,506
<hr/>					
Total	\$ 945,970	\$ 1,395,530	\$ 2,341,500	1:0.68	521,152

The Gas Plant was not included because of the changing nature of the area due to redevelopment activities.

TABLE 2

APPENDIX C

ESTIMATED PROJECTION OF TAX INCREMENT
FOR THE INTOWN REDEVELOPMENT AREA

Year	Non-Exempt Tax Assessment	New Construction	General Improvement	Cumulative Increment	Tax Increment
1982-83	137,877,528	\$ 14,200,000	\$ -	\$ 14,200,000	208,555
1983-84	145,192,629	1,800,000	5,515,101	21,515,101	315,992
1984-85	279,600,334	128,600,000	5,807,705	155,922,806	2,290,038
1985-86	340,784,347	50,000,000	11,184,013	217,106,819	3,188,648
1986-87	457,915,721	103,500,000	13,631,374	334,238,193	4,908,956
1987-88	504,732,349	28,500,000	18,316,628	381,054,821	5,596,552
1988-89	572,528,643	47,500,000	20,189,294	448,744,115	6,590,705
1989-90	638,025,508	42,600,000	22,896,865	514,240,980	7,552,657
1990-91	663,546,528	-	25,521,020	539,762,000	7,927,484
1991-92	690,088,389	-	26,541,861	566,303,861	8,317,305
1992-93	716,691,925	-	27,603,536	593,907,397	8,722,718
1993-94	745,359,602	-	28,667,677	622,575,074	9,143,760
1994-95	775,173,986	-	29,814,384	652,389,458	9,581,644
1995-96	806,180,945	-	31,006,959	683,396,417	10,037,043
1996-97	838,428,183	-	32,247,238	715,643,655	10,510,658
1997-98	871,965,310	-	33,537,127	749,180,782	11,003,218
1998-99	906,843,922	-	34,878,612	784,059,394	11,515,480
1999-2000	943,117,679	-	36,273,757	820,333,151	12,048,233
2000-2001	980,842,386	-	37,724,707	858,057,858	12,602,296

ASSUMPTIONS:

1. Base valuation = \$123,677,528.
2. Millage rate constant at 14.687.
3. New construction assessed at 100% of cost.
4. General improvements increase at 4% per year.

PRELIMINARY SIZING OF BOND ISSUE

Fiscal Year	Available for debt service	Annual debt coverage (1.5)	Principal amount of 20 year maturity bonds at 15% net interest cost rate
1985-86	\$ 3,188,648	\$ 2,125,765	\$ 13.4 million
1990-91	7,927,484	5,284,989	33.4 million
1995-96	10,037,043	6,691,362	42.3 million
2000-2001	12,602,296	8,401,531	53.1 million

TABLE 1

APPENDIX D

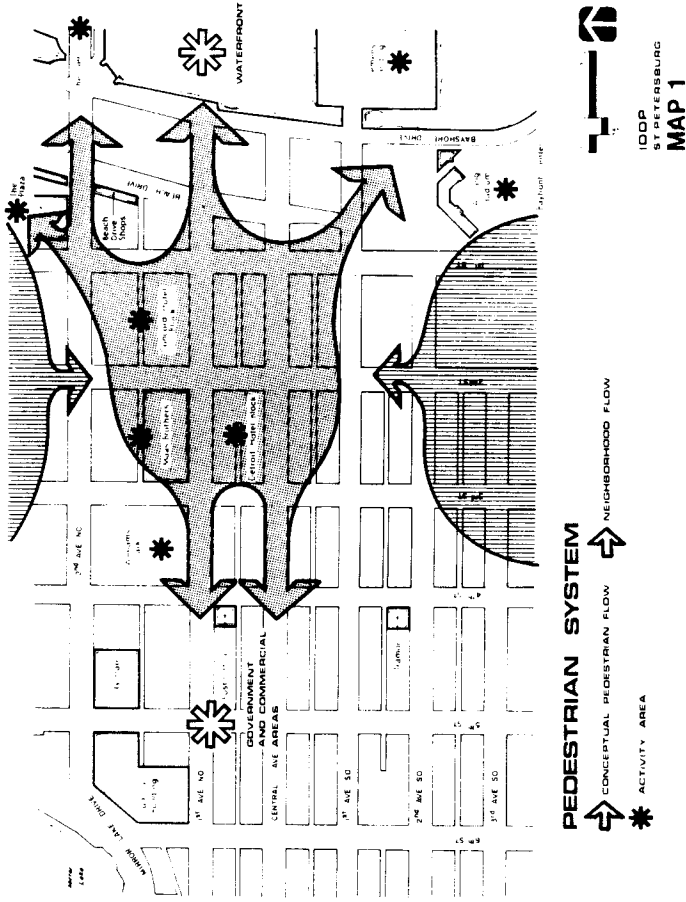
PEDESTRIAN SYSTEM STUDY

The streets, alleyways and sidewalks which make up the Pedestrian System are the City's principal public spaces. Their spatial relationships to adjacent parks, plazas, open spaces, people and buildings create the excitement of an urban space. Developing a pedestrian oriented downtown will create a unique urban experience for shoppers, residents, workers and tourist alike, ultimately increasing shopper traffic and impulse buying.

DESIGN ANALYSIS

The major design focus of the pedestrian system is to find the appropriate interface between the vehicular street, pedestrian sidewalk and the built environment. The first step in this design analysis involves the determination of significant pedestrian paths. These significant paths are based on current and projected pedestrian volumes as discussed in the Inventory and Analysis Chapter of this report. The pedestrian flow associated with the core area is schematically depicted on Map 1, which emphasizes movement toward downtown along Central and First Avenues North and toward the waterfront, with the core area as the major focal or pivotal point of these movement patterns. Other significant pedestrian flows will exist within the University of South Florida campus, Jamestown, and the Medical Center Complex, with linkage to the downtown and waterfront parkland via pedestrian paths, transit and bikeways.

Sidewalks, alleyways and skyways represent the alternative components comprising the base structure of the pedestrian network. A discussion of the general advantages and disadvantages of each component is highlighted on the following page.



Once the system paths and components have been identified, the first design phase begins. In concept, the pedestrian system must relate to surrounding development and vehicular networks. Four classifications of pedestrian system design are generally recognized: 1) typical street; 2) pedestrian street; 3) major pedestrian street; and, 4) pedestrian mall. These classifications represent differing degrees of design treatment and intensity; however, the essential design elements of the system remain the same. The design elements consist of shade trees, various types of canopies, building facade treatment, sidewalk textures, street furniture, etc., appropriately designed for St. Petersburg.

Advantages

- o greater flexibility in providing for pedestrian amenities and facilities.
- o facilities exist for pedestrian crossovers.
- o easy transfer from vehicular to pedestrian movement.
- o greater visual surveillance for security purposes.

SIDEWALK

Disadvantages

- o conflicts with vehicular traffic noise, etc.
- o climatic control is more difficult and expensive because of exposure on both sides of the street.

ALLEYWAY

- o reduces major pedestrian/vehicular conflicts such as noise and car fumes.
- o allows more intensive development with the block and greater utilization of space.
- o climatic control is easier
- o creates more of a pedestrian atmosphere because of separation from the car.
- o reduces walking distance.

- o mid-block crossing between alleys is difficult.
- o added expense for exterior and interior redesign because of frontage on both the alley and sidewalk.
- o security problems (surveillance).
- o allocation of available space for pedestrian-related amenities and facilities is limited (i.e., landscaping, benches, congregation areas).
- o vertical walls create an enclosed effect which has both positive and negative psychological impacts.

SKYWAY

- o climatically controlled.
- o allows uninterrupted pedestrian movement from one block to another.
- o encourages second or upper story development of retail space.

- o expensive to build.
- o space limitations.
- o need for high intensity of development to be economically feasible.
- o may require special easements.

In conjunction with the street classification concept, the various types of pedestrian movement must be defined. Much like a highway system, pedestrians need a fast lane or thoroughfare for smooth flow of traffic, a zone for slower traffic or window shopping zone, a rest area (conversation area) and finally, control points for pedestrian and vehicular traffic (intersections). These various zones can be treated with several types of textures, i.e., brick, textured concrete, granite blocks, hexagon blocks, etc. as ways to separate or define these pedestrian zones. Figure 1 shows how these pedestrian zones are divided, establishes basic design guidelines for the zones and highlights associated pedestrian facilities.

The culmination of the design process is developing a concept which unifies the total system in regard to the physical features of the pedestrian system itself and its relationship to the abutting buildings, open spaces, parking and street networks.

DESIGN APPROACH

The following discussion addresses the design problems and processes previously mentioned and relates them to a design concept suitable to downtown St. Petersburg. The following is a brief discussion and graphic illustration of the pedestrian design concepts as related to the various levels of street treatment (typical street, pedestrian street, major pedestrian street and pedestrian mall). These concepts relate design features to pedestrian volume, vehicular patterns and surrounding land uses.

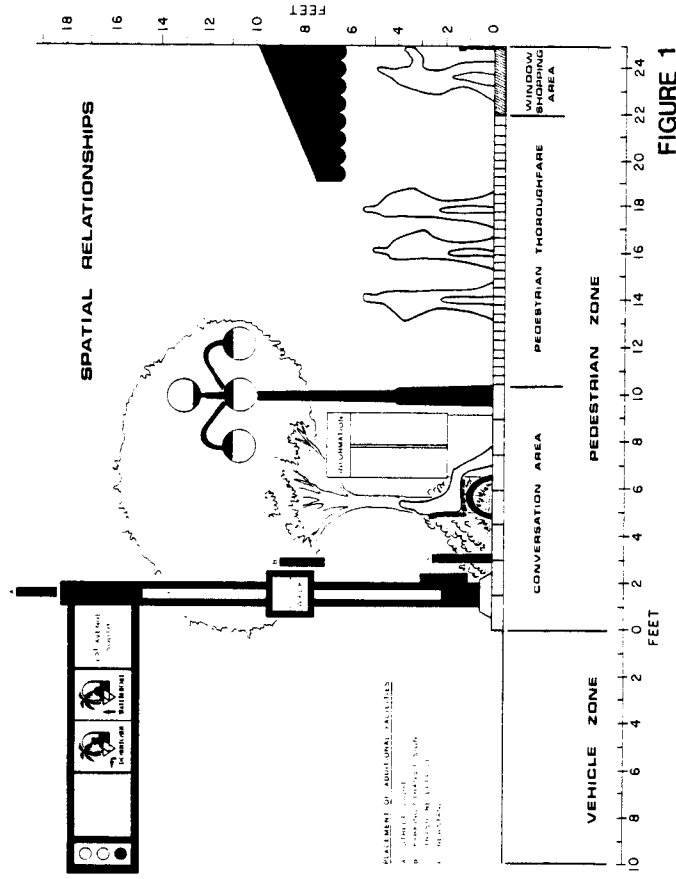
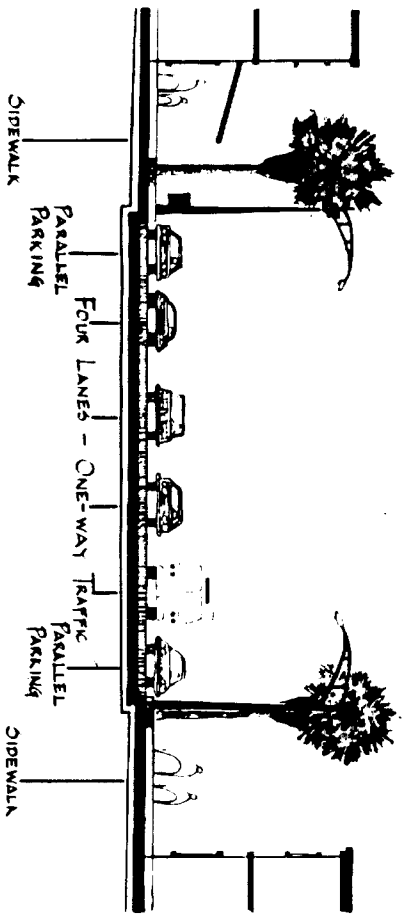


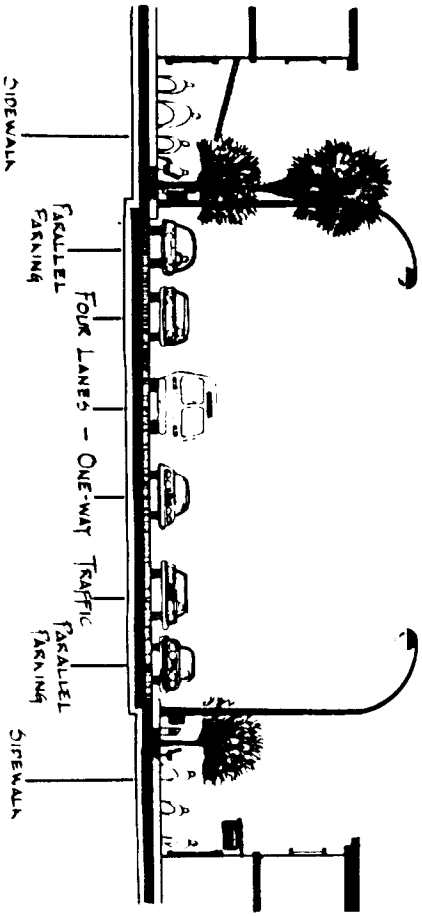
FIGURE 1

The pedestrian street design concepts represent alternative treatment levels for a given downtown street. The actual street classifications assigned to the downtown are depicted on Map 2, which represents the choice between the different street design alternatives previously mentioned. The classifications of streets and alleys for major pedestrian street or pedestrian mall treatment were based on current and projected major pedestrian flow patterns as well as activity areas within the core area. Some additional streets and alleys may be considered for future major pedestrian street or pedestrian mall treatment once pedestrian numbers and business activity increase. In addition as development activity takes place in the core there may be a need to develop second level pedestrian connections to other buildings or across streets.



TYPICAL STREET

FIGURE 2



PEDESTRIAN STREET

FIGURE 3

● Typical Street - This classification basically utilizes the existing sidewalks in their present condition without adding any additional amenities except for trash receptacles. Improvements associated with this classification are:

- Existing Street Lighting
- Trash Receptacles
- Brush Finish Concrete Sidewalk
- With Non-High Reflective Color

● Pedestrian Street - This classification includes adding amenities to the existing sidewalks where moderate pedestrian usage is expected. The additional amenities include proposed street lighting, graphic system, street furniture, trash receptacles and some landscaping to provide appropriate sun and shade along the pedestrian network. Improvements associated with this classification are:

- Proposed Street Lighting
- Small Deciduous Street Trees
- Tree Pits
- Trash Receptacles
- Street Furniture
- Newspaper Vending Machines

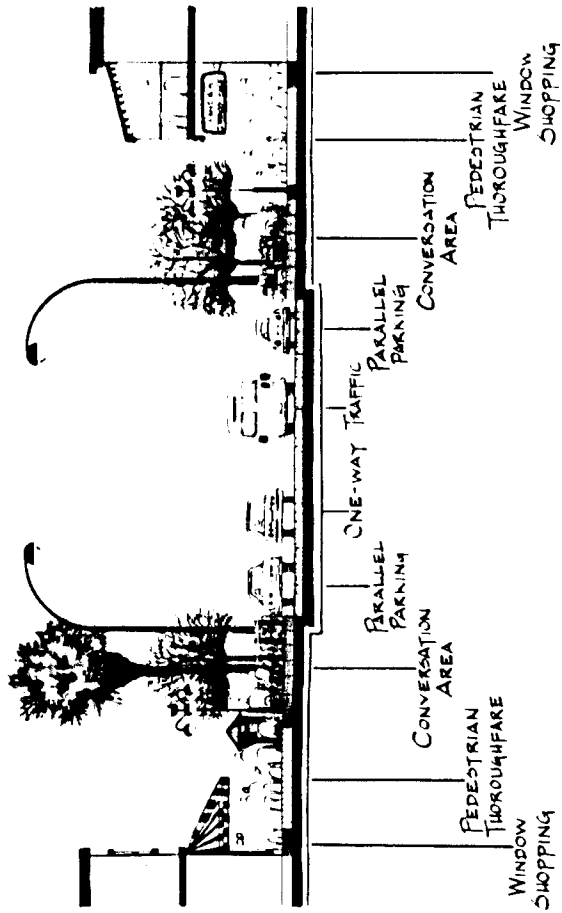
● Major Pedestrian Street - These streets are expected to have the highest concentrations of pedestrian usage. Major pedestrian streets represent strong links which connect major activity centers, therefore, requiring more pedestrian amenities. The main amenities to be included are the use of paving textures to identify the three pedestrian zones as illustrated on page 35, to ensure a smooth flow of pedestrian circulation. Also included are street furniture, landscaping to

provide sun and shade as well as buffering from vehicular traffic, and the installation of pedestrian lighting and a combined traffic control and graphic signage system. Improvement associated with this treatment level are:

- Graphic Signage System
- Information Kiosk
- Modular and Inset Paving Textures
- Weather Protection
- Street Trees
- Tree Pits
- Tree Guards and Grates
- Shrubs for Buffering
- Lighted and Non-Lighted Bollards
- Trash Receptacles
- Street Furniture
- Pedestrian Lighting
- Proposed Street Lighting
- Transit Shelters
- Newspaper Vending Machines

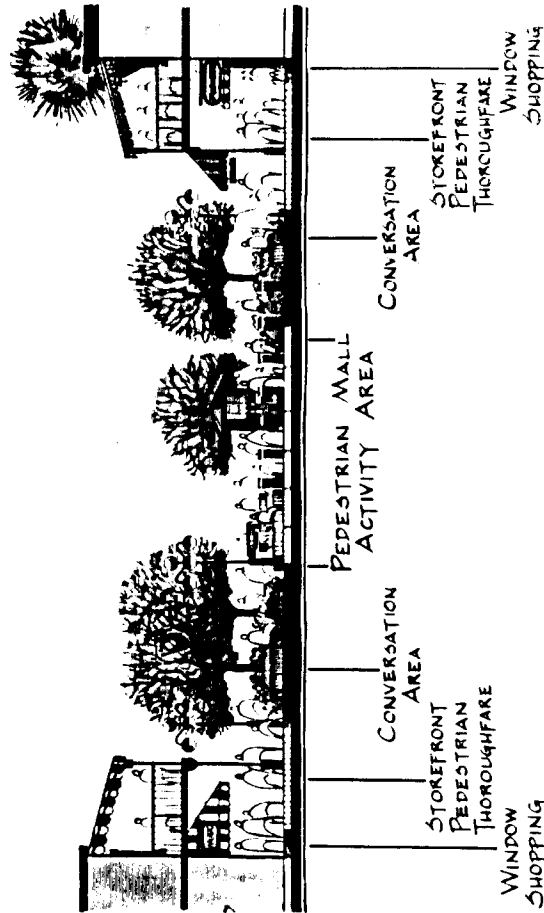
Pedestrian Mall - This classification closes the entire street to vehicles except for transit and emergency services. The radical changes introduced by this classification recommend only the proposal of this classification for future years when pedestrian usage increases. If implemented, this would provide an activity area for art and craft displays as well as other cultural activities. Improvements associated with this treatment level are the same as the major pedestrian street classification in addition to:

- Accent Feature Fountains
- Modular Paving System Across Entire Street
- Cultural and Art Activities Exhibited



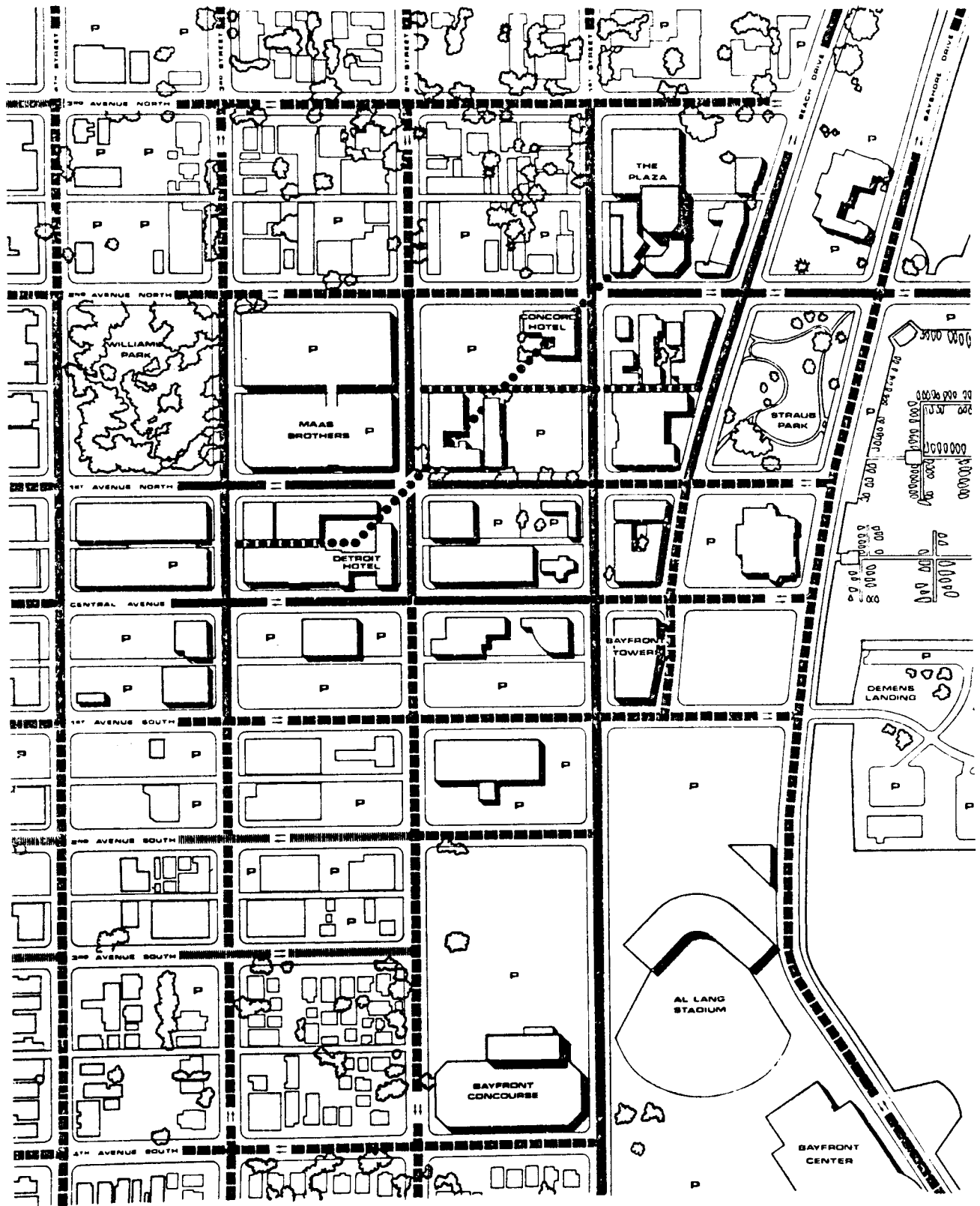
**MAJOR
PEDESTRIAN STREET**

FIGURE 4

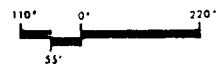


PEDESTRIAN MALL

FIGURE 5



- TYPICAL STREET
- - - PEDESTRIAN STREET
- == MAJOR PEDESTRIAN STREET
- PEDESTRIAN MALL
- P PARKING



ST. PETERSBURG
MAP 2

PEDESTRIAN SYSTEM CLASSIFICATIONS

Pedestrian linkages also need to be developed to unify the linear stretch of waterfront parkland. In addition, once the University of South Florida is completed, pedestrian linkages should be developed between USF, the Medical Center Complex and surrounding student related housing.

In conjunction with the pedestrian improvements other related activities should be developed in order to upgrade the pedestrian environment. One important aspect of creating a pedestrian environment is providing retail, cultural and other activities along the pedestrian system. Another pedestrian amenity already taking place downtown with the painting of a shell and plant life theme supergraphic on the walls of the Peitz Shoe Shore and Rutland Bank at Central Avenue and 5th Street. Other areas for supergraphics should be identified, as well as developing cultural programs to highlight downtown activity.

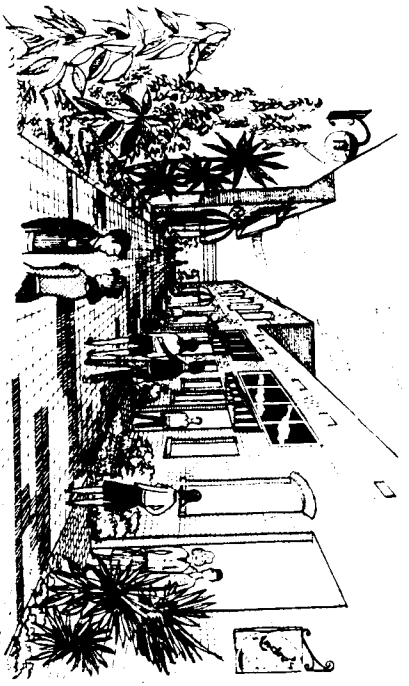
The application of the major pedestrian street design concept for downtown St. Petersburg is illustrated in greater detail on the following page which depicts the Detroit Hotel Block.

The Detroit Hotel Block design illustrate the landscaping theme which is composed of shade trees clustered at the street corners as well as along the sidewalk, creating small conversation areas and visual buffer from adjacent vehicle traffic. Various sidewalk textures define the different pedestrian zones and special treatment of pedestrian crosswalks provides for safer pedestrian crossings. The Detroit Hotel Block alley courtyard provides a unique pedestrian space which opens up onto 2nd Street at the northeast corner. The overall design illustrates how the pedestrian system extends to adjacent blocks utilizing the same design features.

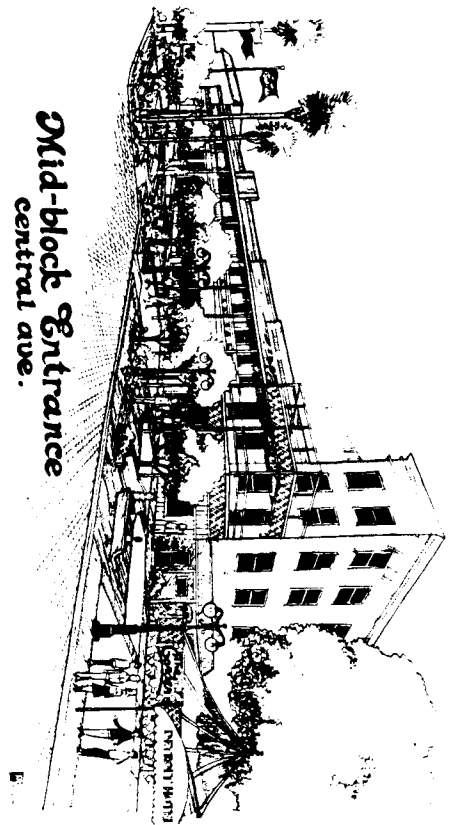
The concept also shows additional design features, such as style of pedestrian lighting, information/traffic control system and use of canopies to bring the scale of development to the pedestrian level and tie the system together.

The drawing illustrates how the four pedestrian zones (window shopping, thoroughfare, conversation area and pedestrian crosswalks) are treated and how the pedestrian system design relates to various vehicular traffic patterns. The four pedestrian zones are described below:

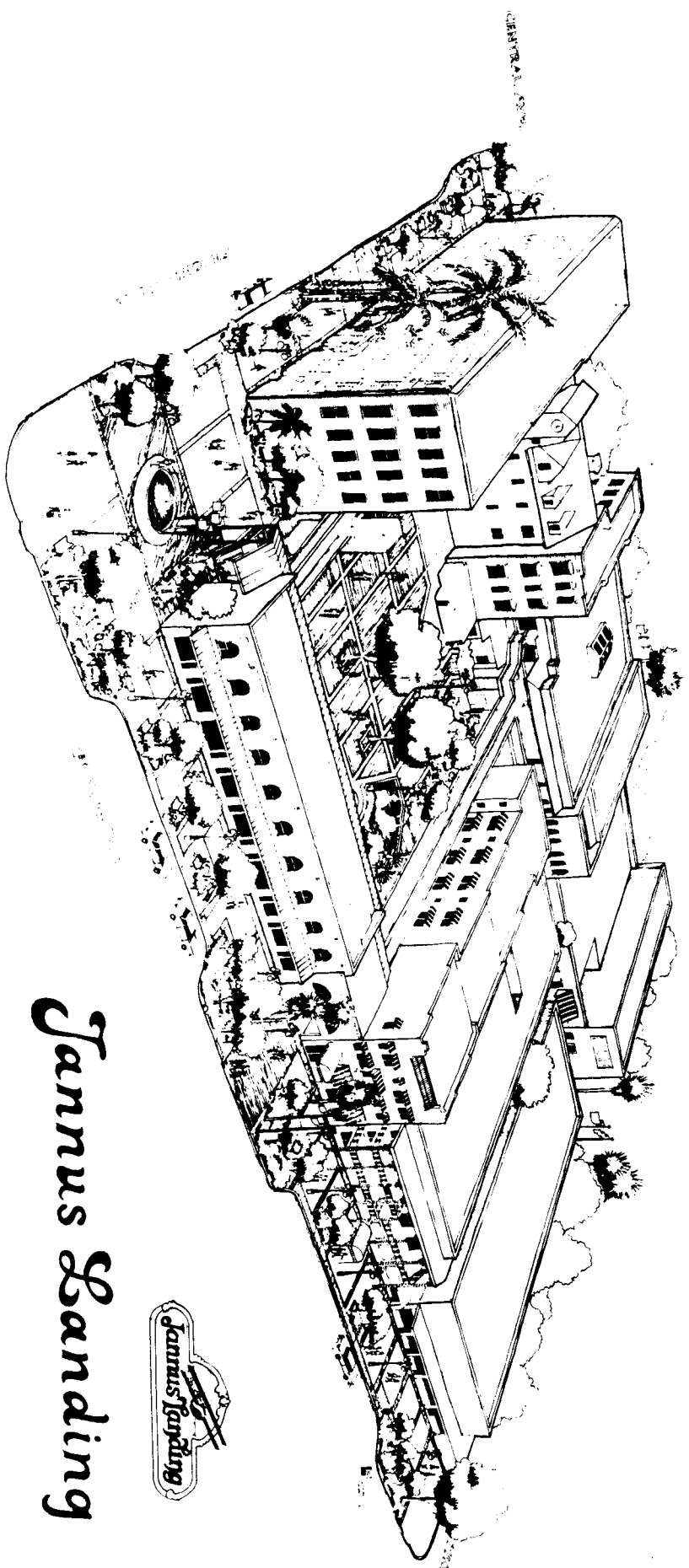
1. Window Shopping Area - This is a three foot wide band of brick which allows the pedestrian to window shop without disturbing the main flow of traffic. This area should also provide shade via some type of canopy.
2. Pedestrian Thoroughfare Area - This area is designed to accommodate the largest portion of pedestrians using the sidewalk. It is the area in which the pedestrian will move rapidly from one place to another without interruption. The width of this area fluctuates from 10 to 20 feet as it continues down the sidewalk. This consists of two bands of inlaid brick which are perpendicular to the dominant direction of movement. This visually foreshortens the long blocks by stimulating the awareness of progression by the rhythm of the passing bands.
3. Conversation Area - This area, delineated by a brick pattern, is essentially a waiting or rest area for the pedestrian. It provides the pedestrian with shade, seating and buffering from vehicular traffic and parked cars.



*Mid-block Entrance
third street no.*



*Mid-block Entrance
central ave.*



Jannus Landing

FIGURE 6

4. Pedestrian Crosswalks and Mid-Block Crossings - This design extends the curb to decrease the walking distance at intersections and allows vehicular traffic to have shorter traffic signal intervals. The spatial enclosure created by the landscaping and curb extensions will cause drivers to decrease their rate of speed. The large, brick textured pedestrian crossings will also allow the driver to identify the area as a pedestrian zone. The use of mid-block crossings should be encouraged where pedestrian volumes are heavy and supplemented with traffic signals at those mid-block crossings.

APPENDIX E

HISTORIC SURVEY

ARCHITECTURAL/HISTORIC BUILDINGS

SITE NAME	LOCATION	YEAR BUILT	STYLE	PRESENT USE	SIGNIFICANCE	CATEGORY
INTOWN SECTOR						
Comfort Station	Bayshore Drive - 2nd Avenue N.E.	1927	RR	Public Restroom	Arch/Hist	II
Soreno Hotel	100 Beach Drive N.E.	1923	MR	Commercial	Arch/Hist	II
Liquor Store	17 2nd Street North	1888	FV	Commercial	Hist	III
Central Hotel	119 2nd Street North	1890	FV	Commercial	Arch/Hist	IV
Residence	323 2nd Street North	1923	BU	Residence	Arch	IV
Residence	557 2nd Street South	1905	S	Residence	Arch	IV
First United Methodist Church	212 3rd Street North	1924	GR	Religious	Arch	III
Residence	233 3rd Street North	1916	S	Residence	Arch	IV
Residence	240 3rd Street North	1904	FV	Residence	Arch	III
Residence	432 3rd Street North	1895	BR	Commercial	Arch	IV
Dr. Peabody's	460 3rd Street North	1901	FV	Apartments	Arch/Hist	IV
Salvation Army	318 3rd Street South	1924	MR	Demolished	Arch	IV
Residence - Guest House	357 3rd Street South	1916	P	Residence	Arch/Hist	IV
Florida Power Plant	1200 3rd Street South	1924	CO	Vacant	Arch	IV
First Baptist Church	136 4th Street North	1924	NCR	Religious	Arch/Hist	III
St. Peter's Episcopal Cathedral	140 4th Street North	1899	GR	Religious	Arch/Hist	II
First Congregational Church	240 4th Street North	1889	GR	Religious	Arch/Hist	III
Tramor Cafeteria	119 4th Street South	1924	MR	Commercial	Arch	IV
Stevens House	349 4th Street South	1910	FV	Residence	Arch	IV
Preston Block	446-456 4th Street South	1920	MV	Commercial	Arch	IV
St. Mary's Roman Catholic Church	515 4th Street South	1925	RR	Religious	Arch/Hist	II
City Hall	175 5th Street North	1939	MR	Governmental	Arch/Hist	IV
Mirror Lake Public Library	300 5th Street North	1915	NCR/BA	Educational	Arch/Hist	II
Florida Power Building	101 5th Street South	1925	MR	Demolished	Arch/Hist	III
Y.M.C.A.	116-124 5th Street South	1925	MR	Recreational	Arch	II
Residence	616-618 5th Street South	1917	BR	Residence	Arch	IV
Residence	800 5th Street South	1925	FV	Residence	Arch	IV
Church of God	207 10th Street North	1901	CG	Religious	Arch/Hist	III

STYLE KEY

MR -- Mediterranean Revival	DCR -- Dutch Colonial Revival	MI -- Mission	BA -- Beaux Arts	TR -- Tudor Revival
MV -- Masonry Vernacular	NCR -- Neoclassical Revival	CO -- Commercial	QA -- Queen Anne	BR -- Bracketted
FV -- Frame Vernacular	JR -- Jacobethan Revival	S -- Shingle	GR -- Gothic Revival	CG -- Carpenter Gothic
CR -- Colonial Revival	RR -- Romanesque Revival	BU -- Bungalow	P -- Prairie	MO -- Modernistic

SITE NAME	LOCATION	YEAR BUILT	STYLE	PRESENT USE	SIGNIFICANCE	CATEGORY
Residences	324-330 11th Street South	1911	BU	Residence	Arch/Hist	IV
Residence	285 Jackson Street North	1896	BR	Demolished	Arch	IV
Ponce de Leon	94 Central Avenue	1922	MR	Commercial	Arch	IV
Henri Hotel	173 Central Avenue	1909	HV	Commercial	Arch	IV
Detroit Hotel	215 Central Avenue	1888	HV	Commercial	Hist	IV
Taft Hotel	226 Central Avenue	1894	HV	Commercial	Hist	IV
Barber Groves	241 Central Avenue	1903	HV	Commercial	Arch	IV
St. Charles Hotel	245 Central Avenue	1903	HV	Commercial	Arch	IV
Thomson McKinnon	340 Central Avenue	1913	NCR	Demolished	Arch/Hist	III
Rutland Building	405 Central Avenue	1925	HR	Commercial	Arch/Hist	II
McCrovy's-Hotel Alden	425 Central Avenue	1904	MO	Commercial	Arch	IV
Kress Building	485 Central Avenue	1925	CO	Commercial	Arch/Hist	II
Alexander Hotel	535 Central Avenue	1919	BA	Commercial	Arch/Hist	II
Crislip Arcade	645 Central Avenue	1925	HV	Commercial	Arch	IV
State Theatre	685 Central Avenue	1924	NCR/BA	Vacant	Arch/Hist	IV
Parsley & Stone Arcade	689 Central Avenue	1924	MI	Commercial	Arch	IV
Rattan Crafters	1126 Central Avenue	1926	MV	Commercial	Arch	IV
Roma Antiques	1180 Central Avenue	1933	MI	Commercial	Arch	IV
Bishop Hotel	256 1st Avenue North	1912	MV	Commercial	Arch	IV
Dennis Hotel	326-330 1st Avenue North	1925	CO	Commercial	Arch/Hist	III
Lynn Brockton Shows	334-336 1st Avenue North	1913	MR/P	Commercial	Hist/Arch	III
U. S. Open Air Post Office	400 1st Avenue North	1917	MR	Governmental	Arch/Hist	I
Princess Martha Hotel	401 1st Avenue North	1923	CO	Commercial	Hist/Arch	II
Suwanee Hotel	500 1st Avenue North	1922	CO	Commercial	Arch/Arch	IV
Easton's	270 1st Avenue South	1906	HV	Commercial	Arch/Hist	IV
Colonial Hotel Annex	106 2nd Avenue N.E.	1904	P	Apartments	Hist/Arch	III
Deerport Hotel	235 2nd Avenue North	1900	FV	Commercial	Arch	IV
Deerport Annex	243 2nd Avenue North	1915	QA	Apartments	Arch	IV
Cordova Hotel	253 2nd Avenue North	1921	HV	Commercial	Arch	IV
City Hall Annex	442 2nd Avenue North	1900	MV	Governmental	Hist/Arch	IV
Residence	1058 2nd Avenue South	1910	FV	Residence	Arch	III
Green Pepper Restaurant	142 3rd Avenue North	1912	BU/P	Commercial	Arch/Hist	III
Monticello Apartments	245 3rd Avenue North	1900	CR	Apartments	Arch	IV
Bethel A.M.E. Church	912 3rd Avenue North	1922	GR	Religious	Arch/Hist	IV
Residence	758 3rd Avenue South	1900	FV	Residence	Arch	IV
Flori de Leon	130 4th Avenue North	1925	MR	Commercial	Arch/Hist	IV
Sarvan Apartments	249 4th Avenue North	1922	CR	Apartments	Arch	IV
Veillard House	250 4th Avenue North	1910	BU	Vacant	Arch/Hist	III
Residence	259 4th Avenue North	1906	FV	Vacant	Arch/Hist	III
Pennsylvania Hotel	320 4th Avenue North	1926	CO	Commercial	Arch/Hist	IV
Barbara Ann Apartments	333 4th Avenue North	1901	S	Apartments	Hist/Arch	II
Coliseum	535 4th Avenue North	1924	MR	Entertainment	Hist/Arch	IV
Residence	110 4th Avenue South	1910	BR	Residence	Arch	IV
Tomlinson Adult Education Center	206 Mirror Lake Drive North	1924	MR	Educational	Hist/Arch	III
Mirror Lake Adult Center	709 Mirror Lake Drive North	1920	HR	Educational	Arch/Hist	IV
Blocker Villa	326 5th Avenue North	1919	FV	Apartments	Arch/Hist	IV
Manhattan Hotel	444 5th Avenue South	1891	QA	Commercial	Hist/Arch	I
Residence	412 6th Avenue South	1900	BR	Residence	Arch	III
Professional Offices	621 6th Avenue South	1923	BU	Commercial	Arch	IV
Residence	834 6th Avenue South	1920	P	Residence	Arch	IV
Residence	800 7th Avenue South	1917	MV	Vacant	Arch/Hist	IV
Roser Park Elementary School	535 9th Avenue South	1914	MI	Commercial	Arch/Hist	IV
Vinyo Park Hotel	501 Bench Drive N.E.	1925	MR	Vacant	Arch/Hist	I

TABLE 1

ST. PETERSBURG CITY COUNCIL
(REDEVELOPMENT AGENCY)

CORINNE FREEMAN, MAYOR

WILLIAM BOND

J. W. CATE, JR.

PETER ENGLAND

JAMES MARTIN

SALLY WALLACE

DAVID WELCH

ALAN N. HARVEY, CITY MANAGER

Bruce A. Hahl, Community Development Administrator
Richard Mussett, Director Planning Department

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Helen Biggs

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Marion James

Margaret London

and in conjunction with the Economic Development, Real Estate
Legal, Finance and Public Works Departments.

AMENDMENTS

Intown Redevelopment Plan - Amendment

Adopted January 20, 1983 C.D. 60 F

The following sections now read as follows:

Page 23

Webb's City

- Block E - Residential service retail center to provide grocery store, drug store and other neighborhood convenience services. The retail component of the development concept should not exceed 80,000 square feet.
- Block G - Governmental development - Fire Station and other compatible permitted uses.

Page 35-36

Design Parameters

General

- . All redevelopment sites should meet the zoning requirements for open space, design guidelines, parking and setbacks.
- . Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review.
- . All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:
 - . building orientation
 - . building facade materials,
 - . shading of buildings and parking lots,
 - . wind control for cooling ground level spaces and/or buildings,
 - . use of solar energy (if practical) to meet development energy needs or individual building requirements, e.g., shared solar hot water,
 - . use of paving material other than concrete or asphalt for parking lots to reduce area heat gain (such as turf block),
 - . use of natural sunlight for interior lighting (daylighting).

INTOWN REDEVELOPMENT PLAN AMENDMENT

Adopted March 17, 1983

011 - 641-F

The Design and Development Guidelines' Section of the Intown Development Plan is amended as follows:

Webb's City:

DELETE .The pedestrian system for the area bounded by 1st and 3rd Avenues South and 8th and 9th Streets South shall be the Major Pedestrian System design (see Appendix D).

4th item amended .All of the Webb's City Area shall be developed in conformance with the Pedestrian System design category (see Appendix D).

Development Guidelines:

5th item amended .New development in the Core area should be developed at a minimum floor area ratio of 2.

Intown Redevelopment Plan - Amendment

Adopted May 19, 1983

The Residential Development Program Section page 16 is amended to add the following:

The first phase residential program involves the Vinoy project, Block K on Map 4 and Block F on Map 6. The development concept for these areas are described below.

- . The Vinoy Project encompasses the Vinoy Park Hotel which represents a unique landmark within a more significant community amenity - the waterfront park system. However, the Vinoy is an economic and aesthetic blight on the waterfront due to its deteriorated condition and its vacant status for over seven years.

The creation of a waterfront park system which stretches from Coffee Pot Bayou down to Poynter Park has been a community goal for decades, a dream which has finally been realized. The Vinoy property in its current state negatively impacts the natural beauty of the waterfront, particularly from the Pier Park project area. The City and community effort and investment which has been put into the development of the waterfront park system and now into the Pier Park project is significantly influenced by the development of the Vinoy property.

The restoration of the Vinoy Park Hotel, a National Register of Historic Places landmark, is important to the aesthetic beauty of the waterfront and to the community investment in the establishment of the waterfront park system.

The use of the Vinoy for residential or hotel uses, or both, is vital to establishing a permanent population base in the downtown in order to stimulate and support hotel, office and retail growth, expand the City's tax base, encourage the rehabilitation of existing downtown neighborhoods, and reinforce the aesthetic quality of the waterfront park system.

The Design and Development Guidelines Section of the Intown Redevelopment Plan under the Vinoy property is amended to the following:

WATERFRONT

Within the boundaries of the City of St. Petersburg lies one of the most unique aesthetically and economically valuable assets of the Region; our downtown waterfront.

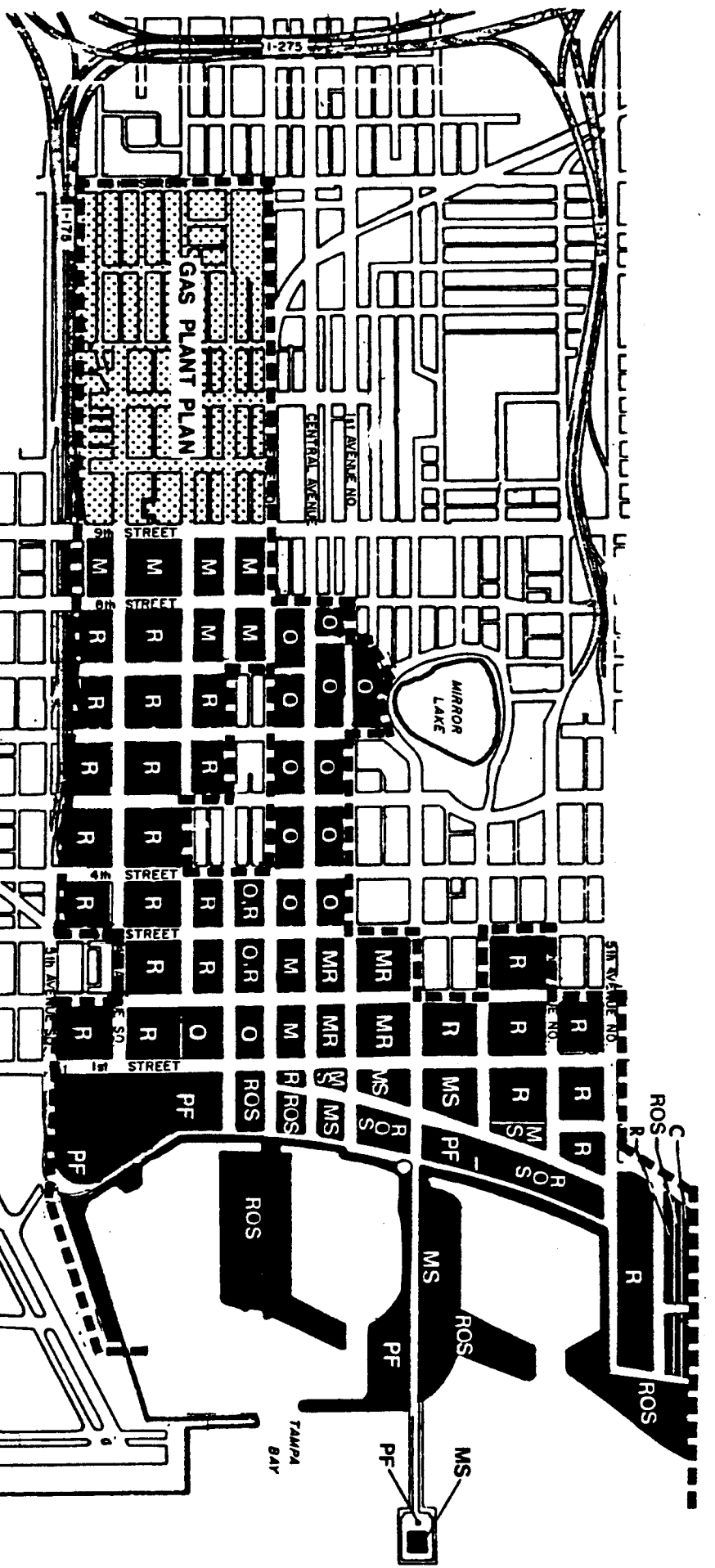
The park-like character of the waterfront forms a U-shape around the eastern edge of the downtown which is anchored at its southern end by the Bayfront Convention Center, and at its northern end by the Vinoy property. These two anchors represent prominent visual points which frame the Intown waterfront park system and, therefore, the development of the Vinoy site and Bayfront as activity and visual image centers is very important to the successful redevelopment of the downtown, the use of the waterfront as a public activity space, and the reinforcement of the aesthetic quality of the waterfront park system.

The downtown waterfront has established itself as an area with its own sense of time and place. In order to preserve and enhance this historical and visual continuity, it is important to establish the design compatibility of buildings along the waterfront with each other as well as with the park-like character of the waterfront. It is equally important to provide for a variety of activities along the waterfront and in the downtown so all citizens of St. Petersburg can enjoy the present and the future opportunities these City assets create.

Vinoy Property Development:

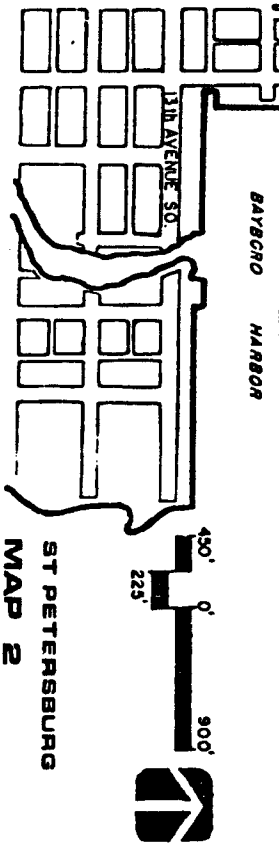
- . shall provide for the restoration of the Vinoy Park Hotel Building to its Mediterranean Revival architectural character (including building appearance and color);
- . shall maintain a compatible design relationship to the Vinoy and the waterfront in terms of building mass, scale, height, materials, color, and architectural character;
- . shall provide for a 200 foot wide open space buffer parallel to and west of Bayshore Drive between Baywood Park and Fifth Avenue NE to maintain the open character of the waterfront allowing for visual access to and through the open space buffer area;
- . shall preserve the Banyan trees and Indian Midden;
- . shall provide landscaped buffers along all streets and any walls facing the street;
- . shall landscape parking structures and areas;
- . shall provide a landscaped design separation between the development, Baywood Park and the open space buffer parallel to and west of Bayshore Drive.

- . shall avoid utilizing large and continuous building masses to create a walled image or effect along Fifth Avenue NE, since it is important to maintain the aesthetic charm and openness of the Vinoy Basin area and waterfront park system, especially as viewed from Pier Park and along Straub Park.
- . should minimize visual intrusion of parking structures and areas along Fifth Avenue NE and Bayshore Drive via landscaping and/or site design of the project;
- . The development which conforms to the stipulation entered into between the parties and approved by a final judgment executed by Judge Bryson on December 3, 1982, in the case of Padula and Workman v. City of St. Petersburg (Circuit Civil No. 82-6574-17) shall be deemed to conform to the provisions of the Community Redevelopment Plan. This final judgment is recorded at pages 7 and 8 of O. R. Book 5439 of the Official Records of Pinellas County, Florida.



- C COMMERCIAL
- M MIXED USE (RESIDENTIAL/OFFICE/RETAIL)
- MR MIXED USE WITH MAJOR RETAIL AT PEDESTRIAN LEVELS
- MS MIXED USE WITH SPECIALTY RETAIL
- O OFFICE
- PF PUBLIC FACILITIES
- R RESIDENTIAL (INCLUDING HOTELS)
- ROS RECREATION/OPEN SPACE

PLAN EMPHASIS



ST PETERSBURG
MAP 2

A RESOLUTION RECOMMENDING MODIFICATIONS TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE INTOWN REDEVELOPMENT AREA WITH RESPECT TO THE REHABILITATION OF EXISTING BUILDINGS AND SIDEWALK IMPROVEMENTS IN THE WEBB CITY AREA; REQUESTING CITY COUNCIL TO INSTITUTE SAID CHANGE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency and the City Council of the City of St. Petersburg have adopted the Intown Redevelopment Plan to promote the redevelopment of downtown;

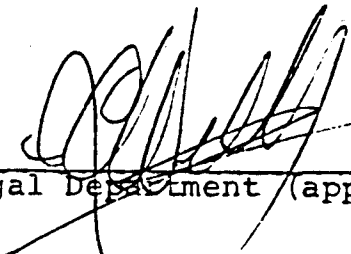
NOW, THEREFORE, BE IT RESOLVED, that the Community Redevelopment Agency of the City of St. Petersburg, Florida, recommends the following changes to the Community Redevelopment Plan for the Intown Redevelopment Area:

Page 23 - Webb's City Block D of the Intown Redevelopment Plan be amended to read as follows:

- Block D - Rehabilitation of existing buildings and/or new development and parking, including pedestrian system improvements.

BE IT FURTHER RESOLVED that the City Council institute the said changes and hold a public hearing.

This resolution shall become effective immediately upon its adoption.


Legal Department (approved as to form and content)

6-18-84
Date

ORDINANCE NO. 823-F

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF EXHIBIT "A" OF ORDINANCE 557-F, THE COMMUNITY REDEVELOPMENT PLAN OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ST. PETERSBURG, FLORIDA, FOR THE INTOWN REDEVELOPMENT AREA (INTOWN REDEVELOPMENT PLAN); CLARIFYING DESCRIPTIONS OF PLAN PROJECTS; PROVIDING SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That the Community Redevelopment Plan for the Intown Redevelopment Area (Intown Redevelopment Plan) and which is Exhibit "A" of the City of St. Petersburg Ordinance 557-F is amended as follows:

1. Page 19 - replace Map 5 with the attached amended Map 5 shown in Exhibit 1.
2. Page 20 - Pedestrian System - amend the first and second paragraphs to read as follows:

~~An important part of establishing a strong Core activity center is providing pedestrian amenities.~~

~~The pedestrian system study described in Appendix B serves as the design framework for the system and Map 5 depicts the type of pedestrian design for the Core area.~~

An important part of establishing a strong downtown revitalization program is providing pedestrian amenities. These pedestrian amenities will be developed as part of a program whereby the trust fund will be used to share on a 50/50 basis with the developer or property owner the cost of sidewalk improvements.

Map 5 depicts the sidewalk areas in the Core area that property owners and developers will be required to improve under this program. The pedestrian system study described in Appendix D serves as the design framework for the level of pedestrian treatment (pedestrian system classification) that is also identified on Map 5. Other blocks in the redevelopment area may be considered for inclusion as part of the pedestrian improvement program depending upon the availability of trust fund money and participation by all property owners along a given block frontage.

3. Page 20 - Parking Structures - the first paragraph is amended to read as follows:

Public parking structures will be constructed at two key locations within the core area. Ideally these structures should be located at ~~Block A and Block F and will be developed in conjunction with mixed-use projects~~ in Blocks A, B and G (see Map 4).

4. Page 21 - Block consolidation - the first paragraph, the last sentence is amended to read as follows:

Block consolidation includes the establishment of the unified retail core concept (Blocks B, C, D and E) and consolidation of Blocks A, F and G (see Map 4).

5. Page 21 - Port and Bayfront Center - this entire project description is amended to read as follows:

PORT-AND-BAYFRONT-CENTER

~~This project entails the expansion of Bayfront Center for convention facilities and a new hotel, and Port improvements for attracting cruise ships.~~

- * ~~The expansion of Bayfront Center entails the following:~~

~~o the expansion of the convention center including a storage facility, exhibition space and meeting rooms (50,000 sq. ft.);~~

~~o a parking structure or combination of surface parking and structure parking (1,000 spaces), which will also help meet the parking demands for Pier Park;~~

~~o a new privately owned and operated hotel to be leased on City property and constructed either along the waterfront (Municipal Parking lot 51) or behind Bayfront Center. The hotel, approximately 375 units, should provide pedestrian linkages (ground and/or upper level) to the Bayfront Center, and if located along the waterfront, the hotel shall be setback at least 50 feet, and preferably 100 feet, from the existing waterfront edge and said setback should be a landscaped esplanade and open for public use. The hotel, if located on lot 51, should not exceed 10 stories in height.~~

~~The expansion of the Port although not within the redevelopment area boundaries entails parking facilities and a passenger terminal, for cruise ships. The development of this facility will have a significant impact on the intown area.~~

Bayfront Center

The Bayfront Center represents an important cultural resource and amenity to the Community and a vital component of the downtown redevelopment program. It is necessary, therefore to prepare (1) market and design studies to identify its appropriate role in the local and regional market (performing arts, theatre, conventions, conferences and other related entertainment activities), and (2) facility improvements. Project funding will be required for market and architectural studies, the rehabilitation and expansion of the existing facility (e.g. addition of a theatre, and arena, and public and service space improvements) to provide for performing arts, theatres, conventions, conferences and other entertainment related facilities, and funding for parking, landscaping and other related pedestrian and open space improvements.

6. Page 23 - Webb's City - the second sentence in the first paragraph is amended to read as follows:

The public improvements for this project include the items listed below (see Map 6) and also the repayment of the Economic Development Administration loan to the City.

7. Page 31 - Administrative and Relocation Costs - the second paragraph is amended to read as follows:

~~A special account will be established from the P.I. trust fund to pay for staffing of the Redevelopment Agency.~~

Trust fund monies can be used for the operation of the Community Redevelopment Agency which includes staffing, printing publications, and hiring professional services to conduct planning, marketing, architectural and other related activities necessary to implement the plan and projects described in the plan.

SECTION 2. That ~~struck-through~~ portions indicate the language to be deleted and the underlined portions indicate the language to be added.


SECTION 3. The amendments delineated herein are hereby approved and adopted by the City Council and hereby become a part of the Community Redevelopment Plan for the Intown Redevelopment Area.

SECTION 4. It is the intention of the City Council that this ordinance and every provision hereof shall be considered separable; and the invalidity of any other section, clause or provision of this ordinance shall not affect the validity of any other section, clause or provision of this ordinance.

This ordinance shall become effective immediately upon its adoption.

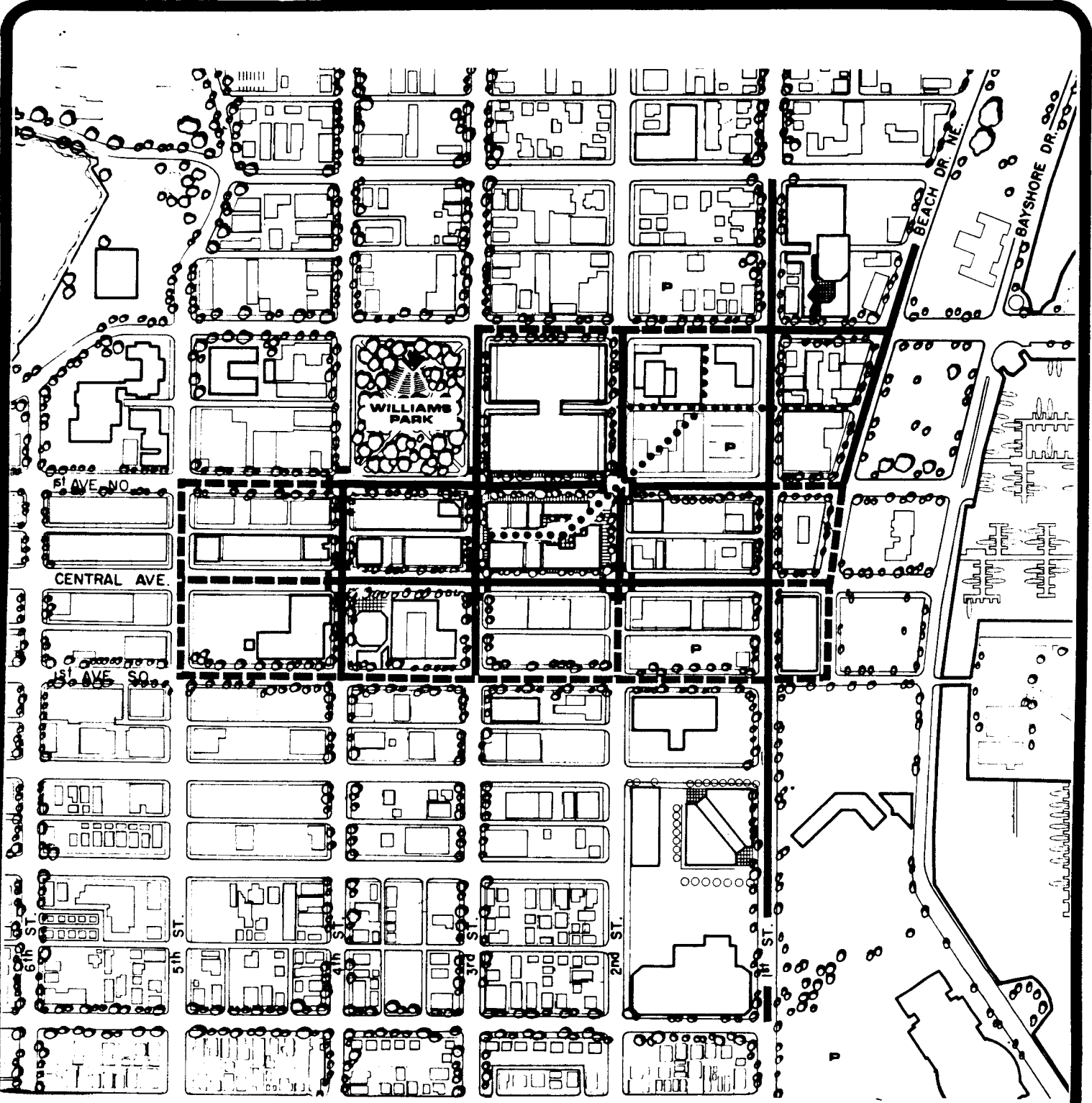
Passed by St. Petersburg City Council on first reading on the 16th day of May, 1985.

Passed by St. Petersburg City Council on second and final reading on the 6th day of June, 1985.


Mayor-Councilman
Chairman of the City Council

ATTEST: 
Clerk of the City Council

Title Published: Ind. 1-t 5/27/85



- PEDESTRIAN STREET
- MAJOR PEDESTRIAN STREET
- PEDESTRIAN MALL
- P □ PARKING STRUCTURE



MAP 5

PEDESTRIAN SYSTEM CLASSIFICATIONS

ORDINANCE NO. 852-F

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF EXHIBIT "A" OF ORDINANCE 557-F, THE COMMUNITY REDEVELOPMENT PLAN OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ST. PETERSBURG, FLORIDA, FOR THE INTOWN REDEVELOPMENT AREA (INTOWN REDEVELOPMENT PLAN): CLARIFYING USE OF TAX INCREMENT BOND PROCEEDS; PROVIDING SEVERABILITY OF PROVISIONS: AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That the Community Redevelopment Plan for the Intown Redevelopment Area (Intown Redevelopment Plan) and which is Exhibit "A" of the City of St. Petersburg Ordinance 557-F is amended as follows:

1. Page 31 - Administrative and Relocation Costs - the second paragraph is amended to read as follows:

~~Frust-fund-monies-can-be-used-for-the operation-of-the-Community-Redevelopment Agency-which-includes-staffing,-printing publications,-and-hiring-professional services-to-conduct-planning,-marketing architectural--and--other--related activities-necessary-to-implement-the plan-and-projects-described-in-the-plan~~

Tax increment bond proceeds may be used for necessary architectural and other professional services to implement development projects described in the Plan.

SECTION 2. That ~~struck-through~~ portions indicate the language to be deleted and the underlined portions indicate the language to be added.

SECTION 3. The amendments delineated herein are hereby approved and adopted by the City Council and hereby become a part of the Community Redevelopment Plan for the Intown Redevelopment Area.


SECTION 4. It is the intention of the City Council that this ordinance and every provision hereof shall be considered separable; and the invalidity of any other section, clause or provision of this ordinance shall not affect the validity of any other section, clause or provision of this ordinance.

This ordinance shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council on first reading on the 24th day of October, 1985.

Passed by St. Petersburg City Council on second and final reading on the 21st day of November, 1985.


Mayor-Councilman
Chairman of the City Council

ATTEST: 
Clerk of the City Council

Title Published: Ind. 1-t 11/11/85

INTOWN REDEVELOPMENT PLAN -

APPENDIX (F): GAS PLANT PROJECT

CITY OF ST. PETERSBURG, FLORIDA

SEPT. 1, 1983

PLANNING DEPT.-COMMUNITY DEVELOPMENT ADMIN.

INTOWN REDEVELOPMENT PLAN - GAS PLANT PROJECT

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INTOWN REDEVELOPMENT PLAN (GAS PLANT PROJECT)

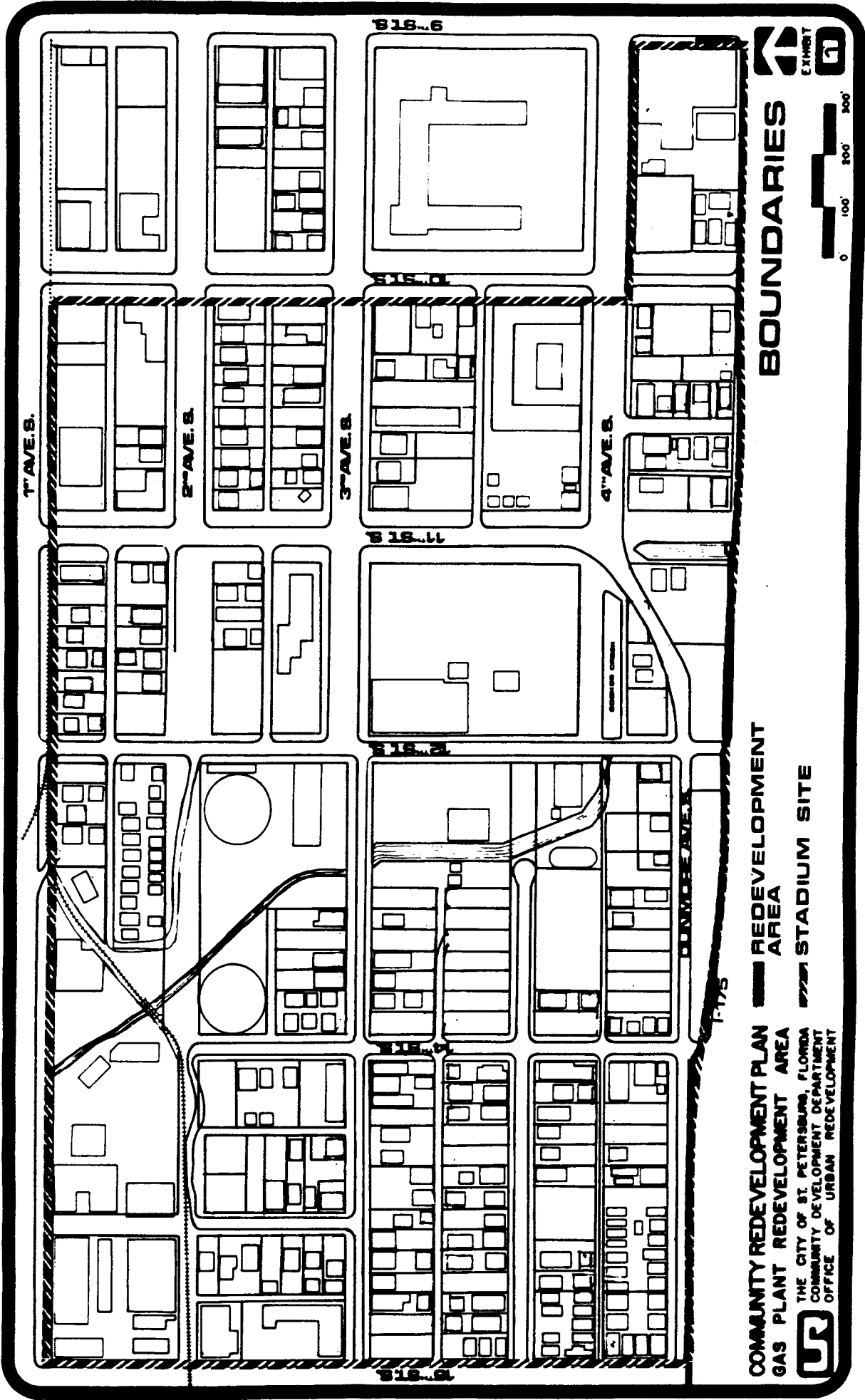
INTRODUCTION:

On September 7, 1978, by Resolution No. 78-738, the St. Petersburg City Council declared a portion of the City's Intown Sector known as the Gas Plant - bounded by 1st Avenue South, 9th and 16th Streets South and I-175 - to be an area of slum and blight suitable for redevelopment, under Florida Statutes, Chapter 163, Part III; the Community Redevelopment Act (See Appendix 1: Inventory and Analysis), and directed that a redevelopment plan be prepared for the area. The resulting Gas Plant Redevelopment Plan was adopted, after due process, by City Council Resolution No. 79-698 on September 20, 1979, and was subsequently incorporated into the Intown Redevelopment Plan, which was adopted by Ordinance No. 557-F on March 18, 1982.

The original Gas Plant plan called for clearance of most of the property in the area for the purpose of developing a new intown industrial park and residential complex. Since adoption of the plan, however, the area has been selected by the Pinellas Sports Authority as the proposed site for a new multi-purpose sports facility. Since this proposed use represents a significant change from those proposed in the earlier adopted plan, and would require the acquisition of additional properties (see Appendix 2: Action Per Parcel), this plan is intended to void and replace the earlier plan and, consequently, contains all statutory elements required to justify all findings necessary for adoption under pertinent State enabling legislation, with the exception of those elements that are already contained in the Intown Redevelopment Plan, into which this plan will be incorporated by amendment, once adopted.

PROJECT DESCRIPTION

The Gas Plant Redevelopment Area contains 84.3 acres and is located between 9th and 16th Streets South, and between 1st Avenue South and I-175 (See Map 1). The area was declared a Chapter 163, Part III, Redevelopment Area on September 7, 1978, and again on December 17, 1981, as part of the Intown Redevelopment Plan.



COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA
REDEVELOPMENT AREA
STADIUM SITE
 THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT



BOUNDARIES
 EXHIBIT 7

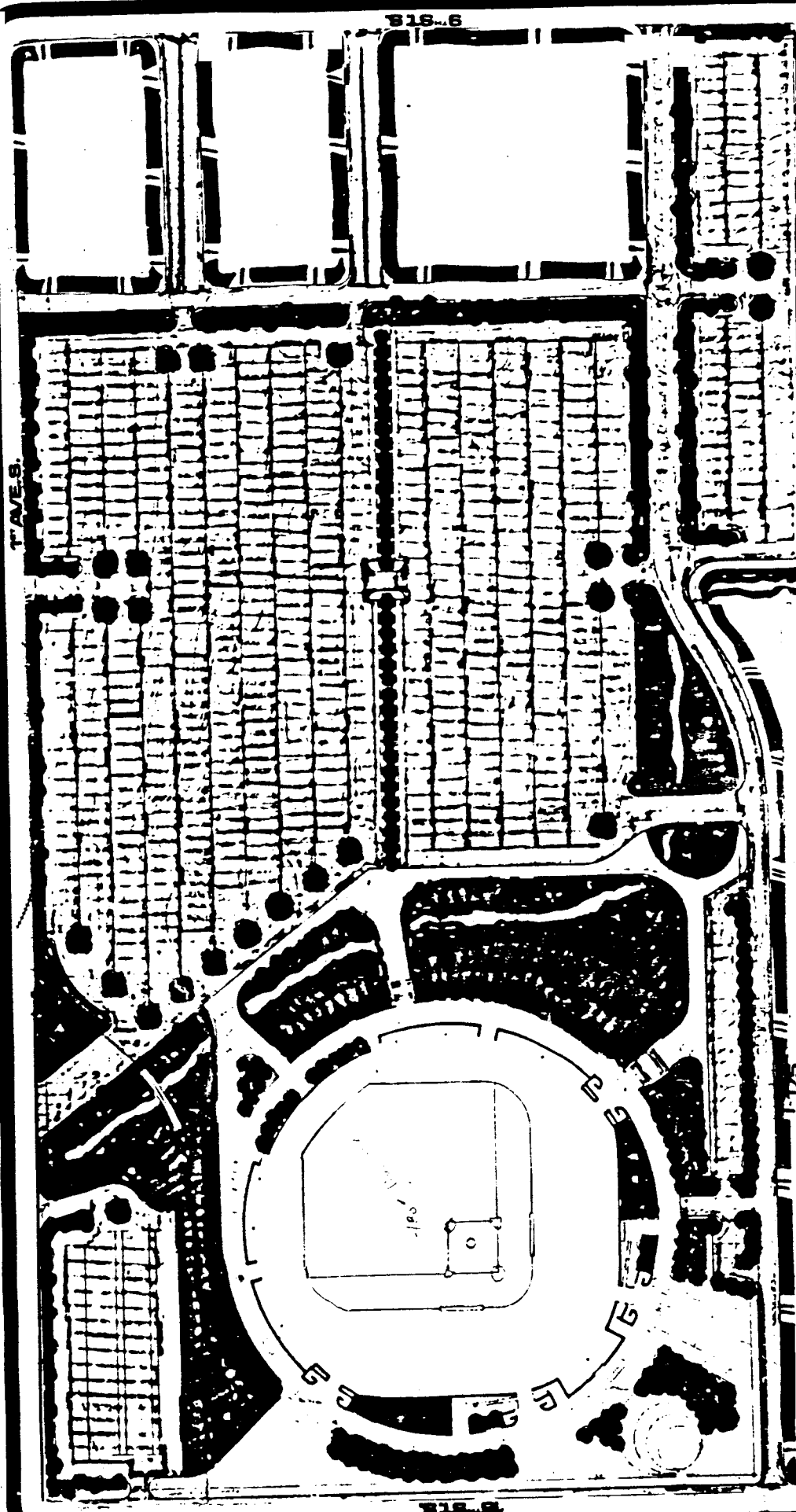
The Gas Plant Project involves the establishment of a multi-purpose stadium, which will be located in the western section of the Gas Plant Redevelopment Area. The project will comprise 66 of the 84.3 acres and will include among other uses, a multi-purpose Stadium, parking for approximately 4,400 cars and 50 busses and landscaped open space buffer parks. The Stadium would seat between 42,000 and 48,000 spectators for baseball, and will be used for a variety of cultural, recreational, convention and civic activities. Map 2 illustrate the conceptual site plan.

PLAN IMPLEMENTATION

In implementing the redevelopment plan it will be necessary to carry out a number of well-defined procedures, including acquisition of property, relocation of households and businesses, demolition of structures, site improvements and property disposition.

All parcels in the Gas Plant Redevelopment Area will be acquired and the structures thereon demolished, except for Parcels 8 through 14, 39, 40, 48, and 49 of Phase 1 (see Appendix 2). The cleared land would be sold or leased to a developer or governmental agency for the purpose of constructing and operating the stadium and its ancillary facilities (i.e.: parking).

The Gas Plant Redevelopment implementation process is being carried out through Community Development Block Grant and Tax Increment Financing funds. An Urban Development Action Grant, Industrial Development Bond and other funding sources may also be used for selected site improvements. The phased sequence envisions stadium construction and site improvements to be carried out from January, 1984, through March, 1986, after completion of acquisition, relocation, and demolition activities, which should be carried out by March, 1984.



**CONCEPTUAL
STADIUM SITE PLAN**

EXHIBIT

2



**COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA**

THE CITY OF ST. PETERSBURG, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
OFFICE OF URBAN REDEVELOPMENT



Plan Emphasis

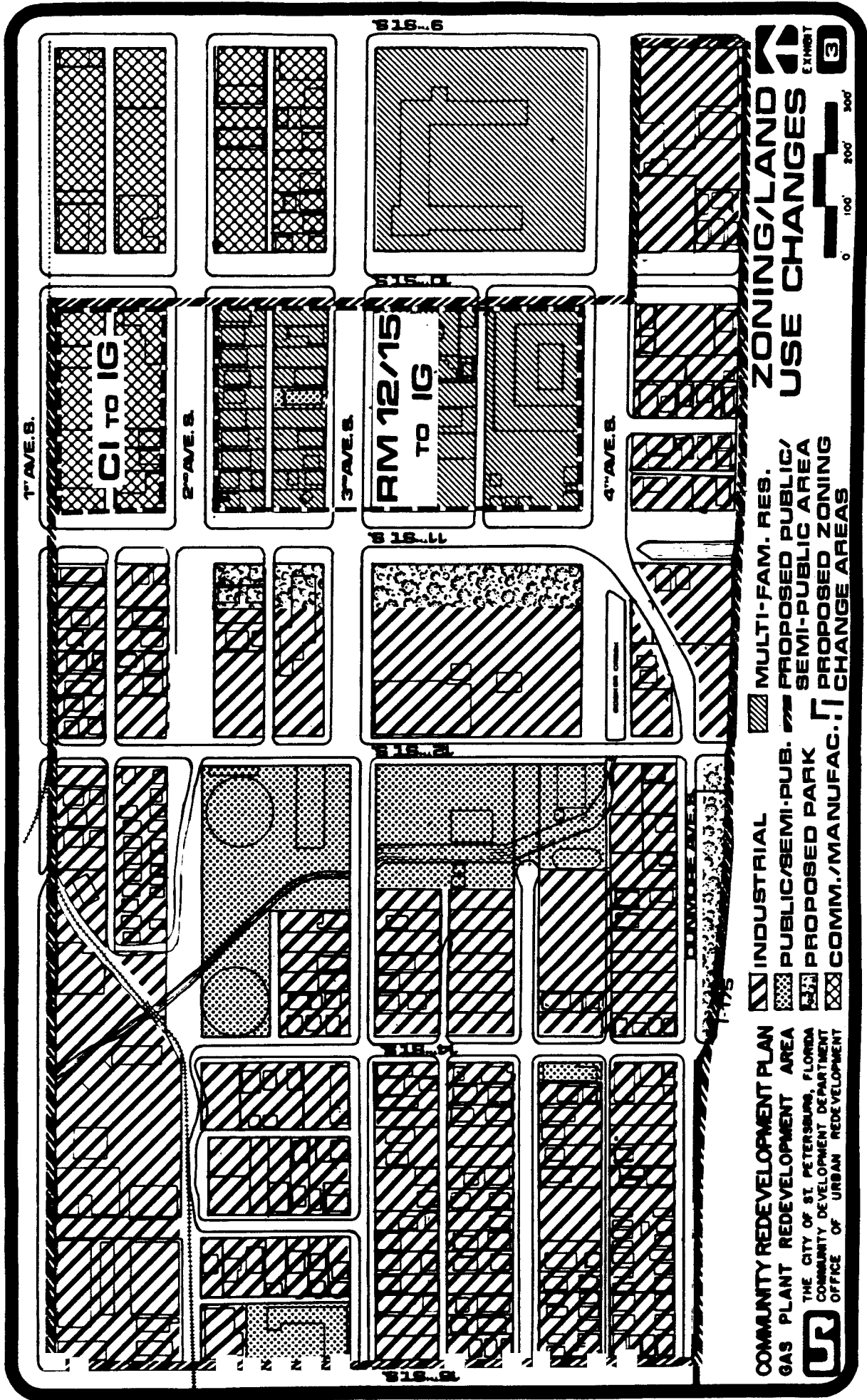
In order to facilitate redevelopment, land use and zoning changes will be necessary and, therefore, the Land Use Element of the Comprehensive Plan will be amended. Existing land uses in the Gas Plant Redevelopment Area include Single-Family Residential, Multi-Family Residential, Commercial, Industrial, Public/Semi-Public and Vacant. The proposed Land Uses are for Public/Semi-Public, Commercial and Residential. Map 3 depicts the land use and the zoning districts required to implement the Plan objectives (note: vacated rights-of-way will conform to the proposed zoning designations of abutting parcels).

To consolidate development parcels and rationalize traffic flow all street and alley rights-of-way (ROW) internal to the stadium project area will be vacated; specifically between the south ROW line of 1st Avenue South and the north ROW line of I-175 from the east ROW line of 16th Street South to the west ROW line of 10th Street South, as well as all remaining rights-of-ways south of the south ROW line of Fourth/Dunmore Avenues South from the west ROW line of 10th Street South to the west R-O-W line of 9th Street South. An access easement will be retained on the Fourth/Dunmore Avenue South right-of-way.

Public Improvements

The Gas Plant Redevelopment Project calls for the establishment of a stadium facility, which will seat between 42,000 and 48,000 spectators for baseball, depending upon final design factors. The stadium itself is to be funded through industrial revenue bonds and other private sources. The operators of the stadium facility will be responsible for maintenance of the stadium facility on-site parking and landscaped areas.

The stadium public improvement program includes land acquisition, demolition, site improvements, land balancing, landscaping, parking, block consolidation, pedestrian systems, drainage/retention and road improvements. The project also includes improving, abandoning, and relocating, if needed, utilities such as water service lines, sanitary and storm sewer lines, gas lines, electrical power lines, and telephone and cable TV lines.



COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA
 THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT

INDUSTRIAL
PUBLIC/SEMI-PUB.
PROPOSED PARK
COMM./MANUFAC.

MULTI-FAM. RES.
PROPOSED PUBLIC/SEMI-PUBLIC AREA
PROPOSED ZONING CHANGE AREAS

ZONING/LAND USE CHANGES

0 100' 200' 300'

The funding for site preparation activities will be through Community Development Block Grant funds. Site improvements will be financed through tax increment financing, other state, federal and local revenue sources and supplemental land development bonds. Table 1 outlines project costs.

TABLE 1: REDEVELOPMENT ACTIVITY COST ESTIMATES

Cost Components	Fund Sources	Project Cost (Estimate)	Tax Increment Financing	Federal/State Grant and Other Sources	Land Development Revenue Bond TIF, and Other Sources	Stadium Revenue Bond
◦ Site Preparation (Land Acquisition, Relocation, Demolition, Disposition)		\$13,723,100		\$13,723,100		
◦ Site Improvements/Land Development		8,643,200	\$5,300,000		\$3,343,200	
◦ Stadium Construction		50,000,000				50,000,000
◦ TOTAL		\$72,366,300	\$5,300,000	\$13,723,100	\$3,343,200	\$50,000,000

DESIGN AND DEVELOPMENT GUIDELINES

The Gas Plant area represents an important visual gateway to the downtown. Therefore, it is the intent of the stadium project to provide a positive visual image and landmark identity for the downtown and the City as a whole. All development in this area shall conform to all applicable Codes and Ordinances, as well as the following guidelines.

- . The location of the stadium in the western part of the Gas Plant area will provide a prominent visual landmark and gateway identity point for the downtown as viewed from the Interstate system.
- . All development in the stadium area shall provide a minimum 20-foot wide, landscaped and irrigated buffer consisting of grass, shrubs and shade trees within the rights-of-way along 9th, 10th and 16th Streets and First Avenue South.
- . Booker Creek shall be landscaped in grass and shade trees and irrigated to a width no less than 25 feet on either side of the top of the bank of the creek and contain pedestrian lighting and picnic facilities.
- . A landscaped and irrigated buffer (grass, shrubs and trees) a minimum of 20 feet wide around the perimeter of the stadium building shall be designated to compliment the building as well as minimize its mass and scale impacts on the surrounding low-rise character of the neighborhood.
- . All parking areas shall be adequately lighted to ensure pedestrian security.

- . The design of parking areas should provide for pedestrian access from the parking area to the stadium minimizing pedestrian-vehicular conflicts.
- . There should be a 20-foot landscaped (grass and trees) buffer along I-175.
- . Fourth/Dunmore Avenues shall be retained as an access easement to provide continual four-lane westbound access through the site and shall be adequately buffered from off-street parking areas.

NEIGHBORHOOD IMPACT

Relocation

The relocation process for businesses, households and institutions will be carried out in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the HUD Handbook, entitled Relocation Policies and Procedures (137.1 revised).

According to a February 18, 1983, edition of the St. Petersburg Multiple Listing Directory of available homes for sale, there are 1,708 homes for sale in the price range of \$7,000 to \$59,999. These properties are nonwaterfronts and noncondominium one-through-four bedroom units. It is anticipated that this supply will provide adequate housing replacement resources for the estimated 45 owner-occupants proposed to be displaced from the Gas Plant Project Area.

To accommodate the estimated 355 tenants, the 1980 Census shows that there were 4,377 units available for rent. This will be more than adequate for the tenants to be relocated. Public Housing and Section 8 Housing would also be available to the tenants.

The homeowners in the redevelopment area will receive a relocation benefit of up to \$15,000 each over and above the value of their property based upon independent appraisals of fair market value. According to the MLS Directory there are 25 one-bedroom, 115 two-bedroom, 32 three-bedroom and five four-bedroom homes for sale in the St. Petersburg area for under \$30,000 per unit, the approximate amount expected to be available to displaced owner-occupants as a result of the above relocation policy.

Environmental Quality

Any development on the site will provide for adequate drainage and landscaping of surface parking areas as required by City Codes. Booker Creek will remain a major drainage system and be landscaped to form a linear park.

Soil

The location and development of the stadium depends to a large extent upon soil-bearing capacity. The area boarded by 11th and 14th Street south of Third Avenue South has extremely limited soil-bearing capacity. Construction in this area would require either special compaction, specialized foundation treatments, or that the facility configuration be such that only the playing fields and surface parking occurs in this portion of the site.

Public Service/Utility Impacts

No additional fire and police personnel will be hired to provide traffic and security services. Instead, off-duty personnel will be temporarily assigned for these purposes during the events, as is the procedure during Bayfront Center events.

The estimated cost for providing police services is \$258,186/year. In addition, internal stadium security would be the responsibility of the Pinellas Sports Authority or stadium owners. There is no anticipated need to increase the Fire Department budget to handle the fire protection needs of the stadium.

Water, sewer, gas, electricity and other utilities are in place, and no utility capacity increases are anticipated as a result of stadium construction. However, some underground and overhead utility lines and their related easements will have to be relocated or abandoned.

Traffic Circulation

From a transportation perspective, the site provides nearly direct access to I-275, which is a regional highway network, via the downtown St. Petersburg Interstate feeders - I-375 and I-175. The site is located approximately midway between the Hillsborough and Sarasota/Manatee County market areas. The location will take on added significance as I-275 and the new Sunshine Skyway Bridge is completed (expected 1984, and 1985, respectively), thus providing easier and faster access to the southern part of the region.

Locally, the Gas Plant Stadium Site is equally accessible via a system of one-way paired arterial routes that are presently operating at only 1/3 to 1/2 capacity. First Avenues North and South, 4th/Dunmore Avenues South, 5th Avenue South, and possibly 3rd Avenue South would provide access to and from east and west. These streets are four-lane, one-way facilities. For north and south access, 16th Street, 8th and 9th Streets, and 3rd and 4th Streets provide this function. The streets are three and four-laned one-way paired systems with the exception of 16th Street, a four-lane, two-way arterial.

Traffic congestion is expected to be minimized because of the disbursed off-site parking areas and the numerous access/egress options.

Economic Impact

The stadium would generate an annual payroll of 27,600,000 in 1986, according to the PSA's consultant, Peter Bavasi, assuming capacity attendance for baseball, football and soccer. Of this estimate \$3,670,000 is for day of event personnel and could vary depending upon actual attendance. Another \$3,890,000 is related to football. The stadium is also, based on a taxable value of about \$58,000,000, expected to generate \$1,130,000 a year in tax revenues, of which about \$588,000 would be available to the City to support a tax increment bond issue. Also, the stadium is expected to expend \$22,400,000 for local goods and services, resulting in possible state sales tax revenue of up to \$1,200,000 a year, \$120,000 of which would revert to the City and County. Tourists coming to stadium events are also expected to contribute \$1,400,000 a year to the local economy. Finally, significant intangible spin-off economic growth would likely occur as a result of new development generated by the presence of the stadium and the resulting nationwide media exposure of the City. For example, a study by the Cleveland Indians' owners indicated that the team's presence had a \$144,000,000 impact on the City in 1981. Another study by the University of Wisconsin showed that baseball in Milwaukee created 1,000 jobs and had a \$50,000,000 impact on the City in 1980 (see Table 2: Economic Impacts).

TABLE 2: ECONOMIC IMPACT ESTIMATES

Variable	Impacts (\$)
Jobs	varies
Payroll	27,600,000 (1)
Taxable Value	58,000,000 (2)
Tax Revenue	1,130,000 (3)
City Tax Increment	588,000 (4)
Expenditures	22,400,000 (5)
State Sales	1,200,000 (6)
City/County Share of Sales Tax	120,000 (7)
Tourist Expenditures	1,400,000 (8)

- 1) Peter Bavasi Study of April, 1983:
 - Full time year round: 125
 - Full time seasonal: 154
 - Part-time year round: 12
 - Part-time seasonal: 26
 - Day-of-event jobs: 107,418*
- 2) 95% of stadium construction costs less land and site improvement value
- 3) Property Tax Revenue: 19.47/1000
- 4) City Tax Increment: 10.14/1000
- 5) Per Touche/Ross Study
- 6) 5% of Expenditures
- 7) 10% of sales taxes
- 8) Per Touche/Ross Study of September, 1982

* (Assumes capacity attendance for baseball, football and soccer.)

APPENDIX 1:

**INVENTORY AND
ANALYSIS**

INVENTORY AND ANALYSIS

The purpose of the Inventory and Analysis portion of the Gas Plant Redevelopment Plan is to present findings and evidence to demonstrate that the area is an area of slum and blight pursuant to Florida Statutes, Chapter 163, Part III, and to provide a comprehensive description of existing conditions and situations in the area in order to facilitate and guide project planning and the projection of impacts resulting from Plan implementation and development. The factors inventoried in this Section include environmental, demographic, structural and economic characteristics, existing land use; zoning; transportation and design. All factors are described as they existed in 1978, prior to Plan implementation.

A. The Environment:

Several environmental related factors were inventoried in the Gas Plant Redevelopment Project Area. They include soils, topography, drainage, vegetation, flooding, noise, air quality, and water quality.

1. Soils:

According to a soil survey conducted by the United States Department of Agriculture, the Project Area contains urban land (UB) and urban land Astatula complex. Urban land consists of areas where the original soil has been modified through cutting, grading, filling and shaping, or has been generally altered by urban development. Urban facilities, including paved parking areas, streets, industrial buildings, houses, other structures, and underground utilities have been constructed on 75% or more of these altered areas.

Urban land Astatula complex is about 37% Astatula fine sand, of which 10-20% has been modified by cutting, grading, and shaping. About 25-40% of this complex is urban land that is covered with houses, industrial buildings, other structures and pavement.

To supplement this information, Urban Redevelopment contracted with Williams and Associates, Inc. to conduct soil boring tests on various sites in the Project Area. The location of these test borings are shown on Exhibit 1.

In researching the area, Urban Redevelopment discovered that, around the turn of the century, a rather large lake occupied the central and western portions of the area and over the years was gradually filled with various types of refuse leaving an open channel which is now Booker Creek. In 1923 the City established an incinerator in the area which was in operation for some 30 years. During a portion of this time ash and residue from the incinerator were deposited over the area. Subsequent construction and fill work along with the

above have created a low lying area generally along the course of Booker Creek with soils of relatively low density and with pockets of muck at some locations. As a consequence, construction in this area will require special foundation treatment. However, the high ground above 25 MSL to the east and west of the low lying area will accommodate standard footings.

2. Topography:

Elevations in the Project Area are relatively high in the portions of the area west of Ninth Street South. There are elevations above 40 MSL. The major change in the topographical features which are unique in the area are along Booker Creek near the railroad tracks. Contours are shown in Exhibit 1.

3. Drainage:

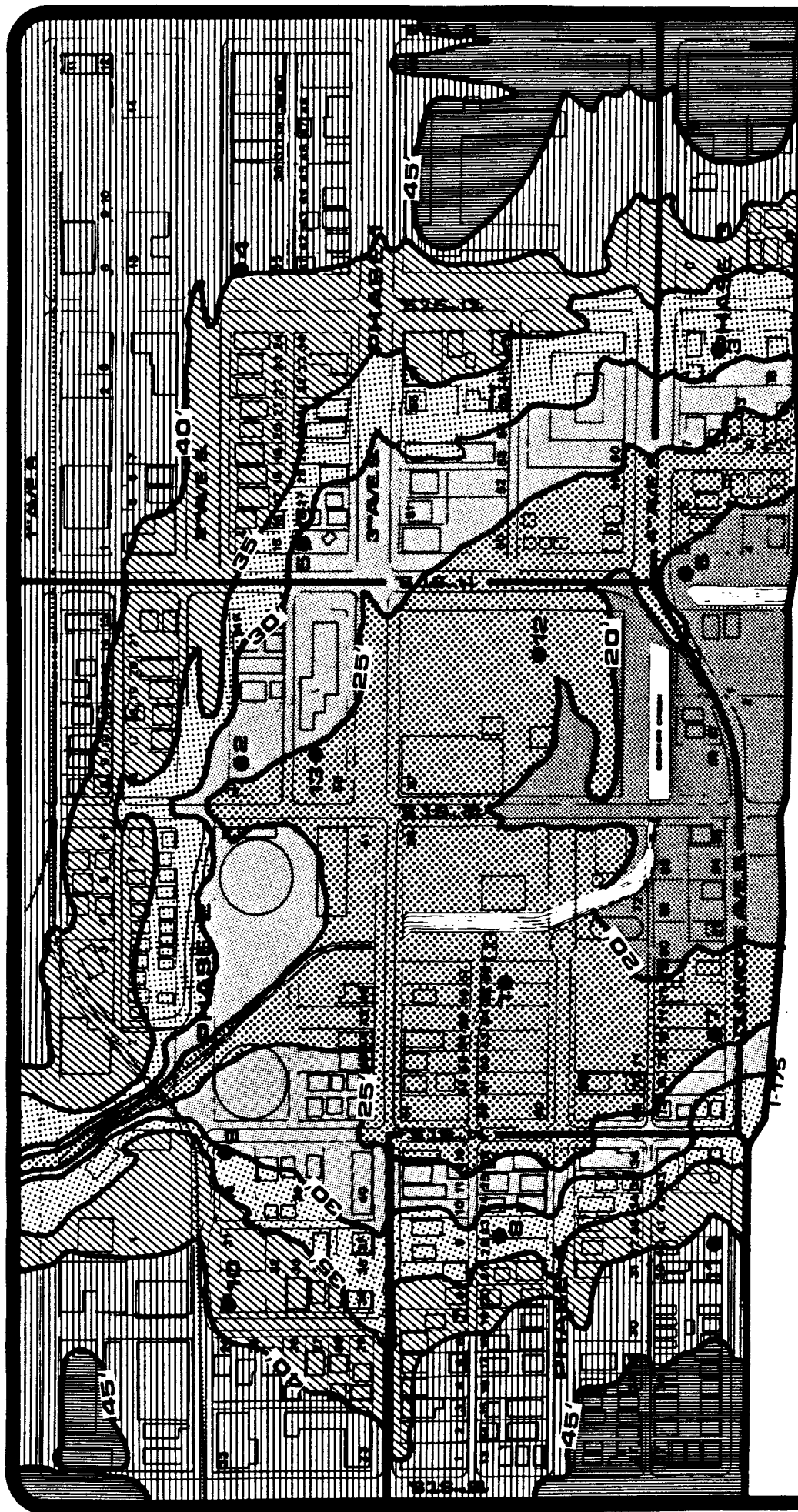
The Gas Plant Redevelopment Project Area is located in drainage area "B" of the City's drainage area plan. B-17 is the subdrainage area covering the Project Area. The primary outfall for the area is Booker Creek. The water course is predominantly open channel flowing southeasterly to Bayboro Harbor. Along the Booker Creek channel there are several restrictive street crossings that are exposed, and exposed utility crossings. According to the recently completed Master Storm Drainage Plan, a new system to intercept surface flows in 16th Street between Third and Fifth Avenues South and provide for outfall along Fourth Avenue South to Booker Creek is needed. The street crossings at Third Avenue South, 12th Street South and Fourth Avenue South, also need to be replaced. These improvements are programmed in the City's Capital Improvement Plan and should be undertaken as part of the Redevelopment Plan.

The existing drainage system, including Booker Creek, is not of sufficient size to handle the anticipated increased run-off expected to be generated by the redevelopment of the area. Therefore, detention basins will be required to be constructed in the area, and extensive revisions to the existing storm sewers will have to be made.

4. Vegetation:

To identify specific vegetation stands in the project area, a vegetation survey was conducted. Specimens that were identified that are worthy of note, or preservation are shown on Exhibit 2.

The Project Area exhibits many species of trees, of which some are exotics with little shade potential, or cooling effect. These low density trees (i.e.: ear tree, Brazilian Pepper, Australian Pine) were not noted due to their poor effects on

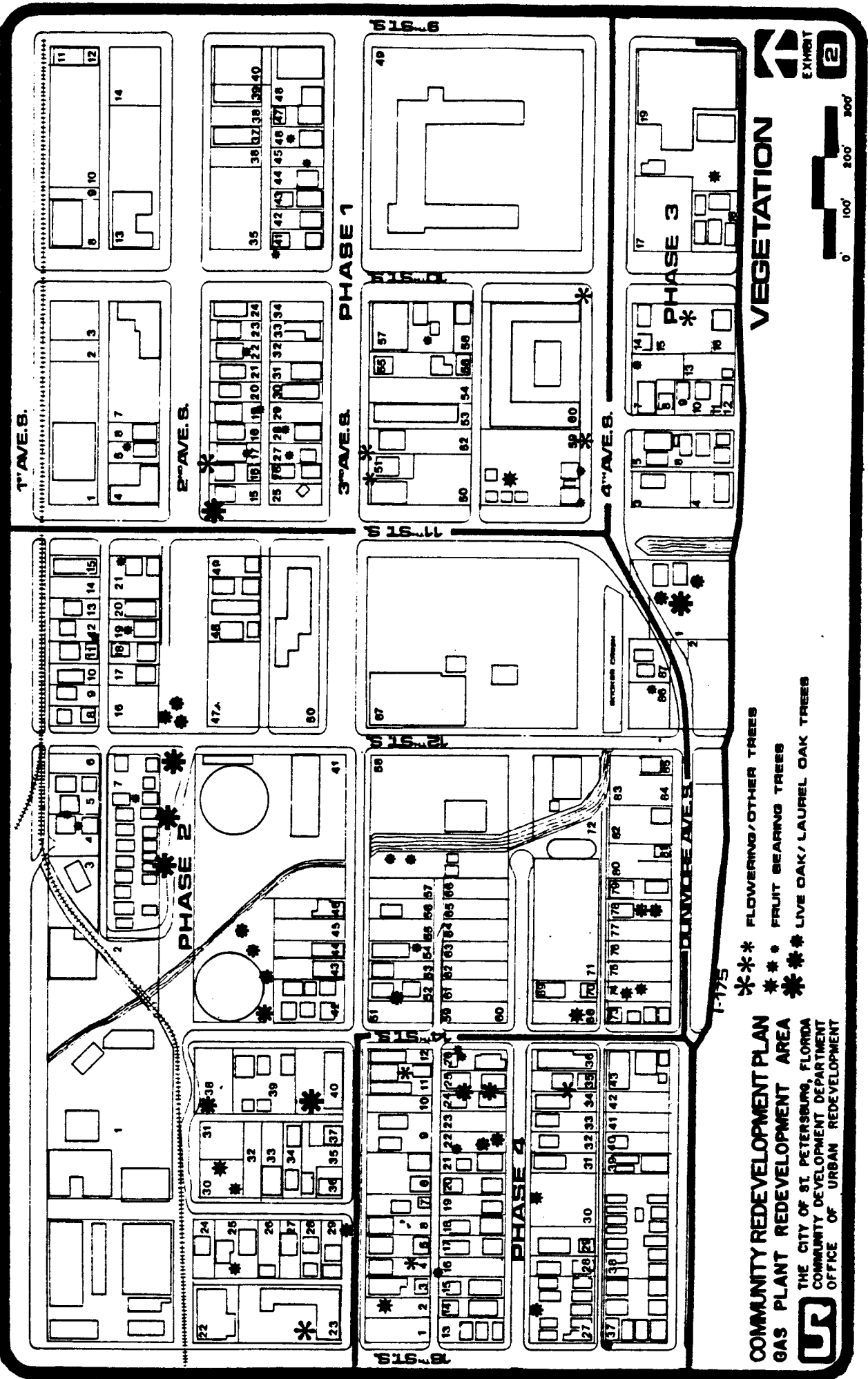


CONTOURS AND SOILS

● SOIL SAMPLE BORING
 -10'- CONTOUR LINES

COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA
 THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT





VEGETATION

- * * * FLOWERING/OTHER TREES
- * * * FRUIT BEARING TREES
- * * * LIVE OAK/ LAUREL OAK TREES

**COMMUNITY REDEVELOPMENT PLAN
 GAS PLANT REDEVELOPMENT AREA**
 THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT



curbs and streets, sewer and water lines, power and telephone lines, and foundations and sidewalks. However, there are notable isolated examples of mature hardwoods and fruit-bearing trees that deserve attention and preservation for their benefit to the community in terms of aesthetics, oxygen production, buffering of noise, cooling effects, absorption of airborne contaminants, erosion prevention, and glare reduction.

In Phase 1 existing trees remain sparse, with a concentration of oaks and mangoes down the Second/Third Avenue-Tenth/11th Street Alleys. The largest tree in this phase is on the southeast corner of Second Avenue/11th Street where a massive oak occupies the right-of-way. Two large mangoes inhabit Lots 54 and 56, in addition to avocados, mangoes and scheffleras on Lot 59. These are growing close to existing structures and care should be taken when demolishing these buildings so as not to damage the trees.

In Phase 2, the largest trees are live oaks. A group of three form a canopy in the south part of Parcel 7, and other well-matured specimens display themselves north of Parcel 40 and west of Parcel 38. Another oak that may be threatened by road expansion is located at 15th Street and Third Avenue South on the northwest corner. Mangoes and avocados remain scattered on Parcels 30 and 16 through 21, and a huge jacaranda is located on Parcel 23. Another row of smaller oaks and mature avocados are evident on Lot 78 with mangoes and avocados dominating the end of the same block on Parcel 68, 73 and 74.

In Phase 3, the most evident example of trees that should be preserved is on the southwest corner of Dunmore Avenue and 11th Street South. There a cluster of oak trees, one with a five foot caliper, flourish on Parcel 1. In Phase 4 the north half should be carefully considered for tree stands which are the largest concentration of trees in the Project Area. Significant trees are found especially on Parcel 22 (mangoes, oaks), Parcel 1 and 2 (mangoes), Parcel 11 (banyan) and Parcels 24 and 25 (oaks). The southern segments have only a few oaks along Fourth Avenue and 16th Street with Parcels 30 and 34 showing substantial urban timber ranging from mangoes to oaks.

5. Flooding:

The U.S. Geological Survey has defined flood prone areas throughout the City of St. Petersburg. No flood prone areas are located within the Project Area. However, in the past, Booker Creek has been subject to flash-flooding, particularly in the area around Dunmore Avenue South and 12th Street. The upstream retention basins presently being constructed will relieve this problem considerably.

6. Noise:

Noise data were collected within the project boundaries at 1380 Fourth Avenue South on August 12, 1977. This short term sample (10 minutes) which was collected at approximately 9:00 a.m. is the most recent data available for the Project Area. Results from this sampling are as follows:

<u>Noise Level Percentiles</u>	<u>dBA</u>
L(oo)	72
L (eq)	53
L(10)	53
L(50)	49
L(90)	47

From this sample, it would appear that existing noise levels within the Project Area are below the HUD recommended levels for residential areas (L(eq) less than 57.5dBA). The predominant source of noise during the sampling period was the traffic on Fourth Avenue South.

Short term noise sampling results are also available from sites just outside the project area that are considered to be of similar land use and comparable noise character. These samples were taken during July through August 12, 1977. Locations and L(eq) values for these sites are as follows:

<u>Location</u>	<u>L(eq) dBA</u>
924 Blackburn Court South	58
1643 Sixth Avenue South	61
1650 Third Avenue South	65
1338 Elmore Avenue South	58

This data implies that existing noise levels within the Project Area may be considerably higher than the L(eq) of 53dBA suggested by the single sample in the Project Area. The presence of excessive noise levels was further verified by tests conducted at several locations in Phase 1 of the project area. These tests, indicate the need for extensive noise buffering for residential uses along First Avenue South and Ninth Street South.

The Florida Department of Transportation has evaluated noise from I-175 South Distributor, and its impact on the Project Area. Noise levels have been projected with traffic flow at designed capacity at seven sites along the northern boundary of the highway. Projected L(10) noise levels range from 70-74dBA with no noise barrier walls or other corrective design features. These levels are within the Federal Highway Design Noise Level, L(10) at 75dBA, for the proposed land use categories (Public/Semi Public, Commercial/Industrial and Multi-family Residential).

7. Water Quality:

a) Sanitary sewer:

Sanitary sewer service is provided by the City Public Utilities Department. The project lies within the Southeast Service District and wastewater is treated at the Albert Whitted Plant. This plant is currently operated under provisions of temporary operating permit No. TP52-6148 issued by the Florida Department of Environmental Regulations and in accordance with National Pollutant Discharge Elimination System (NPDES) permit No. FL: 0021407 (ECSL 6/28/77) from the U.S. Environmental Protection Agency.

The Albert Whitted Plant, which now provides secondary treatment with effluent discharge to Tampa Bay, will be improved in the near future. The plant will provide additional treatment and effluent discharge will be to the spray irrigation system or deep well disposal which will serve as a back-up for spray irrigation during rainy periods. These improvements are scheduled for completion by August, 1983, and are a part of the St. Petersburg 201 Facilities Plan which has been approved at the State and Federal level.

b) Ground water:

There are no potable water supply wells in or around the Project Area. Ground water in St. Petersburg is typically quite saline. Any industrial wastewater discharges into the ground water will be subject to State permitting authorities. Limitations and restrictions contained in such permits shall provide adequate protection.

c) Potable water supply:

No change in the demand for water to meet domestic needs will result from this redevelopment project. Although the resident population within the project area would decrease, these individuals will be relocated to other areas which are serviced by the City's Water System.

d) Storm water:

The proposed redevelopment project lies totally within the Booker Creek Drainage Basin, and Booker Creek itself runs generally from the northwest to the southeast through the Project Area. The City of St. Petersburg Environmental Affairs Division has monitored water quality within Booker Creek in recent years. Sampling station 511, located at Roser Park Drive and Sixth Street

South, is downstream from the Project Area and is considered to be representative of existing water quality from the project site. Samples are collected quarterly from this station and analyzed for several parameters. Recent water quality data are shown in Table 1.

High total and fecal coliform values result from storm water runoff. The high turbidity value for 11/16/78 resulted from construction activity upstream from the Project Area. This problem was turned over to the Florida Department of Environmental Regulation for correction.

In addition to this ongoing monitoring activity the Environmental Affairs Division conducted a detailed biological survey of Booker Creek during 1978. The portion of Booker Creek within the project boundaries is described as supporting few forms of wildlife or plants. The channelized (seawall) nature of the Creek and existing land use patterns within the Project Area have contributed to this condition.

The City has worked and is continuing to work with the Tampa Bay Regional Planning Council in the development of an Areawide 208 (stormwater) Plan. The Council is the designated 208 Planning Agency for this Region. In addition, the City has adopted a local ordinance that will resolve many drainage and stormwater problems. This ordinance requires that post-development storm water runoff not exceed pre-development runoff levels.

8. Air Quality:

Recent air quality modeling studies completed as parts of the St. Petersburg Environmental Baseline Study show that the project area can be expected to experience annual average sulfur dioxide concentrations of 26 ug/m³ and total suspended particulate concentrations of 44 ug/m³. Both these values are well below the Ambient Air Quality Standard of 60 ug/m³ for both these pollutants.

Measurements of carbon monoxide taken at various locations in the City during the period from 1974 to 1977 have shown that carbon monoxide levels are quite low in St. Petersburg. Levels well below 50% of the 40 ug/m³ ambient air quality standard are typical. The most recent carbon monoxide data available from a location near the project area was collected during October and November, 1978, by Environmental Science and Engineering, Inc. This data was collected at Ninth Street and Eighth Avenue South as a part of a complex source permit application. The highest one-hour value measured for this study was less than 30% of the Ambient Air Quality Standard.

TABLE 1 : WATER QUALITY DATA SAMPLING

S T A T I O N 5 1 1

Date Sampled	5/17/78	8/16/78	11/16/78
Time	9:35	12:15	11:20
Temperature - °C	25.0	29.5	25.0
Dissolved Oxygen - MG/L	8.0	7.0	5.0
BOD - MG/L	2.0	3.1	3.4
PH	7.9	7.2	7.8
Turbidity - FTU	4	11	60
Secchi - Meters	> 0.5	> 0.3	0.1
Suspended Solids - MG/L	24	20	58
Chloride - MG/L	69	84	59
Total Kjeldahl N - MG/L	0.1	0.5	0.5
Organic - N - MGL	< 0.1	0.3	0.3
Ammonia - N - MG/L	0.12	0.17	0.20
Nitrite - N - MG/L	0.01	0.02	0.08
Nitrate - N - MG/L	0.33	0.15	0.56
Total - N - MG/L	0.4	0.7	1.1
Total Phosphate - MG/L	0.52	0.09	0.28
Ortho Phosphate - MG/L	0.02	0.06	0.13
Total Coliform - Per 100 MLS.	3,900	60,000	16,000
Fecal Coliform - Per 100 MLS.	420	> 800	2,300
Aluminum - UG/L		383	--
Arsenic - UG/L		--	--
Barium - UG/L		< 100	< 50
Beryllium - UG/L		< 10	< 10
Boron - UG/L		458	147
Cadmium - UG/L		< 10	< 10
Chromium - UG/L		< 50	17
Cobalt - UG/L		< 20	< 20
Copper - UG/L		21	< 20
Iron - UG/L		388	1,110
Lead - UG/L		< 50	40
Manganese - UG/L		29	30
Mercury - UG/L		< 2	<0.2
Molybdenum - UG/L		< 200	<200
Nickel - UG/L		< 50	< 30
Selenium - UG/L		--	--
Silver - UG/L		< 50	< 5
Zinc - UG/L		159	201

Source: City of St. Petersburg, Intergovernmental Relations/Department of Environmental Affairs, May, 1978 - November, 1978.

Pinellas County has been designated as an Air Quality Maintenance Area (AQMA) for Photochemical Oxidants. This problem is regional in nature and is being addressed by a special EPA study. Control of oxidants is not amenable to treatment at the neighborhood or local level, but the problem is being addressed at the county level. The Pinellas County Metropolitan Planning Organization is developing a plan which includes control strategies for hydrocarbons and will become a part of the State Air Quality Implementation Plan. At this time it appears as though Pinellas County will be able to achieve the Ambient Air Quality Standard for Ozone (120 PPB - 1 hr. max.) by 1982. Control measures required to achieve this goal include continued regulation of automobile manufacturers to reduce hydrocarbon emissions and control of stationary sources through a State permitting program. The highest one-hour ozone values within recent years have ranged from 140-145 PPB.

Air Quality References:

1. Environmental Baseline Report No. 1, "Sulfur Dioxide Baseline and Predictive Air Quality Model", St. Petersburg Environmental Affairs Division, September, 1976.
2. Environmental Baseline Report No. 2, "Suspended Particulate Baseline and Predictive Air Quality Model", St. Petersburg Environmental Affairs Division, August, 1977.
3. "Preparation and Preliminary Calibrations of the APRAC - 1A Urban Diffusion Model and the California Line Source Model for St. Petersburg, Florida", Environmental Science and Engineering, Inc., September, 1976.
4. "Complex Source Application City of St. Petersburg Eighth Street South Connector St. Petersburg, Florida", Environmental Science and Engineering, Inc., January, 1979.

B. Demographic/Household Characteristics

The primary data for this analysis is based upon a household survey conducted by Urban Redevelopment during the month of June, 1978, and information provided by the St. Petersburg Housing Authority.

TABLE 2 : POPULATION SUMMARY

	#	%
I. <u>TOTAL POPULATION</u>	<u>800</u>	<u>100%</u>
II. <u>RACIAL COMPOSITION</u>		
Minority	800	100%
Non-Minority	<u>0</u>	<u>0%</u>
TOTAL	<u>800</u>	<u>100%</u>
III. <u>SEX*</u>		
Male	376	47%
Female	<u>424</u>	<u>53%</u>
TOTAL	<u>800</u>	<u>100%</u>
*Estimated		
IV. <u>AGE COMPOSITION</u>		
<u>Age Distribution</u>		
0 - 5 years	34	6%
6 - 17 years	125	22%
18 - 34 years	103	19%
35 - 54 years	108	19%
55 - 64 years	77	14%
65+	<u>112</u>	<u>20%</u>
TOTAL	<u>559**</u>	<u>100%</u>
**241 persons did not disclose age or were not surveyed.		
V. <u>MEAN AGE OF ALL PERSONS</u>	= 37 years	
VI. <u>MEAN AGE OF HOUSEHOLD HEADS</u>	= 53 years	

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.

TABLE 3 : GRAHAM PARK TOWERS

	#	%
I. <u>TOTAL POPULATION</u>	<u>342</u>	<u>100%</u>
II. <u>RACIAL COMPOSITION</u>		
Non-Minority	255	75%
Minority	<u>87</u>	<u>25%</u>
TOTAL	<u>342</u>	<u>100%</u>
III. <u>SEX</u>		
Male	114	33%
Female	<u>228</u>	<u>67%</u>
TOTAL	<u>342</u>	<u>100%</u>
IV. <u>AGE COMPOSITION OF HOUSEHOLD HEADS</u>		
0 - 54 years	3	1%
55 - 64 years	14	4%
65 - 74 years	95	31%
75+	<u>197</u>	<u>64%</u>
TOTAL	<u>309</u>	<u>100%</u>
V. <u>MEDIAN AGE OF HOUSEHOLD HEADS</u> = 83 years		
VI. <u>HOUSEHOLDS COMPOSITION</u>		
<u>Total Households</u>	<u>309</u>	<u>100%</u>
<u>Family Households</u>		
Husband & Wife	26	8%
Female Head	6	2%
Male Head	<u>27</u>	<u>9%</u>
TOTAL	59	19%
<u>Individual Households</u>		
Male Head	133	43%
Female Head	<u>117</u>	<u>38%</u>
TOTAL	250	81%
VII. <u>AVERAGE HOUSEHOLD SIZE</u> = 1.0 person		
VIII. <u>INCOME LIMITS</u>		
0 - \$3,999	252	82%
\$4,000 - \$7,999	56	18%
\$8,000 +	<u>1</u>	<u>--</u>
TOTAL	<u>309</u>	<u>100%</u>

Source: St. Petersburg Housing Authority, Semi-Annual Recertification Report, March, 1978.

A survey of the redevelopment area population is shown in Table 2. The total population of the area is estimated to be 1,142 persons. In that Graham Park Towers is considered to be a subdistrict within this area, a separate summary of its demographic characteristics is provided in Table 3. The remaining population excluding this project is estimated at 800 minority persons.

Females comprise 53% and males 47%. Forty-seven percent of all persons are under 34 years of age. The mean age of all persons is 37 years and the mean age of household heads is 53 years.

TABLE 4: HOUSEHOLD SUMMARY

	#	%
VII. <u>HOUSEHOLD COMPOSITION</u>		
<u>Total Households</u>	<u>376*</u>	<u>100%</u>
<u>Family Households</u>		
Husband & Wife	47	15%
Female Head	70	22%
Male Head	<u>19</u>	<u>6%</u>
TOTAL	136	43%
<u>Individual Households</u>		
Female	58	19%
Male	110	36%
Unrelated	<u>5</u>	<u>2%</u>
TOTAL	173	57%

* 67 households were not surveyed.

VIII. AVERAGE HOUSEHOLD SIZE = 2.12 persons

IX. LARGE FAMILY HOUSEHOLDS (5 persons +) = 26

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.

A summary of household characteristics is provided in Tables 4 through 8. An estimated 376 households reside within the area, excluding those in Graham Park. Of these, 309 were surveyed. Forty-three percent are family households and 57% are individual households.

TABLE 5: TOTAL HOUSEHOLDS BY NUMBER OF PERSONS AND INCOME IN PERCENT DISTRIBUTIONS

INCOME LIMITS	NUMBER OF PERSONS/HOUSEHOLDS					TOTAL	%
	1	2	3	4	5+		
\$ 0 - 1,999	16	8	9	1	1	35	19%
2,000 - 3,999	49	27	3	8	5	92	50%
4,000 - 5,999	7	8	1	2	6	24	13%
6,000 - 7,999	11	3	0	1	3	18	10%
8,000 - 9,999	3	1	0	1	1	6	3%
10,000 plus	2	3	1	2	0	8	5%
Total Households Responding	88	50	14	15	16	183	
% of Total	48%	27%	8%	8%	9%		100%
Total Households Not Responding	88	18	7	3	10	126	
% of Total	70%	14%	6%	2%	8%		100%
% Households Responding	50%	74%	67%	83%	62%		59%
Household Sizes As A % of Total	57%	22%	7%	6%	8%		100%

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June - July, 1978.

The average household size is 2.12 persons. There are 26 large family households (5 persons plus), or 8% of all households. One-person households comprise 57% of the total; two-person households comprise 22%, three-person households comprise 7% and four-person households comprise 6%.

One hundred and eighty-three of the 309 households in the survey provided information on their annual incomes. Sixty-nine percent of all households make less than \$3,999 annually. In accord with the recently revised HUD Section 8 lower and very low-income limits, 148 (81%) of the 183 households that provided annual income information are very low-income households. Twenty-one (12%) are lower-income, and 14 (7%) are middle/upper income families.

**TABLE 6 : LOWER AND VERY LOW INCOME HOUSEHOLDS
IN PERCENT DISTRIBUTIONS**

No. of Persons	Section 8 Lower Income (@ or below)	Section 8 Very-low Income (@ or below)	G A S P L A N T					
			Lower Income	%	Very-low Income	%	Middle/Upper Income	%
1	\$ 8,000	\$4,650	15	71%	59	40%	7	50%
2	9,150	5,300	4	19%	44	30%	4	29%
3	10,300	6,000	0	0%	14	10%	1	7%
4	11,450	6,650	2	5%	15	10%	2	14%
5	12,150	7,200	1	5%	8	5%	0	0%
6	12,850	7,700	0	0%	2	1%	0	0%
7	13,600	8,250	0	0%	2	1%	0	0%
8+	14,300	8,800	0	0%	4	3%	0	0%
TOTALS (Households Responding)			22		148		14	= 184
% OF TOTAL (Households Responding)			12%		81%		7%	= 100%

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.

**TABLE 7: HOUSEHOLDS BY TENURE, NUMBER OF PERSONS, INCOME
IN PERCENT DISTRIBUTIONS**

INCOME LIMITS	NO. OF PERSONS/HOUSEHOLDS						NO. OF PERSONS/HOUSEHOLDS							
	O W N E R						T E N A N T							
	1	2	3	4	5+	Total	%	1	2	3	4	5+	Total	%
\$ 0 - 1,999	1	2	3	0	1	7	23%	6	6	6	1	0	19	12%
2,000 - 3,999	5	4	1	0	0	10	33%	48	25	1	10	6	90	58%
4,000 - 5,999	0	2	0	1	0	3	13%	8	6	1	1	6	22	15%
6,000 - 7,999	1	1	0	0	1	3	10%	9	3	0	1	2	15	10%
8,000 - 9,999	0	0	0	0	1	1	3%	3	1	0	1	0	5	3%
10,000 plus	1	1	1	2	0	6	19%	1	1	1	0	0	3	2%
Total Households Responding	8	11	5	3	3	30		75	42	9	14	14	154	
% of Total	26%	35%	16%	13%	10%	100%		48%	28%	6%	9%	9%	100%	
Total Households Not Responding	4	8	1	0	2	15		82	11	6	3	8	110	
% of Total	27%	53%	7%	0%	13%	100%		75%	10%	5%	3%	7%	100%	

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.

TABLE 8: MINORITY HOUSEHOLD HEADS BY RACE, NUMBER OF PERSONS, ELDERLY, NON-ELDERLY, NON-ELDERLY, FEMALE HEAD - INCOME IN PERCENT DISTRIBUTION

INCOME LIMITS	ELDERLY**						NON-ELDERLY***						FEMALE HEAD								
	1	2	3	4	5+	Total %	1	2	3	4	5+	Total %	1	2	3	4	5+	Total %			
\$ 0 - 1,999	3	1	2	0	0	6	8%	4	8	6	1	1	20	18%	4	5	8	1	1	19	23%
2,000 - 3,999	32	18	2	1	0	53	72%	19	10	0	10	6	45	41%	15	13	3	8	6	45	54%
4,000 - 5,999	1	3	0	1	0	5	7%	7	5	3	1	6	22	20%	1	4	0	1	3	9	11%
6,000 - 7,999	2	1	0	1	0	4	6%	8	3	0	0	3	14	13%	1	1	0	0	3	5	6%
8,000 - 9,999	1	0	0	0	0	1	1%	2	1	0	1	1	5	4%	0	1	0	1	0	2	2%
10,000 plus	1	1	1	1	0	4	6%	1	2	0	1	0	4	4%	0	1	1	1	0	3	4%
Total Households Responding	40	24	5	4	0	73	40%	41	29	9	14	17	110	60%	21	25	12	12	13	63	45%
% of Total	55%	33%	7%	5%			100%	37%	26%	8%	13%	16%		100%	25%	30%	15%	15%	15%		100%
Total Households Not Responding	13	8	1	0	1	23	18%	73	11	6	3	9	102	82%	10	9	2	2	5	28	22%
% of Total	57%	35%	4%	4%			100%	71%	11%	6%	3%	9%		100%	36%	32%	7%	7%	18%		100%

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.

* There are no non-minority households in the proposed Gas Plant Redevelopment Area.
 ** 62 years and older.
 *** under 62 years.

Households by tenure, family size and income are provided in Table 7. There are 45 owner-occupants in the area. Thirty of the owner-occupants provided income information. Fifty-five percent of the owner-occupant households earn less than \$3,999 annually while 70% of the tenants earn less than \$3,999 per year.

Table 8 provides household data by family size, income, age, and female heads. Forty percent of the responding household heads are elderly (62 years and over). Sixty percent are nonelderly, and 45% are female heads. Eighty percent of the elderly households earn less than \$3,999 while 59% of the non-elderly households also earn less than \$3,999 per year. Seventy-seven percent of the female headed households earn less than \$3,999 per year.

Of the 148 households who provided information on annual income and monthly housing costs, 95 (64%) are paying greater than 25% of their monthly income for monthly housing costs. The average monthly household rental of responding households is \$67.00.

Many households in the Gas Plant area have resided there for extended periods; some for more than 40 years. The average length of occupancy is 12 years.

C. Structural and Housing Characteristics:

Structural and housing summaries are shown in Tables 9 and 10. There are 297 structures in the area and 475 residential units. Thirty-nine percent are single-family, 50% are multi-family, and the remainder are commercial and institutional. Eighty-five percent of the structures are occupied and 15% are vacant. Eighty-three percent of the residential units are occupied and 17% are vacant. Forty-five (11%) of the residential units are owner-occupied and 349 (89%) are tenant-occupied. Eighty-one (17%) residential units are vacant.

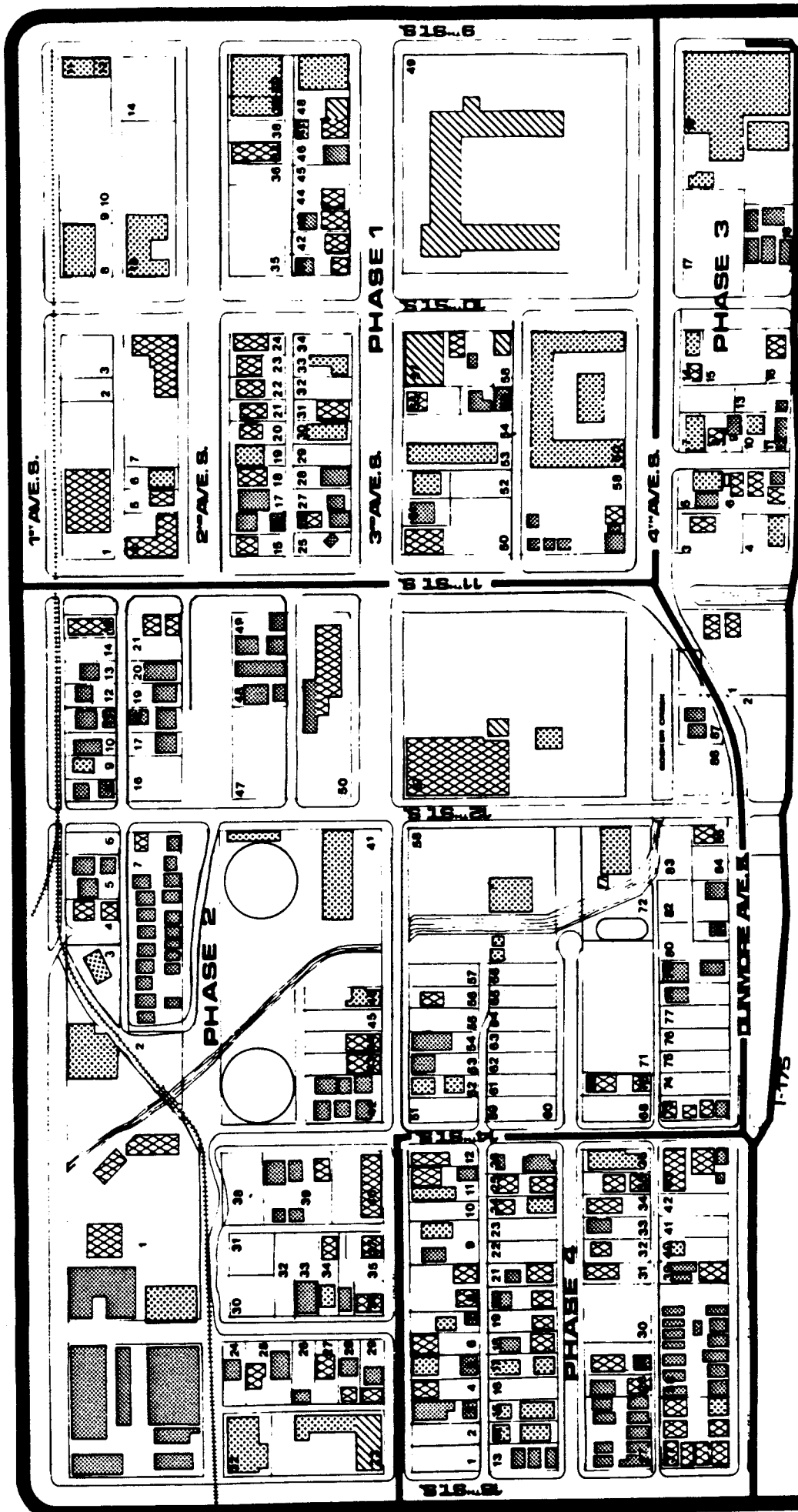
There are 27 businesses in the area. They include grocery stores, beauty salons, barber shops, bars, game rooms, and repair and equipment shops. There are four churches in the area and five public uses, including a library extension, a small recreation center and three City offices.

A structural condition survey conducted by Urban Redevelopment in the redevelopment area during September, 1978, indicates that approximately 241 (81%) of the structures are in a deteriorated or dilapidated condition. Fifty-six (19%) are in sound or excellent condition. This data is shown in Exhibit 3.

TABLE 9: HOUSING SUMMARY

	<u>#</u>	% of Total
XIV. HOUSING DATA		
Total Structures	296	100%
Total Residential Units	475	100%
<u>USE OF STRUCTURES</u>		
Residential 1 Units	115	39%
Multi-family	147	50%
Commercial	19	6%
Industrial	6	2%
Institutional	<u>9</u>	<u>3%</u>
TOTAL	<u>296</u>	<u>100%</u>
Occupied Structures	251	85%
Vacant Structures	<u>45</u>	<u>15%</u>
TOTAL	<u>296</u>	<u>100%</u>
Occupied Units	394	83%
Vacant Units	<u>81</u>	<u>17%</u>
TOTAL	<u>475</u>	<u>100%</u>
<u>CONDITION OF STRUCTURES</u>		
Excellent	5	2%
Sound	52	17%
Deteriorated	94	32%
Dilapidated	<u>145</u>	<u>49%</u>
TOTAL	<u>296</u>	<u>100%</u>
<u>TENURE</u>		
Owner-occupied Units	45	11%
Tenant-occupied Units	<u>349</u>	<u>89%</u>
TOTAL	<u>394</u>	<u>100%</u>
Average Monthly Household Rental = \$67.00		
Average Length of Occupancy = 12 years		
Households Responding to Income Question	183	59%
Households Responding to Income and Housing Cost Question	148	48%
Households Responding Paying Greater than 25% of Monthly Income for Monthly Housing Cost	95	64%

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.



BUILDING CONDITIONS



COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA
 THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT

- EXCELLENT
- SOUND
- DETERIORATED
- DILAPIDATED



TABLE 10: COMMERCIAL AND INSTITUTIONAL USES

XV. COMMERCIAL DATA

Number of Businesses 27

Type Business

Grocery Stores	6
Beauty Salon	1
Barber Shop	1
Bar/Game Rooms	5/5
Cleaner's	1
T.V. Repair	1
Liquor Store	1
Roofing & Metal Supply	1
Truck Garage	1
Restaurant	2
Optical Co.	1
Restaurant Equipment	1

XIV. INSTITUTIONS

Churches	4
Public Facilities (Library, recreation center, bicycle compound, city offices)	5

Source: City of St. Petersburg, Community Development/Division of Urban Redevelopment, "Gas Plant Household Survey," June-July, 1978.

D. Economic Characteristics:

The latest employment data covering the Gas Plant Area was provided by the 1970 Bureau of the Census.

TABLE 11: EMPLOYED BY OCCUPATION IN PERCENT DISTRIBUTION

	#	%
<u>OCCUPATION</u>	<u>859</u>	<u>100%</u>
<u>TOTAL EMPLOYED, 16 years and over</u>	<u>859</u>	<u>100%</u>
Professional, technical and kindred workers	25	3%
Managers and administrators, except farm	10	1%
Sales workers	20	2%
Clerical and kindred workers	34	4%
Craftsmen, foremen, and kindred workers	41	5%
Operatives, except transport	45	5%
Transport equipment operatives	86	10%
Laborers, except farm	192	22%
Farm workers	4	1%
Service workers, except private household	232	27%
Private household workers	170	20%

Source: U.S. Bureau of the Census, 1970 Census, City of St. Petersburg, Florida, March, 1972.

TABLE 12: LABOR FORCE / EMPLOYED / UNEMPLOYED AND RATE DISTRIBUTIONS

<u>Population</u>			<u>Labor Force</u>	<u>Participation Rate</u>
2,315			961	42%
	<u>Labor Force</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Unemployment Rate</u>
	961	859	102	11%

Source: U. S. Bureau of the Census, 1970 Census, City of St. Petersburg, Florida, March, 1972.

This data covers census tract 211 and is shown in Tables 11 and 12.

Service workers comprise the largest occupation of employed persons in the area - (27%), followed by laborers at 22% and private household workers at 20%.

An estimated 961 persons were in the labor force in 1970. This amounts to a 42% participation rate. Also at that time, the area had a high unemployment rate of 11%.

The Gas Plant area does not contain any large employers. The largest is the Florida Gas Company. It employs an estimated 70 persons, followed by the City's 39, and the St. Petersburg Housing Authority's 35.

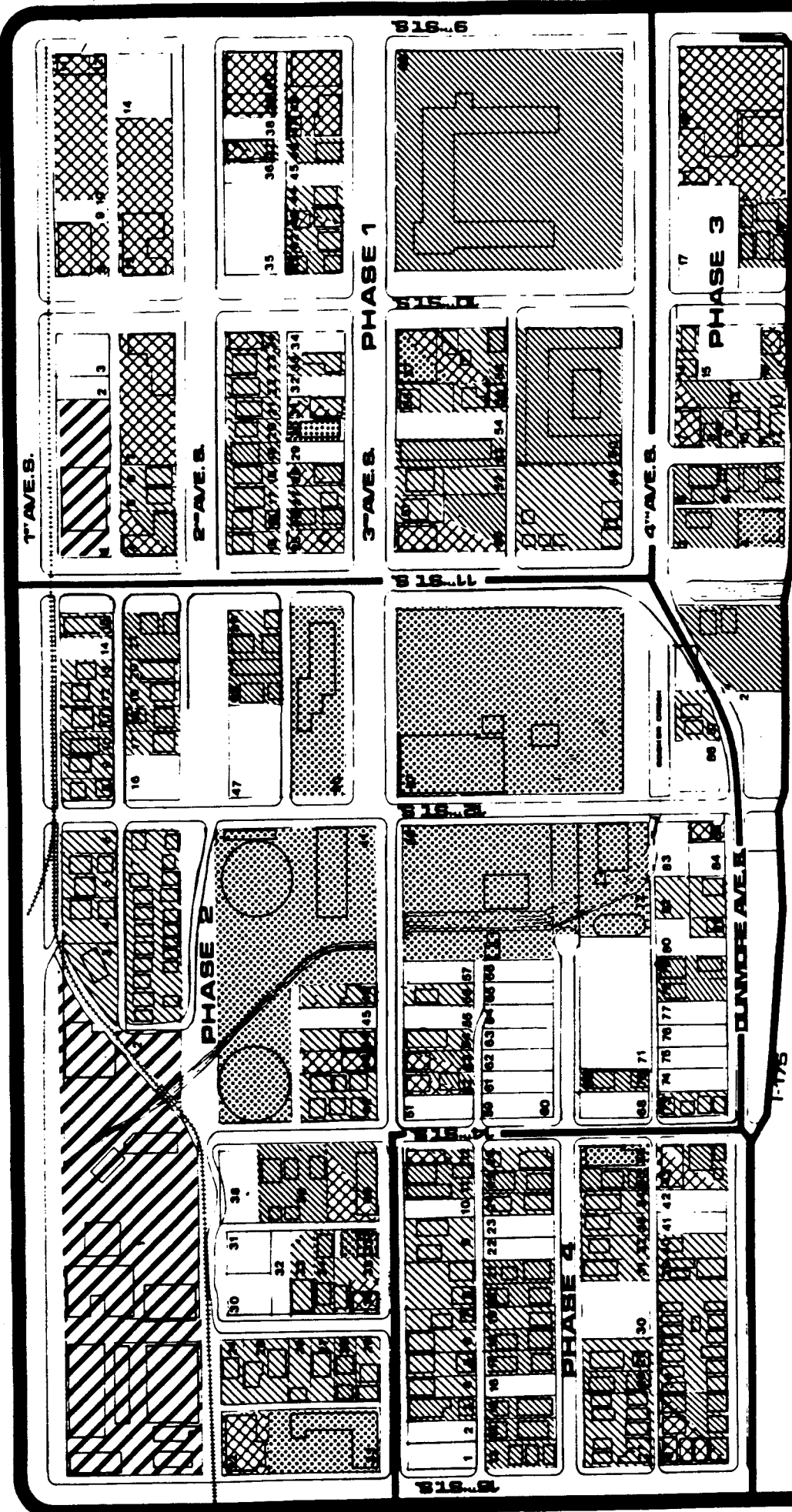
E. Existing Land Use:

An inventory of existing land uses in the Gas Plant area is shown on Exhibit 4, and Table 13. Exhibit 4 illustrates existing land use in the area, and Table 13 existing uses by acreage and percentage within the area.

The major land use components in the area are, in order of predominance, street and railroad right-of-way, public/semi-public (i.e.: including Florida Gas Company property, City-owned land and institutions), residential single-family and multi-family, vacant land, industrial, commercial and mixed commercial/residential uses.

Exhibit 4 shows that, with the exception of a concentration of public/semipublic uses in the center of the area, industrial uses along First Avenue South and Graham Park Towers on Ninth Street South, the above uses are evenly distributed throughout the area, giving rise to numerous cases of unfavorably juxtaposed uses such as single-family housing immediately adjacent to industrial and commercial uses.

Abutting land uses are predominantly industrial and commercial. Industrial uses are located to the north and west of the redevelopment area across First Avenue South and 16th Street South, respectively. Commercial uses also abut the redevelopment area to the north, between 13th and Ninth Streets South, and also to the east and west, across Ninth and 16th Streets South, respectively. In addition, beyond the commercial uses to the west of the area and south of Third Avenue South, is a medium low-density public housing development (i.e.: Laurel Park). To the south, across I-175, residential uses occur east of 12th Street South and recreation/ open space uses are being developed west of 12th Street South.



**CURRENT
LAND USE**



- SINGLE FAMILY
- INDUSTRIAL
- MULTI FAMILY
- PUBLIC/SEMI-PUBLIC
- COMMERCIAL
- VACANT

**COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA**
THE CITY OF ST. PETERSBURG, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
OFFICE OF URBAN REDEVELOPMENT



F. Existing Zoning:

Existing zoning within the Gas Plant area is shown in Exhibit 5 while Table 14 provides existing zoning by acreage.

Zoning districts currently within the area, in order of predominance, include Industrial General (IG), single-family residential (RS75), multi-family residential (RM12/15 and RM 150) and commercial Industrial (CI). While these districts are generally well distributed, with commercial districts and the two multi-family residential districts being east of 11th Street South and north of Fourth Avenue South, and the remainder of the area being predominantly industrial; an undesirable juxtaposition of incompatible uses occurs in the mix of single-family residential and industrial districts in the southwestern portion of the area.

Zoning districts abutting the redevelopment area include Central Business District zones 1 and 2 (CBD 1 and 2) to the east, across Ninth Street South; Commercial Industrial (CI) and Industrial General (IG) zones to the north across First Avenue South, with the latter occurring west of 13th Street South; Industrial General (IG) and Commercial General (CG) zones to the west across 16th Street South, with the latter occurring south of Third Avenue South; and Residential Multi-Family (RM10) and Residential/Office (RO2) zones to the south across I-175, with the latter occurring east of Booker Creek.

G. Transportation:

The major arterials bordering the Gas Plant area include First Avenue South (one way eastbound), Ninth Street South (two ways), 16th Street South (two ways) and the I-175 South Distributor. These are shown in Exhibit 6.

Traffic volumes for the arterial streets were surveyed by the St. Petersburg Traffic Engineering Division during October, 1975 and are provided in Table 15. Updated counts for both peripheral and internal streets are shown on Table 16.

At the time of the earlier survey, First Avenue South was at 50% capacity, First Avenue South/16th Street intersection was at 69% capacity, 16th Street South between First Avenue South and Fifth Avenue South was at 64% capacity, and Ninth Street South between First Avenue and Fifth Avenue South was at 86% capacity.

With the completion of I-375 North Distributor and I-175 South Distributor, additional southbound traffic will be routed onto Ninth Street South, which is scheduled to become one way,

TABLE 13: EXISTING LAND USE

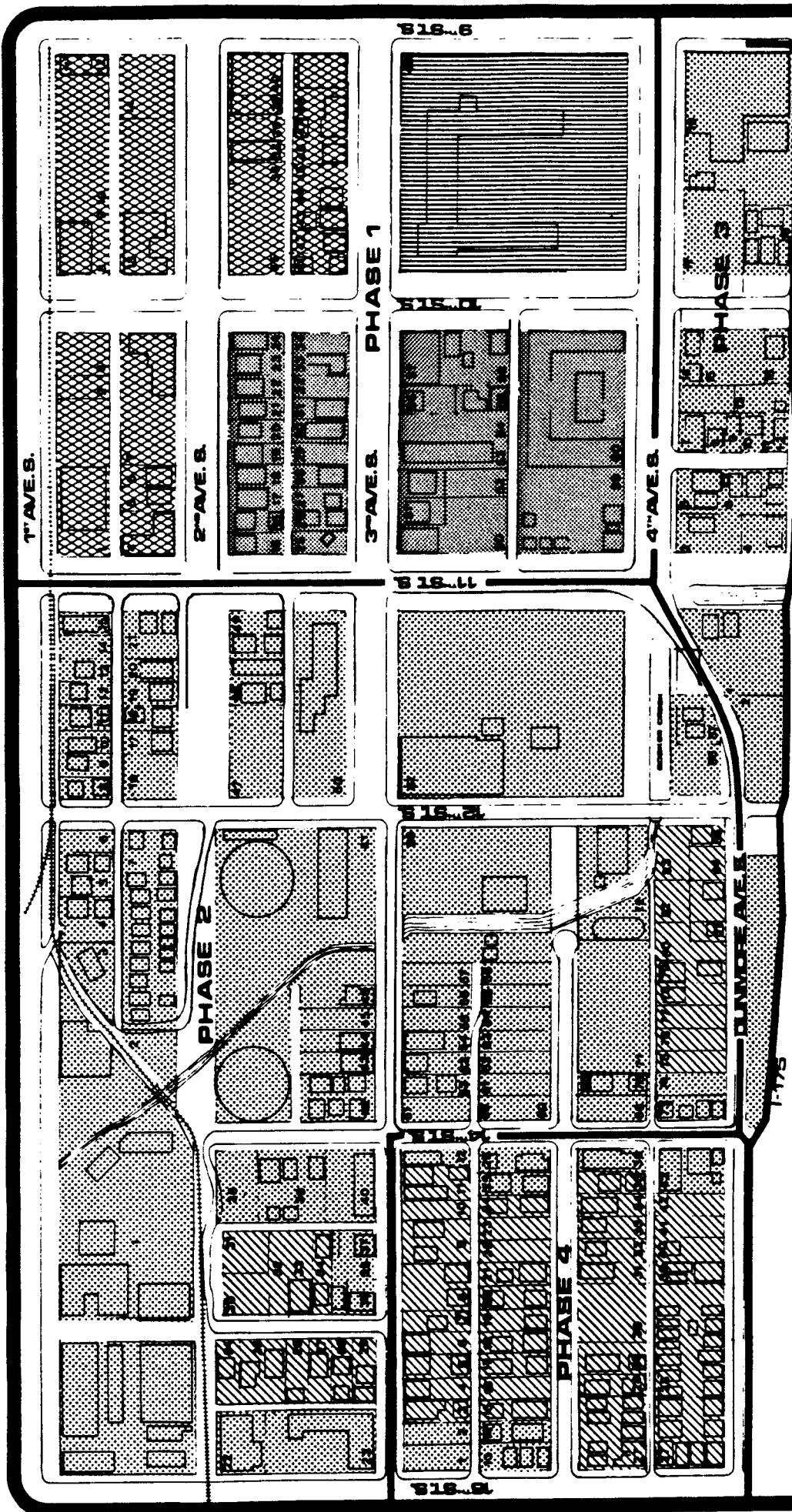
LAND USE	ACRES	PERCENTAGE
Right-of-way (ROW)	31.59	37.46%
Residential		
Multi-Family	10.13	12.01%
Single-Family	10.27	12.18%
Vacant	8.91	10.56%
Commercial	4.50	5.34%
Mixed Commercial/Residential	2.54	3.01%
Public/Semi-Public	10.38	12.31%
Industrial	6.02	7.14%
TOTAL	84.34	100.00%

Source: City of St. Petersburg, Community Development/Urban Redevelopment Division, September, 1978.

TABLE 14: EXISTING ZONING

ZONE	ACRES	PERCENTAGE
Industrial General (IG)	29.54	35.02%
Commercial Industrial (CI)	5.51	6.53%
Residential Single Family (RS 75)	8.33	9.88%
Residential Multi-Family (RS 12/15)	5.51	6.53%
Residential Multi-Family (RM 150)	3.86	4.58%
Subtotal	52.75	62.54%
Right-of-way (ROW)	31.59	37.46%
TOTAL	84.34	100.00%

Source: City of St. Petersburg, Community Development/Urban Redevelopment Division, September, 1978.



CURRENT ZONING

RM - 12/15
 RM 150

IG
 C-1
 RS-75



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 OFFICE OF URBAN REDEVELOPMENT



TABLE 15: EXISTING TRAFFIC VOLUMES AND STREET CAPACITIES: 1975

STREETS	VOLUME*	CAPACITY*	% OF CAPACITY
1st Avenue South 9th Street South Intersection	12,121	24,000	50%
1st Avenue South 16th Street South Intersection	16,508	24,000	69%
16th Street South between 1st Avenue South & Fifth Avenue South	12,778	20,000	64%
9th Street South between 1st Avenue South & Fifth Avenue South	17,141	20,000	86%

*An update traffic volume count will be provided upon completion of a new Traffic Engineering Survey.

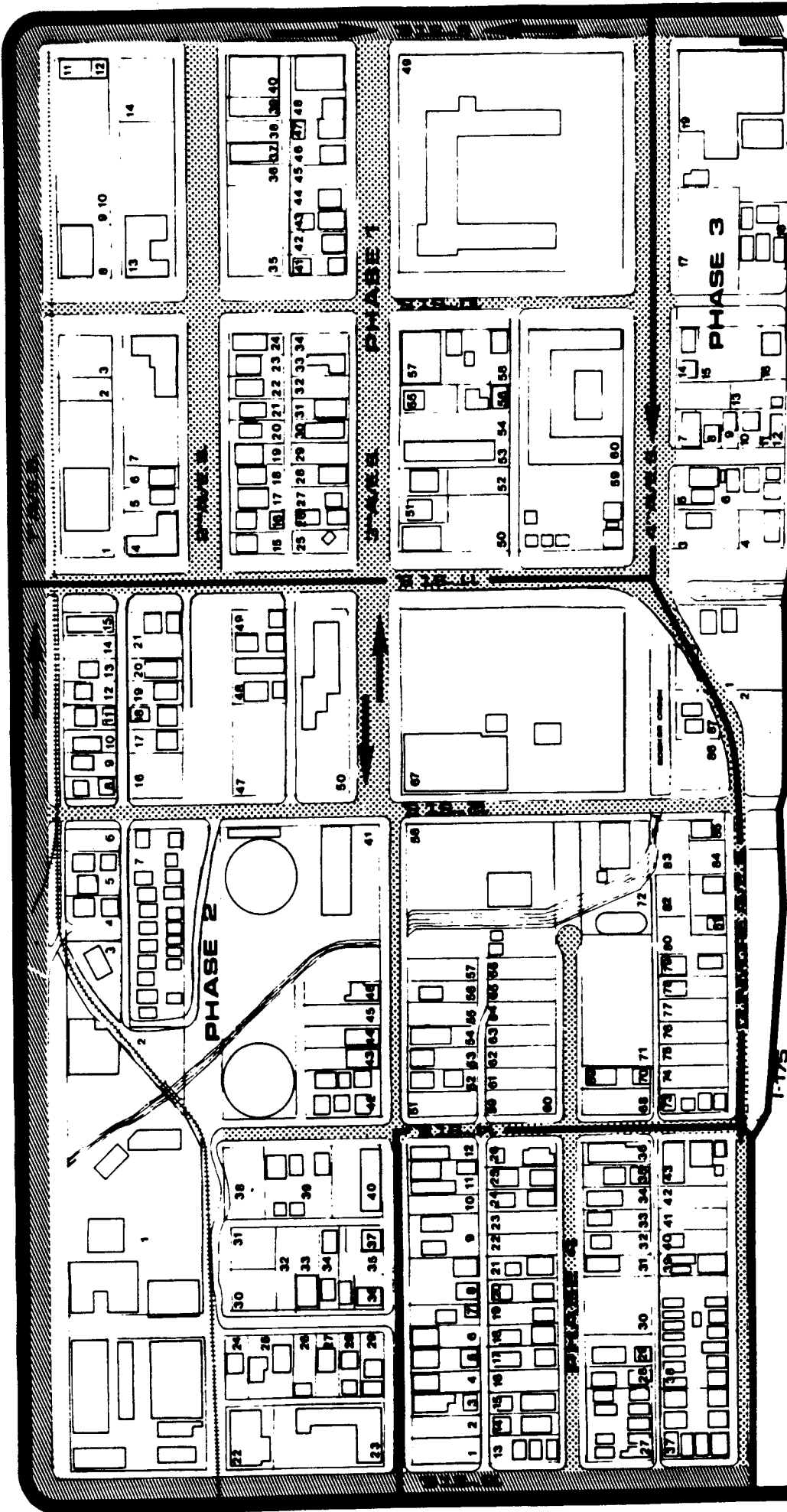
Source: City of St. Petersburg, Traffic Engineering Division, "24-hour Traffic Volume Survey," October, 1975.

TABLE 16: MAXIMUM EXISTING TRAFFIC VOLUMES AND STREET CAPACITIES: 1978

STREETS	VOLUME	CAPACITY	% CAPACITY
1st Avenue South	11,830	24,000	49.3
9th Street South*	11,015	20,000	55.1
16th Street South	15,392	20,000	77.0
4th/Dunmore Avenue South	159	11,000	1.5
3rd Avenue South	4,290	9,500	45.2
11th Street South	1,772	9,500	18.7
12th Street South	475	6,000	7.9
14th Street South	449	6,000	7.5

*At the time of this survey, 9th Street South was closed at 5th Avenue South as a result of I-175 construction.

Source: City of St. Petersburg, Traffic Engineering Division, "24-hour Traffic Volume Survey," November, 1978.



CURRENT CIRCULATION SYSTEMS

-  ARTERIAL STREETS
-  LOCAL ACCESS STREETS
-  PUBLIC TRANSIT ROUTES

COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA
 THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT



EXHIBIT 6

southbound, in a two-way pair with Eighth Street. Therefore, the future traffic volumes are estimated to be slightly higher. Also, the survey will be updated to provide a better estimate of present traffic levels.

Internally, Fourth/Dunmore Avenue South is one way west-bound, as is Second Avenue South, and Third Avenue South provides two way traffic flow as does Tenth, 11th, 12th and 14th Streets South, all of which are presently operating at below capacity.

In terms of public transit, the St. Petersburg Municipal Transit System provides bus service for area residents via First Avenue South, 16th Street South, Ninth Street South, Third Avenue South, and Fourth Avenue South. Presently, routes 7, 8, 16, 17, 29, 35, and 36 service the Gas Plant Area as shown in Exhibit 6. In addition, the St. Petersburg DART System provides door-to-door service for handicapped elderly persons for a minimum fare. Also, the Seaboard Coast Line Railroad located along the northern border of the area provides service to abutting industries.

H. Design:

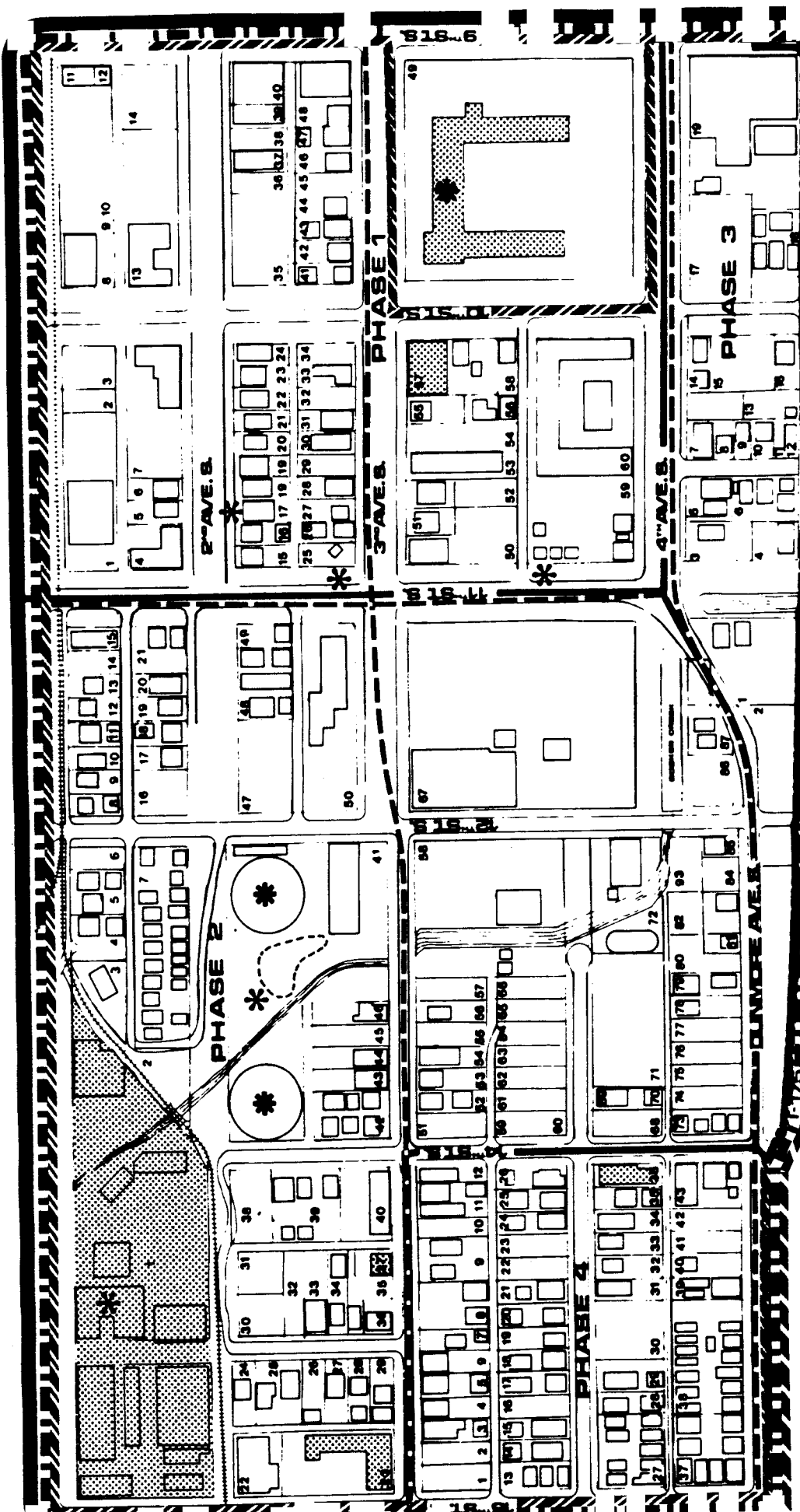
Consideration of the existing design character of the Gas Plant area including cultural, historic, and archaeological qualities is important in providing visual images to guide new design development in the area. This analysis focuses on visual images, cultural aspects, and historic and archaeological sites.

1. Visual Images

The visual images inventory includes both negative and positive elements of paths, edges, districts, nodes, and landmarks. These elements are discussed below and shown on Exhibit 7. The overall image of the area will be greatly influenced by the I-175 South Distributor. The general character of the area is multi-family and single-family residential, with high density on scattered sites, as well as light industry, located along First Avenue South and scattered commercial throughout the area.

a) Paths:

Paths are channels along which the observer customarily moves. People observe the city while moving along these paths and relate other elements of the area to them. The major paths in the area are First, Third and Fourth/Dunmore Avenues South, and Ninth, 11th and 16th Streets South.



COMMUNITY REDEVELOPMENT PLAN * HISTORIC SITE
GAS PLANT REDEVELOPMENT AREA - - PATH
 THE CITY OF ST. PETERSBURG, FLORIDA * LANDMARKS
 COMMUNITY DEVELOPMENT DEPARTMENT □ NODES
 OFFICE OF URBAN REDEVELOPMENT

HISTORICAL/VISUAL FEATURES

// DISTRICTS
 // MAJOR EDGES
 ■ MINOR EDGES

0' 100' 200' 300'
 EXHIBIT 7

b) Edges:

Edges may be physical or merely visual linear elements. They are the boundaries between two areas, i.e., shores, railroad cuts, and edges of development. Edges may be barriers, more or less penetrable, which close one region off from another. The major and minor edges of the area are I-175 South Distributor, Booker Creek, and the Seaboard Coast Line Railroad.

c) Districts:

Districts are the relatively large areas which the observer can mentally identify and go into, and which have some common character and coherence. The entire area is considered to be a district, and the Graham Park Towers is a subdistrict.

d) Nodes:

Nodes are the strategic foci into which the observer can enter, typically either junctions of paths, or concentrations of some character and/or activity. The major nodes in the area are Pinellas Lumber Warehouses located along First Avenue South and 16th Street South, Graham Park Towers, and the churches of the area.

e) Landmarks:

Landmarks are the point references considered to be external to the observer. Landmarks in the area include the Florida Gas Reserve Tanks and the Graham Park Towers.

2. Historic Sites:

The Planning Division and the State Historic Preservation Office have conducted a historic survey in the area and identified six structures as having potential historic significance. These structures are located in Phase 2 (parcel 1) and Phase 1 (parcels 17, 25 and 59) and are shown in Exhibit 7. A complete site inventory form and photos have been prepared for each structure and forwarded to the State Historic Preservation Office. These have since been demolished.

3. Archaeological Sites:

Piper Archaeological Research Associates was hired by the City to undertake an archaeological survey in the area. One site was identified in the project area as being significant. This site is located in Phase 2 (Parcel 41) and is shown in Exhibit 7. No community development activity is proposed for this parcel. However, the People's Gas System has agreed to phase the two reserve tanks out within five (5) years from

the time of the adoption of the plan. The archaeological site is located adjacent to these tanks on People's Gas System, Inc. property.

4. Historic Socio-Cultural Aspects:

Historically, the area previously known as the Gas Plant had its place in the St. Petersburg Community. The area gets its name from the primary industry located there -- the Florida Gas Reserve and Distribution System. Formerly owned by the City, this plant was built in 1914 and provided the first gas to St. Petersburg residents.

Other historic developments in the area as told by long-term residents include:

- o The first Negro school, Davis Elementary School was constructed on the site of the Graham Park Towers.
- o The first Negro library, the James Weldon Johnson Library was provided and is still in operation.
- o The first Negro Theatre, called the Harlem Theatre, was located adjacent to the library.
- o The "stockade", a portion of the City's prison facilities, was located along First Avenue South near the railroad tressel near Pinellas Lumber's Warehouses.

APPENDIX 2:

ACTION PER PARCEL

- A. PHASE 1**
- B. PHASE 2**
- C. PHASE 3**
- D. PHASE 4**

APPENDIX 2A

PHASE 1 PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
1	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lots 4 thru 10 19-31-17-7446-052-0040; 0050, 0070, 0080, 0100	1050 thru 1066 1st Avenue South	Eagle Roofing Company P.O. Box 75305 Tampa, FL 33675	280 x 100 (28,000 sq. ft.)	Acquire & Demolish	Eagle Roofing Company Warehouse (590)
2	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lot 3 19-31-17-74466-052-0030	1020 1st Ave. So.	H. B. Weaver Jr. 2130 7th Street North St. Petersburg, FL 33704	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
3	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lots 1 & 2 19-31-17-74466-052-0010	1000 1st Ave. So.	Helen B. Pheil, etal. 5340 2nd Avenue North St. Petersburg, FL 33710	80 x 100 (8,000 sq. ft.)	Acquire	Vacant lot (000)
4	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lots 11 & 12 19-31-17-74466-052-0110	1073 2nd Ave. So.	Robert L. Brown 1073 2nd Avenue South St. Petersburg, FL 33705	80 x 100 (8,000 sq. ft.)	Acquire & Demolish	Row store (Friendly Tavern) and rental units w/hotel above (327)
5	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lot 13 19-31-17-74466-052-0130	1059 2nd Ave. So.	Hubert Smith 1059 2nd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family structure (210)
6	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lot 14 19-31-17-74466-052-0140	1051 2nd Ave. So.	Bessie Wynn 1051 2nd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family structure (210)
7	Rev. Map of City of St. Petersburg Subdivision, Block 44, Lots 15 thru 20 19-31-17-74466-052-0150, 0160, 0170, 0180	1019 2nd Ave. So.	Michael, Peter G. Kossoudji, Peter D. c/o Salem P.O. Box 18607 Tampa, FL 33679	240 x 100 (24,000 sq. ft.)	Acquire & Demolish	Commercial (Webb's) storage dis- plays (541)
8	Rev. Map of City of St. Petersburg Subdivision, Block 43, West 10' of lot B and lots 9 & 10 19-31-17-74466-051-0090	966 1st Ave. So.	Richard D. Morneault & Sandra et ux. Elmer C. DuBose et ux. 4900 29th Avenue North St. Petersburg, FL 33710	90 x 100 (9,000 sq. ft.)	No Action	Commercial (Farmer's Wholesale Outlet) storage (541)
9	Rev. Map of City of St. Petersburg Subdivision, Block 43, East 30' of lot B 19-31-17-74466-051-0080	930 1st Ave. So.	Helen B. Pheil, etal. 5340 2nd Avenue North St. Petersburg, FL 33710	30 x 100 (3,000 sq. ft.)	No Action	Vacant Lot (000)
10	Rev. Map of City of St. Petersburg Subdivision, Block 43, Lots 2 thru 7 19-31-17-74466-051-0020	910 1st Ave. So.	U-Haul Co. W. Coast Florida 2721 N. Central Avenue Phoenix, AZ 85004	240 x 100 (24,000 sq. ft.)	No Action	Parking lot (346)
11	Rev. Map of City of St. Petersburg Subdivision, Block 43, North 62.5' of Lot 1 19-31-17-74466-051-0011	101 9th St. So.	Rosalie E. Iller 6610 Colony Drive South St. Petersburg, FL 33705	40 x 62.5 (2,500 sq. ft.)	No Action	Row store (ABC Liquours) (520)
12	Rev. Map of City of St. Petersburg Subdivision, Block 43, South 37.5' of Lot 1 19-31-17-74466-051-0010	109 9th St. So.	McLeod and McLeod c/o Webb City, Inc. 866 1st Avenue South St. Petersburg, FL 33710	40 x 37.5 (1,500 sq. ft.)	No Action	Row store (Optician and hearing aids) w/offices above (327)
13	Rev. Map of City of St. Petersburg Subdivision, Block 43, Lots 11 thru 17	973 2nd Ave. So.	U-Haul Co. W. Coast Florida 2721 N. Central Avenue Phoenix, AZ 85004	280 x 100 (28,000 sq. ft.)	No Action	Commercial (Webb's) storage - furniture (541)
14	Rev. Map of City of St. Petersburg Subdivision, Block 43, Lots 18 thru 20 19-31-17-74466-051-0010, 0160, 1080	Vacant parcel - NW corner of 9th St. So. and 2nd Ave. So.	" " "	120 x 100 (12,000 sq. ft.)	No Action	Vacant lot (000)
15	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 10 19-31-17-74466-055-0100	1074 2nd Ave. So.	Della J. Hines 1074 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
16	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 9 19-31-17-74466-055-0090	1066 2nd Ave. So. 1066 1/2 2nd Ave. So.	Marguerite Bartlett 4925 38th Way South, Apt. 13 St. Petersburg, FL 33711	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (319)
17	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 8 19-31-17-74466-055-0080	1058 2nd Ave. So.	Bonnie M. Brown 1058 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
18	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 7 19-31-17-74466-055-0070	1052 2nd Ave. So.	Aberdeen Jackson 1052 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)

PHASE I PARCEL C	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
19	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 6 19-31-17-74466-055-0060	1040 2nd Ave. So. 1042 2nd Ave. So.	Scrivens, L. E. Bell 1040 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Duplex (220)
20	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 5 19-31-17-74466-055-0050	1034 2nd Ave. So.	Mary B. Williams & Mildred Dixon 1034 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
21	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 4 19-31-17-74466-055-0040	1026 2nd Ave. So.	Mories L. Vincent & Rosa Hemingway 1026 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
22	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 3 19-31-17-74466-055-0030	1020 2nd Ave. So.	Ola M. Matthews 1020 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
23	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 2 19-31-17-74466-055-0020	1010 2nd Ave. So.	Eloise C. Jones 1010 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
24	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 1 19-31-17-74466-055-0010	1000-1008 2nd Ave. So.	Samuel J. Evans & L. E. Bell 1042 2nd Avenue South St. Petersburg, FL 33705	100 x 40 (4,000 sq. ft.)	Acquire & Demolish	Row stores (Cozy Corner Bar and Griffin's Sundries) w/multi-family rental units above (327)
25	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 11 19-31-17-74466-055-0110	1079 3rd Ave. So.	Midsouth Petroleum 100 14th Avenue South St. Petersburg, FL 33701	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Service station - vacant (341)
26	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 12 19-31-17-74466-055-0120	1067 3rd Ave. So. 1067½ 3rd Ave. So.	Abe S. Katz & Bernice etux 1056 3rd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Duplex and garage apartment (319)
27	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 13 19-31-17-74466-055-0130	1061 3rd Ave. So.	Albert C. Brinson 719 S. Parramore Avenue Orlando, FL 32805	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
28	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 14 19-31-17-74466-055-0140	1049-1053 3rd Ave So.	James H. Smith 1053 3rd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Row stores (grocery & game room) w/hotel above (327)
29	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 15 19-31-17-74466-055-0150	1043 3rd Ave. So.	Francis W. Clark Sr. (Tr.) 574 1st Avenue North St. Petersburg, FL 33701	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
30	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 16 19-31-17-74466-055-0160	1035 3rd Ave. So.	Masonic Lodge #109 675 17th Avenue South St. Petersburg, FL 33701	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Johnson Library (950) and Masonic Lodge
31	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 17 less E 1' 19-31-17-74466-055-0170	1027 3rd Ave. So.	Alene Bradley 1027 3rd Avenue South St. Petersburg, FL 33705	39 x 100 (3,900 sq. ft.)	Acquire & Demolish	Single family residence (280)
32	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 18 + E 1' lot 17 19-31-17-74466-055-0180	1019 3rd Ave. So.	Bethel Metropolitan Baptist Church 301 Tenth Street South St. Petersburg, FL 33705	41 x 100 (4,100 sq. ft.)	Acquire	Vacant lot (000)
33	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 19 19-31-17-74466-055-0190	1009 3rd Ave. So.	Inez H. Bogans 1009 3rd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
34	Rev. Map of City of St. Petersburg Subdivision, Block 47, lot 20 19-31-17-74466-055-0200	301 Tenth St. So.	Bethel Metropolitan Baptist Church 301 Tenth Street South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
35	Rev. Map of City of St. Petersburg Subdivision, Block 48, lots 7-10 19-31-17-74466-056-0070	962 2nd Ave. So.	C. Eugene Lowe, etal. c/o Landmark Central Trust P. O. Box 11388 St. Petersburg, FL 33733	160 x 100 (16,000 sq. ft.)	Acquire	Vacant lot (000)
36	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 6 19-31-17-74466-056-0060	942 2nd Ave. So.	Union Trust National Bank P. O. Box 11388 St. Petersburg, FL 33733	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)

PHASE I PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
37	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 5 19-31-17-74466-056-0050	938 2nd Ave. So. 936 2nd Ave. So.	Willie M. Grayson 938 2nd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Row store (Bill's Ron Rico Tavern) w/multi-family units above (327)
38	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 4 19-31-17-74466-056-0040	926 2nd Ave. So.	Jessie V. White 3906 Cherry Street Tampa, FL 33607	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
39	Rev. Map of City of St. Petersburg Subdivision Block 48, lot 3 19-31-17-74466-056-0030	918 2nd Ave. So.	USA Economic Dev. Adm. Dept. of Commerce Bldg. Washington, DC 20230	40 x 100 (4,000 sq. ft.)	No Action	Webb's City Maintenance/Engineering Office (330)
40	Rev. Map of City of St. Petersburg Subdivision Block 48, lots 1 & 2 19-31-17-74466-056-0010	201 9th St. So.	Patsy F. McKay 1000 Pass-a-Grille Way St. Petersburg Bch, FL 33706	80 x 100 (8,000 sq. ft.)	No Action	Webb's City Dry Cleaning (530)
41	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 11 19-31-17-74466-056-0110	971 3rd Ave. So. 973 3rd Ave. So.	Nathaniel Small & Carrie Bradwell, etal. c/o Robert Wilson 405 Central Avenue, #401 St. Petersburg, FL 33701	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	One single family residence and one duplex (319)
42	Rev. Map of City of St. Petersburg Subdivision Block 48, lot 12 19-31-17-74466-056-0120	965 3rd Ave. So.	Gertie Coker 965 3rd Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
43	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 13 19-31-17-74466-056-0130	955, 957, 961, 961 1/2 3rd Ave. So.	Benjamin F. Jones 3801 40th Street South St. Petersburg, FL 33711	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Row stores (T.V. repair & College Inn Bar) w/multi-family above (327) and apartments (311)-2 structures
44	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 14 19-31-17-74466-056-0140	953 3rd Ave. So.	Hilda Greenburg 20 18th Street South St. Petersburg, FL 33712	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
45	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 15 19-31-17-74466-056-0150	943 3rd Ave. So.	Landmark Union Trust P. O. Box 11388 St. Petersburg, FL 33733	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
46	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 16 19-31-17-74466-056-0160	935 3rd Ave. So.	Betty A. Kinsler 1135 15th Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Single family residence w/ roomers (210)
47	Rev. Map of City of St. Petersburg Subdivision, Block 48, lot 17 19-31-17-74466-056-0170	925 3rd Ave. So. 925 1/2 3rd Ave. So.	G. P. Swope 611 Brightwaters Blvd. NE St. Petersburg, FL 33704	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Row stores (barber shop) w/multi- family above (327) and apartments (311) - 2 structures
48	Rev. Map of City of St. Petersburg Subdivision, Block 48, lots 18-20 19-31-17-74466-056-0180-0190	923 3rd Ave. So. 213-225 9th St. So.	Harriet M. Latimer P. O. Box 46586 St. Petersburg, FL 33741	120 x 100 (12,000 sq. ft.)	No Action	Row stores (Christine House of Fashion, Senior Citizen's Thrift Shop, J. Quinn Appliance, Jackson Upholstery) (321)
49	St. Petersburg Housing Authority Subdivision Block 1 24-31-16-78383-001-0010 also 0011	309 9th St. So.	St. Petersburg Housing Author- ity 325 9th Street South St. Petersburg, FL 33705	400 x 420 (168,000 sq. ft.)	No Action	Graham Park Apartments (public housing - 450 units) (311)
50	Rev. Map of City of St. Petersburg Subdivision Block 66, lot 8 & S 136' lot 7; 19-31-17-74466-071-0071 and 0080	1056-1058 3rd Ave. So.	Katz Grocery 1056 3rd Avenue South St. Petersburg, FL 33705	50 x 200 plus 136 x 50	Acquire & Demolish	Row stores (Katz grocery) w/multi- family units above (327)
51	Rev. Map of City of St. Petersburg Subdivision Block 66, lot 7, N 64' 19-31-17-74466-071-0070	1050 3rd Ave. So.	Abe S. Katz & Bernice Etux. 6132 4th Avenue North St. Petersburg, FL 33710	50 x 64 (3,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
52	Rev. Map of City of St. Petersburg Subdivision, Block 66, lot 6 19-31-17-74466-071-0061	1042 3rd Ave. So.	Willie Alderman 1042 3rd Avenue South St. Petersburg, FL 33705	50 x 200 (10,000 sq. ft)	Acquire & Demolish	Single family residence (210)
53	Rev. Map of City of St. Petersburg Subdivision, Block 66, lot 5 19-31-17-74466-071-0050	1036 3rd Ave. So.	American Systems, Inc. 7203 Florida Avenue Tampa, FL 33604	50 x 200 (10,000 sq. ft)	Acquire & Demolish	Apartments (18 units) (311)
54	Rev. Map of City of St. Petersburg Subdivision, Block 66, lot 4 19-31-17-74466-071-0040	1026 3rd Ave. So.	James Rosenzweig et.al. 200 58th Avenue North St. Petersburg Bch, FL 33706	50 x 200 (10,000 sq. ft)	Acquire	Vacant lot (000)

PHASE 1 PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
55	Rev. Map of City of St. Petersburg Subdivision, Block 66, N $\frac{1}{2}$ lot 3 19-31-17-74466-071-0031	1014 3rd Ave. So.	Albert Hawkins 1014 3rd Avenue South St. Petersburg, FL 33705	50 x 100 (5,000 sq. ft.)	Acquire & Demolish	Single family residence (210)
56	Rev. Map of City of St. Petersburg Subdivision, Block 66, S $\frac{1}{2}$ lot 3 19-31-17-74466-071-0030	1018 Charles Ct. So. & 1018 $\frac{1}{2}$ Charles Ct. So.	Murray O. Lester and Alan C. Sundberg, Trustee 844 35th Avenue North St. Petersburg, FL 33704	50 x 100 (5,000 sq. ft.)	Acquire & Demolish	Two single family residence (319)
57	Rev. Map of City of St. Petersburg Subdivision Block 66, N 160' lots 1 & 2 19-31-17-74466-071-0010, 0011, 0012	301 10th St. So. 317 10th St. So. 319 10th St. So.	Bethel Metropolitan Baptist Church 1010 3rd Avenue South St. Petersburg, FL 33705	100 x 160 (16,000 sq. ft.)	Acquire & Demolish	301: Bethel Metropolitan Baptist Church (930) 317: Single family residence w/ beauty shop (327) 319: Single family residence (210)
58	Rev. Map of City of St. Petersburg Subdivision, Block 66, S 40' lots 1 & 2 19-31-17-74466-071-0013	333 10th St. So.	Paul E. McCollum & Viola Harrington 333 10th Street South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Duplex (220)
59	Rev. Map of City of St. Petersburg Subdivision, Block 66, lots 9-11 19-31-17-74466-071-0090	1051-1055 4th Ave. So.; 322-326 11th St. So.	American Systems Inc. 7203 Florida Avenue Tampa, FL 33611	150 x 200 (30,000 sq. ft.)	Acquire & Demolish	Six single family residences (319)
60	Rev. Map of City of St. Petersburg Subdivision, Block 66, lots 12-16 19-31-17-74466-071-0120	1021 4th Ave. So.	Richard D. Moog 1021 4th Avenue South St. Petersburg, FL 33705	250 x 200 (50,000 sq. ft.)	Acquire & Demolish	Apartments - 60 units (311)

APPENDIX 2B

PHASE II PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
1	Willow Oak Subdivision Lot 9-11 & N $\frac{1}{2}$ of 8, 12, 13; and J. C. Blocker Subdi- vision, Lots 1-12; and acreage 19021, 19025 24-31-16-98100-000-0081	1334 1st Ave. So. and S.E. Corner of 1st Ave. So. & 16th St. So.	Low Inc. 2106 4th Street North St. Petersburg, FL 33704	Irregular (\pm 200,330 sq. ft.)	Acquire & Demolish	Commercial (Pinellas Lumber) Storage (541)
2	Willow Oak Subdivision S $\frac{1}{2}$ lots 8, 9, N tip lot 7 and Railroad right-of-way 24-31-16-98100-000-0080, 0120	1300 1st Ave. So. and east side of railroad tracks	SCL Railroad c/o J. Wilkerson Tax Dept. P.O. Box 27581 Richmond, VA 23261	Irregular (\pm 34,056 sq. ft.)	Acquire	Railroad Tracks (362)
3	Willow Oak Subdivision Lots 6 & 7 (less part owned by Railroad) 24-31-16-98100-000-0060 and 0070	1242 1st Ave. So.	Church of the Faithful 1501 13th Street South St. Petersburg, FL 33705	80 x 100 less 800 ft. (Approx. 7,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
4	Willow Oak Subdivision Lots 4 & 5 24-31-16-98100-000-0040	1220 1st Ave. So. 1220 $\frac{1}{2}$ 1st Ave. So.	James N. Baynard P.O. Box 10567 St. Petersburg, FL 33703	80 x 100 (8,000 sq. ft.)	Acquire & Demolish	Two single family residences (319)
5	Willow Oak Subdivision Lot 2 & 3 24-31-16-98100-000-0020, 0030	1218 1st Ave. So. 1214 1st Ave. So. 1214 $\frac{1}{2}$ 1st Ave. So.	Alan C. Sundberg Supreme Court Building Tallahassee, FL 32304	80 x 100 (8,000 sq. ft.)	Acquire & Demolish	Three single family residences (319)
6	Willow Oak Subdivision Lot 1 24-31-16-98100-000-0010	1200 1st Ave. So.	J. W. Fleece et al. P. O. Box 330 St. Petersburg, FL 33731	41.6 x 100 (4,160 sq. ft.)	Acquire	Vacant lot (000)
7	Chas. R., Carter's Re Sub (all) Willow Oak Subdivision Lots 15 & 23 24-31-16-93932-000-0010 and 0030	1223 2nd Ave. So.	Minark Group (Chas. E. George) 4763 Central Avenue St. Petersburg, FL 33713	359 x 100 (35,900 sq. ft.)	Acquire & Demolish	Twenty single family and duplex structures (319)
8	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 8 19-31-17-74466-053-0080	1158 1st Ave. So.	Marguerite Bartlett 4925 38th Way So., Apt. #13 St. Petersburg, FL 33712	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Two single family residences (319)
9	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 7 19-31-17-74466-053-0070	1148 1st Ave. So.	Isaac Jenkins 2549 Langdon Avenue South St. Petersburg, FL 33712	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residences (210)
10	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 6 19-31-17-74466-053-0060	1142 1st Ave. So.	Murray O. Lester 719 Central Avenue St. Petersburg, FL 33701	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Duplex (220)
11	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 5 19-31-17-74466-053-0050	1126 1st Ave. So. 1126 $\frac{1}{2}$ 1st Ave. So.	Edna Clark & M. C. McMullen 1710 28th Avenue South St. Petersburg, FL 33712	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Two single family residences (319)
12	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 4 19-31-17-74466-053-0040	1122 1st Ave. So.	Lillie C. Knight 1938 29th Street South St. Petersburg, FL 33712	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
13	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 3 19-31-17-74466-053-0030	1118 1st Ave. So.	Alan C. Sundberg (Tr.) Supreme Court Building Tallahassee, FL 32304	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
14	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 2 19-31-17-74466-053-0020	1110 1st Ave. So.	Good Inc. Box 12851 St. Petersburg, FL 33733	42 x 100 (4,200 sq. ft.)	Acquire	Vacant lot (000)
15	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 1 19-31-17-74466-053-0010	109 11th St. So.	Callie Lester 109 11th Street South St. Petersburg, FL 33705	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
16	Rev. Map of City of St. Petersburg Subdivision Block 45, lots 9-10 19-31-17-74466-053-0090	1151 2nd Ave. So.	Ernest F. Tippetts 1314 Park Street North St. Petersburg, FL 33710	82 x 100 (8,200 sq. ft.)	Acquire	Vacant lot (000)
17	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 11 19-31-17-74466-053-0110	1145 2nd Ave. So.	Ruby H. Blocker 3650 Foster Hill Drive North St. Petersburg, FL 33704	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residence (210)

PHASE II PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
18	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 12 19-31-17-74466-053-0120	1137 2nd Ave. So. 1137 1/2 2nd Ave. So.	Ruth B. Cables 2831 DeSoto Way South St. Petersburg, FL 33712	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Two multi-family structures (319)
19	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 13 19-31-17-74466-053-0130	1127 2nd Ave. So.	Alfred Shabazz c/o G. Wiggins 1200 8th Avenue South St. Petersburg, FL 33705	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
20	Rev. Map of City of St. Petersburg Subdivision Block 45, lot 14 19-31-17-74466-053-0140	1119 2nd Ave. So.	Jack Taylor P. O. Box 1163 High Springs, FL 32643	42 x 100 (4,200 sq. ft.)	Acquire & Demolish	Single family residence (210)
21	Rev. Map of City of St. Petersburg Subdivision Block 45, lots 15 & 16 19-31-17-74466-053-0150	125 11th St. So. 131 11th St. So.	Ruby H. Blocker et al. c/o Sallie M. Blocker 150 26th Avenue North St. Petersburg, FL 33704	84 x 100 (8,400 sq. ft.)	Acquire & Demolish	Two duplexes (319)
22	EEC Rowland's Subdivision Lot 7, North portion 24-31-16-77256-000-0071	204 16th St. So.	Wagner, Paul Saterbo, Richard 204 16th Street South St. Petersburg, FL 33704	115 x 115 (13,225 sq. ft.)	Acquire & Demolish	Single store (grocery) (320)
23	EEC Rowland's Subdivision Lot 7, South portion 24-31-16-77256-000-0070	280 16th St. So.	First Baptist Institutional Church 280 16th Street South St. Petersburg, FL 33705	185 x 115 (21,275 sq. ft.)	Acquire & Demolish	Religion - Church (921 & 930)
24	Richland Park EEC Rowland's Rev. Subdivision Block 3, lot 1 24-31-16-74718-003-0010	201 15th St. So.	Michael McSwain 2590 16th Avenue South St. Petersburg, FL 33712	43 x 115 (4,945 sq. ft.)	Acquire & Demolish	Single family residence (210)
25	Richland Park EEC Rowland's Rev. Subdivision Block 3, lot 2 & 3 24-31-16-74718-003-0020	209 15th St. So. 215 15th St. So.	Mary L. Mmano 2027 10th Street South St. Petersburg, FL 33705	86 x 115 (9,890 sq. ft.)	Acquire & Demolish	Two single family residences (319)
26	Richland Park EEC Rowland's Rev. Subdivision Block 3, lot 4 24-31-16-74718-003-0040	225 15th St. So.	Annie M. Quinn 1601 22nd Avenue South St. Petersburg, FL 33712	43 x 115 (4,945 sq. ft.)	Acquire & Demolish	Single family residence (210)
27	Richland Park EEC Rowland's Rev. Subdivision Block 3, lot 5 24-31-16-74718-003-0050	233 15th St. So.	Elijah Grimes & Elizabeth et ux. 233 15th Street South St. Petersburg, FL 33705	43 x 115 (4,945 sq. ft.)	Acquire & Demolish	Single family residence (210)
28	Richland Park EEC Rowland's Rev. Subdivision Block 3, lot 6 24-31-16-74718-003-0060	241 15th St. So. 241 1/2 15th St. So.	Hugh D. Burgess 2641 Union Street South St. Petersburg, FL 33712	43 x 115 (4,945 sq. ft.)	Acquire & Demolish	One single family residence and one duplex (319)
29	Richland Park EEC Rowland's Rev. Subdivision Block 3, lot 7 24-31-16-74718-003-0070	1521 3rd Ave. So. 1543 3rd Ave. So.	Affie Teal 1325 16th Street South St. Petersburg, FL 33705	43 x 115 (4,945 sq. ft.)	Acquire & Demolish	Two single family residences (210)
30	Richland Park EEC Rowland's Rev. Subdivision Block 2, lots 1 & 2 24-31-16-74718-002-0010	1430 2nd Ave. So.	African Universal Church 1430 2nd Avenue South St. Petersburg, FL 33705	60 x 100 (6,000 sq. ft.)	Acquire	Vacant parcel (000) (Available for Taxes)
31	Richland Park EEC Rowland's Rev. Subdivision Block 2, lots 1 & 2 24-31-16-74718-002-0011	1420 2nd Ave. So.	Low Inc. 2106 4th Street North St. Petersburg, FL 33704	90 x 100 (9,000 sq. ft.)	Acquire	Vacant parcel (000)
32	Richland Park EEC Rowland's Rev. Subdivision Block 2, lot 3 24-31-16-74718-002-0030	220 15th St. So.	Henry McIntyre 2055 29th Street South St. Petersburg, FL 33712	40 x 150 (6,000 sq. ft.)	Acquire	Vacant parcel (000)
33	Richland Park EEC Rowland's Rev. Subdivision Block 2, lot 4 24-31-16-74718-002-0040	224 15th St. So.	Thelma Hugunien 4617 4th Avenue South St. Petersburg, FL 33711	40 x 150 (6,000 sq. ft.)	Acquire & Demolish	Single family residence (000)
34	Richland Park EEC Rowland's Rev. Subdivision Block 2, lot 5 24-31-16-74718-002-0050	232 15th St. So. 232 1/2 15th St. So.	Agatha T. Hazel 232 15th Street South St. Petersburg, FL 33705	40 x 150 (6,000 sq. ft.)	Acquire & Demolish	One single family residence and one duplex (319)
35	Richland Park EEC Rowland's Rev. Subdivision Block 2, lot 6 less S 5' of W 60' and S portion of E 40' and center 40' of lot 7 24-31-16-74718-002-0060	240 15th St. So.	W. Reese c/o J. Harold 145 Valentine Lane, Apt. 8-L Yonkers, NY 10705	Irregular (6,050 sq. ft.)	Acquire & Demolish	Single family residence (210)
36	Richland Park EEC Rowland's Rev. Subdivision Block 2, W 60' of lot 7 and W 60' of S 5' of lot 6 24-31-16-74718-002-0070	1491 3rd Ave. So.	E. B. Elston 2887 22nd Avenue North St. Petersburg, FL 33714	60 x 45.5 (2,730 sq. ft.)	Acquire & Demolish	Single store (Magic Land) (320)

PHASE II PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
37	Richland Park EEC Rowland's Rev. Subdivision Block 2, E 40' lots 6 & 7 24-31-16-74718-002-0071	1455 3rd Ave. So.	Church of Jesus Christ of Nazareth 1455 3rd Avenue South St. Petersburg, FL 33705	40 x 85.5 (3,420 sq. ft)	Acquire & Demolish	Religious Church (930)
38	Blocker's Dixie Subdivision Lots 1 & 2 24-31-16-09306-000-0010	201 14th St. So.	Gussie L. Wilkerson & Willie M. Strong 2246 13th Avenue South St. Petersburg, FL 33712	30 x 130 (10,400 sq. ft.)	Acquire	Vacant lot (000)
39	Blocker's Dixie Subdivision Lot 5-5 24-31-16-09306-000-0030 and 0050	225 14th St. So. etal.	Julius Mosley 909 24th Street South St. Petersburg, FL 33712	130 x 130 (16,900 sq. ft.)	Acquire & Demolish	One duplex and four single family residences (319)
40	Blocker's Dixie Subdivision Lots 6-8 24-31-16-09306-000-0060	1401 3rd Ave. So.	Willie Strong & Gussie L. Wilkerson 2246 13th Street South St. Petersburg, FL 33712	120 x 130 (15,600 sq. ft.)	Acquire & Demolish	Row stores (cleaner, Do Drop Inn/ Game Room and Bar) w/apartment above (327)
41	Richland Park EEC Rowland's Rev. Subdivision Block 1, lots 1-13, 20-26 24-31-16-74718-001-0140	1200 2nd Ave. So.	Peoples Gas System, Inc. 512 Florida Avenue Tampa, FL 33601	2.73A (18,919 sq. ft.)	Acquire & Demolish	Florida Gas Company (369)
42	Richland Park EEC Rowland's Rev. Subdivision Block 1, lots 14 & 15 24-31-16-74718-001-0140-0150	280 14th St. So.	Louise Young 1664 12th Avenue South St. Petersburg, FL 33712	86.5 x 140.5 (12,153 sq. ft.)	Acquire & Demolish	Six single family residences (319)
43	Richland Park EEC Rowland's Rev. Subdivision Block 1, lot 16 24-31-16-74718-001-0160	1371 3rd Ave. So.	Lucious Lawrence 2811 16th Avenue South St. Petersburg, FL 33712	40 x 140.5 (5,620 sq. ft)	Acquire & Demolish	Single store (bar and game room) (320)
44	Richland Park EEC Rowland's Rev. Subdivision Block 1, lot 17 24-31-16-74718-001-0170	1353 3rd Ave. So.	Mabel W. Jones 1643 6th Avenue South St. Petersburg, FL 33712	40 x 140.5 (5,620 sq. ft)	Acquire & Demolish	Single family residence (210)
45	Richland Park EEC Rowland's Rev. Subdivision Block 1, lot 18 24-31-16-74718-001-0180	1349 3rd Ave. So.	Eugene Thompson & Alfred Thompson 495 East 178th Street Bronx, NY 10457	40 x 140.5 (5,620 sq. ft)	Acquire	Vacant lot (000)
46	Richland Park EEC Rowland's Rev. Subdivision Block 1, lot 19 24-31-16-74718-000-0190	1337 3rd Ave. So.	Marel C. Burney 1337 3rd Avenue South St. Petersburg, FL 33705	40 x 140.5 (5,620 sq. ft)	Acquire & Demolish	Single family residence (210)
47	Rev. Map of City of St. Petersburg Subdivision Block 46, lots 5-8 19-31-17-74466-054-0050	1130 2nd Ave. So.	City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731	166 x 100 (16,600 sq. ft.)	Transfer	Open car Storage (346)
48	Rev. Map of City of St. Petersburg Subdivision Block 46, lots 2-4 19-31-17-74466-054-0020	1110 2nd Ave. So. 1118 2nd Ave. So. 1126 2nd Ave. So.	Sydney Bernstein & Eva S. etux 451 10th Street South St. Petersburg, FL 33705	126 x 100 (12,600 sq. ft.)	Acquire & Demolish	Various single and multi-family units (5 structures) (319)
49	Rev. Map of City of St. Petersburg Subdivision Block 46, lot 1 19-31-17-74466-054-0010	201 11th St. So.	Theodore C. Weaver P.O. Box 742 Fairfield, FL 32623	42 x 100 (4,200 sq. ft)	Acquire & Demolish	Single family residence (210)
50	Rev. Map of City of St. Petersburg Subdivision Block 46, lots 9-16 19-31-17-74466-054-0050	231 11th St. So.	City of St. Petersburg P.O. Box 2842 St. Petersburg, FL 33731	334 x 100 (33,400 sq. ft.)	Transfer & Demolish	City owned structure (913)
51	Richland Park EEC Rowland's Rev. Sub Block 5, lot 13 24-31-16-74718-005-0130	302 14th St. So.	Ann Ademy 1900 68th St. No. St. Petersburg, FL 33710	46.5 x 128 (5952 sq. ft.)	Acquire	Vacant lot (000)
52	Richland Park EEC Rowland's Rev. Sub Block 5, lot 12 24-31-16-74718-005-0120	1378 3rd Ave. So. 1378½ 3rd Ave. So.	Allen W. Maultsby 1378½ 3rd Ave. So. St. Petersburg, FL 33705	40 x 128 (5120 sq. ft.)	Acquire & Demolish	1378: row store w/apartment above (327) 1378½: single famiv residence (210)
53	Richland Park EEC Rowland's Rev. Sub Block 5, lot 11 24-31-16-74718-005-0110	1374 3rd Ave. So.	Lucious Lawrence 2811 16th Ave. So. St. Petersburg, FL 33712	40 x 128 (5120 sq. ft.)	Acquire & Demolish	Row store (vacant) w/apartment above (327)
54	Richland Park EEC Rowland's Rev. Sub. Block 5, lot 10 24-31-16-74718-005-0100	1352 3rd Ave. So.	Callie DeLoach 2238 Lanparilla Way. So. St. Petersburg, FL 33712	40 x 128 (5120 sq. ft.)	Acquire & Demolish	Single family residence (210)

PHASE - II PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
55	Richland Park EBC Rowland's Rev. Sub Block 5, lot 9 24-31-16-74718-005-0090	1342 3rd Ave. So.	Guaranty Federal S & L Box 12528 St. Petersburg, FL 33733	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
56	Richland Park EBC Rowland's Rev. Sub Block 5, lot 8 24-31-16-74718-005-0080	1336 3rd Ave. So.	Essie M. Walker 1336 3rd Ave. So. St. Petersburg, FL 33705	40 x 128 (5120 sq. ft.)	Acquire & Demolish	Single family residence (210)
57	Richland Park EBC Rowland's Rev. Sub Block 5, lot 7 24-31-16-74718-005-0070	1320 3rd Ave. So.	Mary Wade 2203 North Lambert Street Philadelphia, PA 19132	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
58	Richland Park EBC Rowland's Rev. Sub Block 5, lots 1-6, 21-26 24-31-16-74718-005-0010	1300 3rd Ave. So.	People's Gas System Inc. 512 Florida Avenue Tampa, FL 33601	246.59 x 276 (68,058 sq. ft.)	Acquire & Demolish	Florida Gas Co. structures (369)
59	Richland Park EBC Rowland's Rev. Sub Block 5, lot 14 - north 30' 24-31-16-74718-005-0140	1380 Bass Court	American Systems Inc. 7203 Florida Avenue Tampa, FL 33604	46.5 x 30 (1395 sq. ft.)	Acquire	Vacant lot (000)
60	Richland Park EBC Rowland's Rev. Sub Block 5, lot 14 - south 9B' 24-31-16-74718-005-0141	320 14th St. So.	City of St. Petersburg	46.5 x 98 (4557 sq. ft.)	Transfer	Vacant lot (000)
61	Richland Park EBC Rowland's Rev. Sub Block 5, lot 15 24-31-16-74718-005-0150	1335 4th Ave. So.	Lar Bay Inc. 100 34th St. No. P. O. Box 10567 St. Petersburg, FL 33733	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
62	Richland Park EBC Rowland's Rev. Sub Block 5, lot 16 24-31-16-74718-005-0160	1327 4th Ave. So.	J. R. Henderson & Helen etux 934 10th Ave. So. St. Petersburg, FL 33712	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
63	Richland Park EBC Rowland's Rev. Sub Block 5, lot 17 24-31-16-74718-005-0170	1359 4th Ave. So.	Robinson, Rosetta W. 225 Robbins Avenue Trenton, NJ 08638	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
64	Richland Park EBC Rowland's Rev. Sub Block 5, lot 18 24-31-16-74718-005-0180	1311 4th Ave. So. (Vacant)	City of St. Petersburg	40 x 128 (5120 sq. ft.)	Transfer	Vacant lot (000)
65	Richland Park EBC Rowland's Rev. Sub Block 5, lot 19 24-31-16-74718-005-0190	1301 4th Ave. So. (Vacant)	Teddy Brousseau 1450 Jewel Box Ave. Naples, FL 33940	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
66	Richland Park EBC Rowland's Rev. Sub Block 5, lot 20 24-31-16-74718-005-0200	1251 4th Ave. So. (Vacant)	Eric R. Litt Box 87 Harrison, NY 10528	40 x 128 (5120 sq. ft.)	Acquire	Vacant lot (000)
67	Rev. Map City of St. Peters- burg Sub Block 67, lots 1-16 19-31-17-74466-072-0010	330 12th St. So.	City of St. Petersburg	3.23 Acres (140,693 sq. ft.)	Transfer & Demolish	Municipal parking and bicycle impound area (913)
68	Richland Park EBC Rowland's Rev. Sub Block 6, lot 13 19-31-17-74466-006-0130	1346 4th Ave. So.	J. R. Henderson Sr. 410 14th St. So. St. Petersburg, FL 33705	46.5 x 128 (5952 sq. ft.)	Acquire	Vacant lot (000)
69	Richland Park EBC Rowland's Rev. Sub Block 6, lot 12 - north 90' 19-31-17-74466-006-0120	1380 4th Ave. So.	Nathaniel Thomas & Sarah J. 1001 22nd Ave. So. St. Petersburg, FL 33705	40 x 90 (3600 sq. ft.)	Acquire & Demolish	Rooming house - 5 tenants (311)
70	Richland Park EBC Rowland's Rev. Sub Block 6, lot 12 - south 38' 24-31-16-74718-006-0121	1316½ Jacob's Lane	Lindsey Tibbetts & Evelyn D. 6300 42nd Ave. No. St. Petersburg, FL 33709	40 x 38 (1200 sq. ft.)	Acquire & Demolish	Duplex (220)
71	Richland Park EBC Rowland's Rev. Sub Block 6, lots 6-11 24-31-16-74718-006-0060, 0070, 0110	1300 4th St. So.	Good Inc. 418 16th St. So. P. O. Box 12851 St. Petersburg, FL 33733	240 x 128 (30,720 sq. ft.)	Acquire	Vacant lot (000)
72	Richland Park EBC Rowland's Rev. Sub Block 6, lots 1-5 24-31-16-74718-006-0010	401 12th St. So.	People's Gas System, Inc. 512 Florida Avenue Tampa, FL 33601	.8 Acres (34,848 sq. ft.)	Acquire & Demolish	Florida Gas Co. structures (369)

PHASE - 11 PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
73	Richland Park EEC Rowland's Rev. Sub Block 6, lot 14 24-31-16-74718-006-0140	416 thru 426 14th St. So. & 1347 Dunmore Ave. So.	Lindsey Tibbetts & Evelyn D. 6300 42nd Ave. No. St. Petersburg, FL 33709	46.5 x 129.7 (6031 sq. ft.)	Acquire & Demolish	Four single family residence (319)
74	Richland Park EEC Rowland's Rev. Sub Block 6, lot 15 24-31-16-74718-006-0150	1335 Dunmore Ave. So.	Ellis E. & Elliot Bryant 412 King St. Jacksonville, FL 32209	40 x 130 (5200 sq. ft.)	Acquire	Vacant lot (000)
75	Richland Park EEC Rowland's Rev. Sub Block 6, lot 16 24-31-16-74718-006-0160	1329 Dunmore Ave. So.	G. W. Sheppard & Maggie B. 1590 31st St. So. St. Petersburg, FL 33712	40 x 130 (5200 sq. ft.)	Acquire	Vacant lot (000)
76	Richland Park EEC Rowland's Rev. Sub Block 6, lot 17 24-31-16-74718-006-0170	1321 Dunmore Ave. So.	Mt. Zion AME Church 1919 20th St. So. St. Petersburg, FL 33712	40 x 130 (5200 sq. ft.)	Acquire	Vacant lot (000)
77	Richland Park EEC Rowland's Rev. Sub Block 6, lot 18 24-31-16-74718-006-0180	1315 Dunmore Ave. So.	C. Eugene Lowe Box 817 Newberry, SC 29108	40 x 130 (5200 sq. ft.)	Acquire	Vacant lot (000)
78	Richland Park EEC Rowland's Rev. Sub Block 6, lot 19 24-31-16-74718-006-0190	1307 Dunmore Ave. So. & 1307 1/2 Dunmore Ave. So.	Alice Banks 1307 Dunmore Ave. So. St. Petersburg, FL 33705	40 x 128.5 (5140 sq. ft.)	Acquire & Demolish	Duplex (220)
79	Richland Park EEC Rowland's Rev. Sub Block 6, lot 20 24-31-16-74718-006-0200	1251 Dunmore Ave. So. & 1251 1/2 Dunmore Ave. So.	Eunice Campbell & Jessie Thomas 1251 Dunmore Ave. So. St. Petersburg, FL 33705	40 x 129.3 (5172 sq. ft.)	Acquire & Demolish	One duplex and one single family residence (319)
80	Richland Park EEC Rowland's Rev. Sub Block 6, lot 21 & NW 1/2 lot 22 24-31-16-74718-006-0221	1241 Dunmore Ave. So.	F & F Corp. 8 Brightwaters Circle NE St. Petersburg, FL 33704	Irregular (Approx. 7200 sq. ft.)	Acquire	Vacant lot (000)
81	Richland Park EEC Rowland's Rev. Sub Block 6, SW 1/2 lot 22 24-31-16-74718-006-0220	1231 Dunmore Ave. So.	Mabel Armstrong 1231 Dunmore Avenue South, St. Petersburg, FL 33705	Irregular Approx. 30 x 80 (Approx. 2400 sq. ft.)	Acquire & Demolish	Single family residence (210)
82	Richland Park EEC Rowland's Rev. Sub Block 6, E 1/2 lot 22, lot 23 W 1/2 24 24-31-16-74718-006-0230	1225 Dunmore Ave. So.	Omie Williams 1225 Dunmore Ave. So. St. Petersburg, FL 33705	80 x 130 (10,400 sq. ft.)	Acquire & Demolish	Single family residence (210)
83	Richland Park EEC Rowland's Rev. Sub Block 6, NE 1/2 lot 24, N 1/2 25, N 1/2 26 24-31-16-74718-006-0250	418 12th St. So.	George J. Strauss 1142 Church Street Hillside, NJ 07205	103.8 x 64.5 (6695.1 sq. ft.)	Acquire	Vacant lot (000)
84	Richland Park EEC Rowland's Rev. Sub Block 6, SE 1/2 lot 24, SE 1/2 25, SW 10' lot 26 24-31-16-74718-006-0240	1211 Dunmore Ave. So.	Eddie Conage et al 2590 10th Ave. So. St. Petersburg, FL 33712	± 70 x 64 (± 4480 sq. ft.)	Acquire	Vacant lot (000)
85	Richland Park EEC Rowland's Rev. Sub Block 6, E 35' of S 64' lot 26 24-31-16-74718-006-0260	425 12th St. So.	Jess Page 4317 43rd Ave. No. St. Petersburg, FL 33713	35 x 64 (2240 sq. ft.)	Acquire & Demolish	Grocery store (vacant) (320)
86	Robinson's Replat W 1/2 lots I & J 24-31-16-76158-000-0071	1146 Dunmore Ave. So.	Hamilton Mutual Realty P.O. Box 87 Harrison, NY 10528	± 77 x 80 (± 6160 sq. ft.)	Acquire	Vacant lot (000)
87	Robinson's Replat E 1/2 lots I & J 24-31-16-76158-000-0020	1144 Dunmore Ave. So. 1126 Dunmore Ave. So.	Goldie Clark 1144 4th Avenue South St. Petersburg, FL 33705	77 x 80 (± 6160 sq. ft.)	Acquire & Demolish	Two single family residence (319)

APPENDIX 2C

PHASE III PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
1	Robinson's Replat E $\frac{1}{2}$ of lot A, All of lots B, C, D, E (W $\frac{1}{2}$ of lot A owned by City of St. Petersburg - 3,080 sq. ft.) 24-31-16-76158-000-0011, 0030, 0040	411 11th St. So. 419 11th St. So.	Marguerite Bartlett 4925 38th Way So., Apt. #13 St. Petersburg, FL 33711	Irregular (\pm 20,000 sq. ft.)	Acquire & Demolish	One single family residence & one duplex (319)
2	Robinson's Replat Lots F & G 24-31-16-76158-000-0050, 0060	() Dunmore Ave.	Samuel T. Johnson P.O. Box 587 St. Petersburg, FL 33731	80 x 157 (12,560 sq. ft.)	Acquire	Vacant lot (000)
3	R. M. Sumner's Rev. Sub Lots 11-13 24-31-16-86256-000-0110 and 0130	1056 4th Ave. So.	F & F Corp. 8 Brightwater Circle NE St. Petersburg, FL 33704	120 x 70 (8,400 sq. ft.)	Acquire & Demolish	Duplex (220)
4	R. M. Sumner's Rev. Sub Lots 14 & 15 24-31-16-86256-000-0140	432 11th St. So.	City of St. Petersburg	80 x 70 (5,600 sq. ft.)	Transfer & Demolish	Potts Recreation Center (913)
5	R. M. Sumner's Rev. Sub Lots 6 & 7 24-31-16-86256-000-0060	1044 4th Ave. So. 1046 4th Ave. So.	LeRoy Graham 1044 4th Ave. So. St. Petersburg, FL 33705	80 x 70 (5,600 sq. ft.)	Acquire & Demolish	One single family residence & one duplex (319)
6	R. M. Sumner's Rev. Sub. Lots 8-10 24-31-16-86256-000-0080, 0090, 0100	419 Palm Ct. So. 421 Palm Ct. So. 425 Palm Ct. So. 427 Palm Ct. So.	Alfred T. Thomas 186 22nd Ave. No. St. Petersburg, FL 33704	120 x 70 (8,400 sq. ft.)	Acquire & Demolish	Two single family residence & two multi-family structures (319)
7	R. M. Sumner's Rev. Sub. Lot 1 24-31-16-86256-000-0010	1042 4th Ave. So.	Clifton Bruce 3068 14th Avenue South St. Petersburg, FL 33712	40 x 70 & 40 x 100 (6,800 sq. ft.)	Acquire & Demolish	Row stores w/apartments above (327)
8	R. M. Sumner's Rev. Sub. Lot 2 24-31-16-86256-000-0020	410 Palm Ct.	Ella V. Simms 410 Palm Ct. St. Petersburg, FL 33705	40 x 70 (2,800 sq. ft.)	Acquire & Demolish	Duplex (220)
9	R. M. Sumner's Rev. Sub. Lot 3 24-31-16-86256-000-0030	420 Palm Ct.	Roscoe L. Gay & Helen etux 420 Palm Ct. St. Petersburg, FL 33705	40 x 70 (2,800 sq. ft.)	Acquire & Demolish	Single family residence (210)
10	R. M. Sumner's Rev. Sub. Lot 4 24-31-16-86256-000-0040	422 Palm Ct.	Rosa Jones 422 Palm Ct. St. Petersburg, FL 33705	40 x 70 (2,800 sq. ft.)	Acquire & Demolish	Single family residence (210)
11	R. M. Sumner's Rev. Sub. N 8' lot 5 24-31-16-86256-000-0050	() Palm Ct.	Mary E. Caulfield & Junie V. Conklin P.O. Box 3306 St. Petersburg, FL 33731	8 x 70 (560 sq. ft.)	Acquire	Vacant lot (000)
12	R. M. Sumner's Rev. Sub S 32' lot 5 24-31-16-86256-000-0051	424 Palm Ct.	Nathan Brown 2327 41st St. So. St. Petersburg, FL 33711	32 x 70 (2,240 sq. ft.)	Acquire & Demolish	Single family residence (210)
13	E. E. Sweets Sub Lot 6 24-31-16-88758-000-0060	-----	Thelma L. Baker and Robert J. Maxwell 1042 4th Avenue South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
13A	E. E. Sweets Sub Lot 7 24-31-16-88758-000-0070	-----	Arthur P. Simms 410 Palm Court So. St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire	Vacant lot (000)
14	E. E. Sweets Sub Lot 1 24-31-16-88758-000-0010	401 10th St. So.	Alma Truet 401 10th Street South St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Two single family residences (319)
15	E. E. Sweets Sub Lot 2, 3, 4 24-31-16-88758-000-0020, 0030, 0040	405 10th St. So.	Central Life Ins. P.O. Box 3286 Tampa, FL 33601	120 x 100 (12,000 sq. ft.)	Acquire	Vacant lot (000)
16	E. E. Sweets Sub. Lot 5 24-31-16-88758-000-0050	431/435 10th St. So.	Sydney Bernstein & Eva etux 431 10th St. So. St. Petersburg, FL 33705	40 x 100 (4,000 sq. ft.)	Acquire & Demolish	Store (Bernstein's Grocery) w/ eight multi-family units above (327)
17	Rev. Map of City of St. Petersburg Subdivision Block 70, N $\frac{1}{2}$ of lots 6, 7 & 8 19-31-17-74466-076-0060	950 4th Ave. So.	Constance Gibson 426 5th St. No. St. Petersburg, FL 33701	150 x 100 (15,000 sq. ft.)	Acquire	Vacant lot (000)
18	Rev. Map of City of St. Petersburg Subdivision Block 70, S $\frac{1}{2}$ of lots 7 & 8 19-31-17-74466-076-0070	410, 410 $\frac{1}{2}$, 420, 434 & 434 $\frac{1}{2}$ 10th St. So.	Sydney Bernstein 431 10th Street South St. Petersburg, FL 33705	100 x 100 (10,000 sq. ft.)	Acquire & Demolish	Five multi unit structures (319)
19	Rev. Map of City of St. Petersburg Subdivision Block 70, lots 1 thru 5 & S $\frac{1}{2}$ of lot 6 19-31-17-74466-076-0010, 0060, 0071	405 9th St. So.	F & F Corp. 8 Brightwaters Circle NE St. Petersburg, FL 33704	100 x 50 plus 250 x 200 (55,000 sq. ft.)	Acquire & Demolish	Mullen's Restaurant Supply & Cuckoo's Nest (321)

APPENDIX 2D

PHASE IV PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
1	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 14 & # 10.3' lot 15 24-31-16-74718-004-0140	1540 3rd Ave. So.	N. & Queen E. Carter 4128 51st Avenue South St. Petersburg, FL 33711	40 x 128 (5,120 sq. ft.)	Acquire	Vacant lots (000)
2	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 13 24-31-16-74718-004-0130	1534 3rd Ave. So.	Addie T. McSwain 2590 16th Avenue South St. Petersburg, FL 33712	40 x 128 (5,120 sq. ft.)	Acquire	Vacant lot (000)
3	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 12 24-31-16-74718-004-0120	1564 3rd Ave. So. 1564 1/2 3rd Ave. So.	Cleve Perkins 1552 3rd Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence and duplex (319)
4	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 11 24-31-16-74718-004-0110	1548 3rd Ave. So.	Ruby L. Miller 1548 3rd Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
5	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 10 24-31-16-74718-004-0100	1512 3rd Ave. So. 1512 1/2 3rd Ave. So.	R. C. Calhoun 1498 3rd Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Two single family residences (319)
6	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 9 24-31-16-74718-004-0090	1500 3rd Ave. So.	Lawrence Cottman & Purity Greene 1500 3rd Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
7	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 8 24-31-16-74718-004-0080	1498 3rd Ave. So.	Jessie M. Calhoun 1498 3rd Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
8	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 6 & 7 24-31-16-74718-004-0060	1450 3rd Ave. So. 1450 1/2 3rd Ave. So.	Bethel Metropolitan Church 1010 3rd Avenue South St. Petersburg, FL 33705	80 x 128 (10,240 sq. ft.)	Acquire & Demolish	Two single family residences (319)
9	Richland Park EEC Rowland's Rev. Subdivision Block 4, lots 4 & 5 24-31-16-74718-004-0040/0050	1432 3rd Ave. So. 1440 3rd Ave. So.	Nubron D. McGhee 1432 3rd Avenue South St. Petersburg, FL 33705	80 x 128 (10,240 sq. ft.)	Acquire & Demolish	Two single family residences (210)
10	Chas. R. Carter's Rev. Sub. of Richland Park Lot 4 24-31-16-13914-000-0040	1430 3rd Ave. So.	Frank Haley et al 1112 Alhambra Way South St. Petersburg, FL 33705	3 1/2 x 128 (3,968 sq. ft.)	Acquire	Vacant lot (000)
11	Chas. R. Carter's Rev. Sub. of Richland Park Lots 2 & 3 24-31-16-13914-000-0020/0030	1404, 1408, 1422 3rd Avenue South	Mrs. G. H. Leggett, Estate 3864 50th Avenue South St. Petersburg, FL 33711	62 x 128 (7,936 sq. ft.)	Acquire & Demolish	Three multi-family residences (319)
12	Chas. R. Carter's Rev. Sub. of Richland Park Lot 1 24-31-16-13914-000-0010	1400 3rd Ave. So.	J. Rogers & Irene et ux. 1513 4th Avenue South St. Petersburg, FL 33705	32 x 128 (4,096 sq. ft.)	Acquire & Demolish	Row stores (Piggy Back Social Club and Grocery) w/apartments above (327)
13	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 17 24-31-16-74718-004-0170	348 16th St. So. 358 16th St. So. 368 16th St. So.	TRI-CITY Properties 1204 Eckles Drive Tampa, FL 33612	50 x 128 (6,400 sq. ft.)	Acquire & Demolish	Apartment units (10 units in 3 structures) (311)
14	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 18 24-31-16-74718-004-0180	1517 4th Ave. So.	James Brooks & Catherine et ux 1205 Fargo Street St. Petersburg, FL 33712	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence w/roomers (210)
15	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 19 24-31-16-74718-004-0190	1513 4th Ave. So. 1513 1/2 4th Ave. So.	Irene Rogers 1513 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Apartments (16 units) (311)
16	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 20 24-31-16-74718-004-0200	1507 4th Ave. So.	Mattie L. Gardiner 3525 27th Ave. So. St. Petersburg, FL 33711	40 x 128 (5,120 sq. ft.)	Acquire	Vacant lot (000)
17	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 21 24-31-16-74718-004-0210	1505 4th Ave. So. 1505 1/2 4th Ave. So.	Charles L. Brown 1505 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Apartments - 2 structures (319)
18	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 22 24-31-16-74718-004-0220	1501 4th Ave. So. 1501 1/2 4th Ave. So.	Good Inc. P. O. Box 12851 St. Petersburg, FL 33733	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Apartments - 2 structures (319)
19	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 23 24-31-16-74718-004-0230	1429 4th Ave. So.	Albertha H. Green 1429 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)

PHASE IV PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
20	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 24 24-31-16-74718-004-0240	1425 4th Ave. So. 1425½ 4th Ave. So.	Mildred A. Wheeler 1425 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence w/garage apartments (319)
21	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 25 24-31-16-74718-004-0250	1421 4th Ave. So. 1421½ 4th Ave. So.	Lindsey M. Tibbetts & Evelyn 6300 42nd Avenue North St. Petersburg, FL 33709	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence w/garage apartments (319)
22	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 26 24-31-16-74718-004-0260	1435 4th Ave. So.	City of St. Petersburg	40 x 128 (5,120 sq. ft.)	Transfer	Vacant lot (000)
23	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 27 24-31-16-74718-004-0270	1427 4th Ave. So.	J. Rogers & Irene etux 358 16th Street South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire	Vacant lot (000)
24	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 28 24-31-16-74718-004-0280	1409 4th Ave. So.	Lena E. Sanders 1409 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
25	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 29 24-31-16-74718-004-0290	1405 4th Ave. So. 1405½ 4th Ave. So.	Mr. William H. Logan, Sr. 2430 Irondale Street St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence w/garage apartments (319)
26	Richland Park EEC Rowland's Rev. Subdivision Block 4, lot 30 24-31-16-74718-004-0300	1401 4th Ave. So.	Callie E. McKinney 1401 4th Avenue South St. Petersburg, FL 33705	45 x 128 (5,760 sq. ft.)	Acquire & Demolish	Single family residence (210)
27	Richland Park EEC Rowland's Rev. Subdivision Block 7, lots 12-14 24-31-16-74718-007-0120	1514-1586 4th Ave. So. (even) 1513-1529 Founders Ct. So. (odd)	TRI-CITY Properties 1204 Eckles Drive Tampa, FL 33612	131 x 128 (16,768 sq. ft)	Acquire & Demolish	Ten single family residences (319)
28	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 11 24-31-16-74718-007-0110	1506 4th Ave. So. 1511 Founders Ct. S	Lindsey M. Tibbetts & Evelyn D. etux 6300 42nd Avenue North St. Petersburg, FL 33709	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence and one duplex (319)
29	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 10 & W½ lot 9 24-31-16-74718-007-0100	1504 4th Ave. So.	Marvin BOWENS 1504 4th Avenue South St. Petersburg, FL 33705	60 x 128 (7,680 sq. ft.)	Acquire & Demolish	Single family residence (210)
30	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 8 & E½ lot 9, lot 7 24-31-16-74718-007-0070/0080	1456 4th Ave. So.	Charles Haile 1456 4th Ave. So. St. Petersburg, FL 33705	100 x 128 (12,800 sq. ft)	Acquire	Vacant lots (000)
31	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 6 24-31-16-74718-007-0060	1450 4th Ave. So.	Vermell K. Johnson 1450 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
32	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 5 24-31-16-74718-007-0050	1432 4th Ave. So.	Will Doyle 1432 4th Avenue South St. Petersburg, FL 33705	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
33	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 4 24-31-16-74718-007-0040	1426 4th Ave. So.	Estella Fletcher & Eddie etal 517 Jordan Park Street South St. Petersburg, FL 33712	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
34	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 3 24-31-16-74718-007-0030	1416 4th Ave. So.	Laura Bryson 1416 4th Avenue South St. Petersburg, FL 33706	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence (210)
35	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 2 24-31-16-74718-007-0020	1408 4th Ave. So.	Murray O. Lester 719 Central Avenue St. Petersburg, FL 33701	40 x 128 (5,120 sq. ft.)	Acquire & Demolish	Single family residence and duplex (319)
36	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 1 24-31-16-74718-007-0010	1400 4th Ave. So.	Church of God in Christ 1400 4th Avenue South St. Petersburg, FL 33705	45 x 128 (5,760 sq. ft.)	Acquire & Demolish	Church of God in Christ (960)

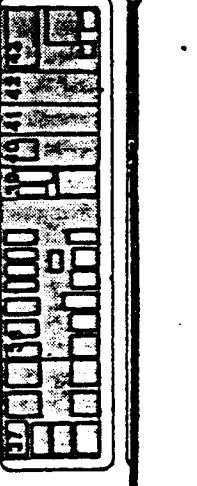
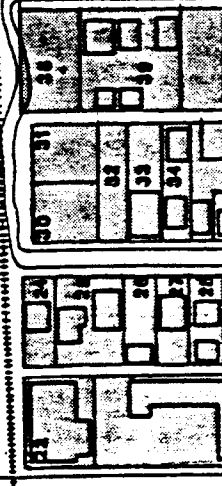
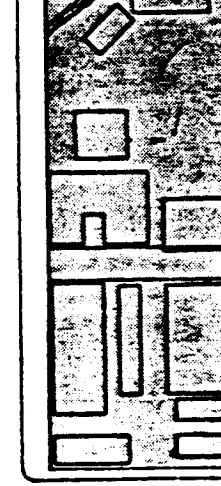
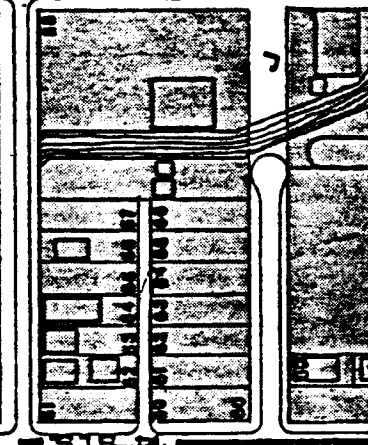
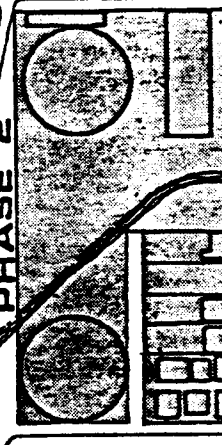
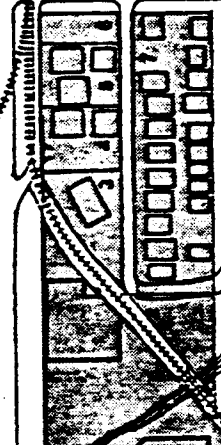
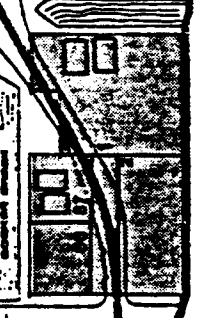
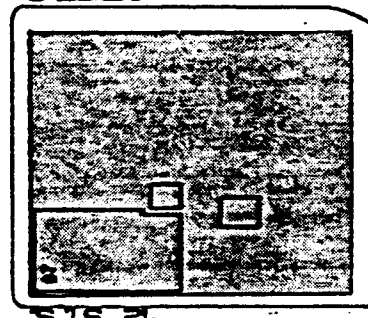
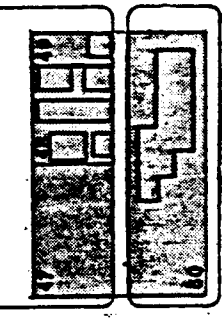
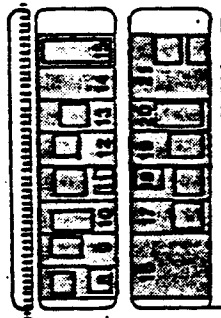
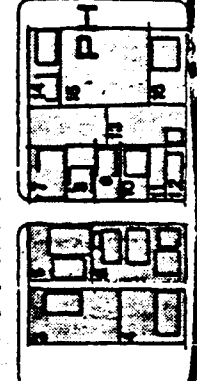
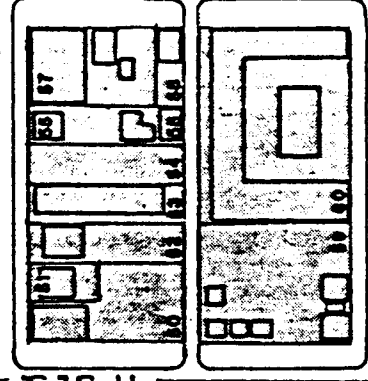
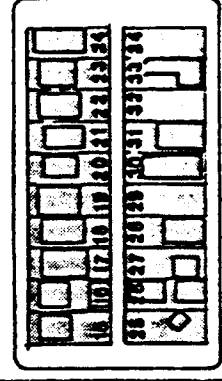
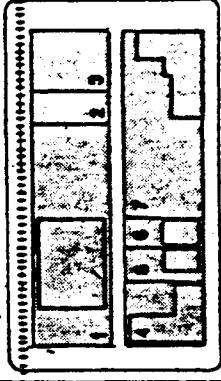
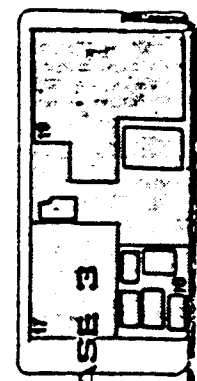
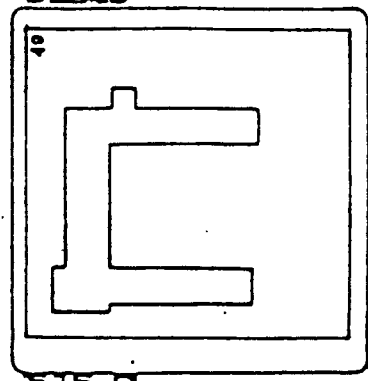
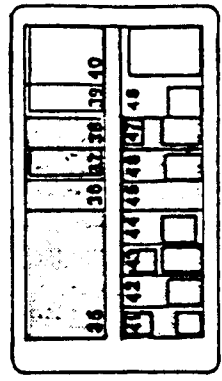
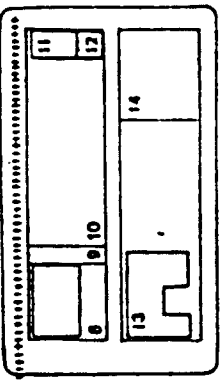
PHASE IV PARCEL #	LEGAL DESCRIPTION	ADDRESS ST. PETERSBURG, FL	OWNER	AREA	ACTION	PRESENT OCCUPANCY (Land Use Designation)
37	Richland Park EEC Rowland's Rev. Subdivision Block 7, lots 17-19 24-31-16-74718-007-0180	1525 Dunmore Ave. So. etux; 1514 Founder Ct. So. etux; 418 16th St. So. etux	Good Inc. P. O. Box 12851 St. Petersburg, FL 33733	131 x 130 (17,030 sq. ft.)	Acquire & Demolish	Apartments and grocery (Frank N & S Grocery) - 32 units, 8 structures (311)
38	Richland Park EEC Rowland's Rev. Subdivision Block 7, lots 20-24 24-31-16-74718-007-0200	1501 Dunmore Ave. So. etux 1502 Founder Ct. So. etux	R. E. Beltz Ltd. 1522 49th Avenue North St. Petersburg, FL 33703	200 x 130 (26,000 sq. ft.)	Acquire & Demolish	Fourteen single family residences (319)
39	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 25 24-31-16-74718-007-0250	1433 Dunmore Ave. So.	Nathan Williams 1433 Dunmore Avenue South St. Petersburg, FL 33705	40 x 130 (5,200 sq. ft.)	Acquire & Demolish	Three single family residences (319)
40	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 26 24-31-16-74718-007-0260	1427 Dunmore Ave. So.	Alfred T. Thomas 186 22nd Avenue North St. Petersburg, FL 33701	40 x 130 (5,200 sq. ft.)	Acquire & Demolish	Car storage (346)
41	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 27 24-31-16-74718-007-0270	1423 Dunmore Ave.	F & F Corp. 8 Brightwaters Circle NE St. Petersburg, FL 33704	40 x 130 (5,200 sq. ft.)	Acquire	Vacant lot (000)
42	Richland Park EEC Rowland's Rev. Subdivision Block 7, lot 28 24-31-16-74718-007-0280	1417 Dunmore Ave. So.	Good Inc. P. O. Box 12851 St. Petersburg, FL 33733	40 x 130 (5,200 sq. ft.)	Acquire	Vacant lot (000)
43	Richland Park EEC Rowland's Rev. Subdivision Block 7, lots 29 & 30 24-31-16-74718-007-0290	417-431 14th St. So. (odd)	Lindsey Tibbetts & Evelyn D. etux 6300 42nd Avenue North St. Petersburg, FL 33709	95 x 130 (12,350 sq. ft.)	Acquire & Demolish	Row store (food store, beauty shop, barber shop) multi-family structure and single family residence (321 & 319)

1st AVE. S.

2nd AVE. S.

3rd AVE. S.

4th AVE. S.



ACTION PER PARCEL

ACQUIRE NO ACTION

0' 100' 300'

COMMUNITY REDEVELOPMENT PLAN
GAS PLANT REDEVELOPMENT AREA

THE CITY OF ST. PETERSBURG, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 OFFICE OF URBAN REDEVELOPMENT



APPENDIX 3:

**PROVISIONS NECESSARY
TO MEET APPLICABLE
STATE AND LOCAL LAWS**

PROVISIONS NECESSARY TO MEET APPLICABLE STATE AND LOCAL LAWS

The following statements, which are general in nature and designed to indicate overall objectives, are included herein to assure compliance with state and local requirements.

A. Redeveloper's Obligations

1. Redeveloper's Proposals:

Included with the bids to purchase the land, the developer or redeveloper must also submit the following:

- a) Proposed site plan, scale 1 inch equals 50 feet.
- b) A statement of the proposed use for which the land is being purchased.
- c) An architect's or artist's perspective of the finished development.
- d) An outline specification for both building and site improvements.
- e) A statement of developer's or redeveloper's financial capability to complete the project which shall be satisfactory to the City of St. Petersburg.

2. Contract Requirements:

The land acquired by the City of St. Petersburg will be disposed of subject to an agreement between the City and the developer or redeveloper. The developer or redeveloper will be required by the contractual agreement to observe the Community Redevelopment Plan and these specifications. The developer or redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary plans, their review, and approval by the Community Redevelopment Agency and the Environmental Development Commission, of the City of St. Petersburg, and other government agencies. In addition, the following provisions will be included in the agreement:

- a) That the developer or redeveloper will submit to the City a plan or schedule for the proposed development or redevelopment, as outlined under number one above.
- b) That the purchase of the land is for the purpose of development or redevelopment and not for speculation.
- c) That the building or improvements will be completed within a reasonable time.

- d) That the developer or redeveloper, his successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, sex, creed, color, national origin, or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land disposed of within the redevelopment area by the City of St. Petersburg.
- e) That the developer or redeveloper will comply with all provisions of the Section 3 clause of the Department of Housing and Urban Development Act of 1968, as amended, twelve USC 170u: "Equal Employment Opportunity Clause for Contracts not Subject to Executive Order 11246" or Executive Order 11246, whichever applies.

3. Plan Control Discretion and Waivers:

Additional controls and restrictions on the use of land and building requirements in the redevelopment area may be imposed by the City of St. Petersburg, in its "Notice to Bidders or Instructions to Bidders". However, the City Council reserves the right to waive any of the regulations and controls of the Plan contained herein subject to procedures set forth in Part IX: Procedures for Amending the Approved Community Redevelopment Plan.

B. Historic/Archaeological Considerations

1. Historic Structures:

The six structures in the Project Area that were identified by the Planning Department and State Historic Preservation Office as having potential historic significance have been inventoried, photodocumented, and placed on the State Historic Preservation Office Master Site File. In addition, to the above action, the Planning Department of the City has begun to evaluate these structures in terms of their local significance. Based on the criteria being used by the Planning Department, these six structures fall in "Priority No. 3 Category". In this category the Planning Department suggests that the structure may have local significance. However, since the structures were not structurally sound, and for other planning reasons will not be preserved through restoration, then a detailed photo inventory and a Master Site File Long-Form was prepared on the structure and forwarded to the State Historic Preservation Office.

The six structures are located on Phase 2 (Parcel 1) and Phase 1 (Parcels 17, 25 and 59) of the Project Area (see Appendix 1 - Exhibit 7). The proposed action for all structures in Phase 1 is clearance. In Phase 1, Parcel 59 contains three bungalows, originally constructed in the early 1900's which provided dwelling units for early Negro settlers; Parcel 17 contains a large dwelling unit constructed in the early 1900's which has architectural features of that era, including two stories, bay windows, a gable roof, a gable dormer, and a colonnaded porch; and Parcel 25 contains an old service station of the Spanish Colonial Revival Type. Its significant features includes arch doorways, and roof outlookers (exterior frame and members). Finally, Parcel 1 (Phase 2) contains one of the earliest lumber companies in Pinellas County.

2. Archaeological Site:

The City contracted with Piper Archaeological Research Associates to conduct a sub-surface survey in all of the existing Community Development Block Grant Areas. In the Gas Plant Redevelopment Project Area one site was identified as being significant. It is located on the east side of Booker Creek, west of the eastern large gas storage tank. The perimeter of the site is shown in Exhibit 7 of Appendix 1.

A scatter of lithic tools and debitage measuring approximately 23m (25.15 yards) NW-SE by an average of 7m (7.7 yards) NE-SW was identified. The present day soil type is urban land. The pre-urbanization was Muck. Historic maps indicated that this area was once occupied by a pond or lake.

In that the site is located on a parcel not proposed for any redevelopment activity no disturbance of the site is anticipated. However, Piper Archaeological Research Associates does recommend that this site be conserved if feasible, and in the event of any private development it is recommended that test excavations be conducted by professional archaeologists in order to determine the potential significance (or lack thereof) of the site.

C. Minority Group Consideration

1. Statement of Affirmative Action to be Taken:

Every effort will be made by the City to assure that there will be no discrimination in carrying out the proposed activities. Through the use of required anti-discrimination clauses in all contracts for services, sale or lease of project properties, in addition to institution of pre-construction and pre-contract conferences whereby the necessity for compliance in

letter and in spirit with the provisions of Civil Rights Legislation and Presidential Executive Orders, proper implementation will be accomplished.

2. Statement of Reducing the Concentration of Minority Groups Housing:

The City will encourage the deconcentration of minorities through the Relocation Process. Displaced families and individuals will be encouraged to relocate to non-traditional neighborhoods, where displacement housing is available and is within the financial capability of the displacee. The Relocation Officer will provide housing counseling and services to displacees in the form of familiarizing them with non-traditional neighborhoods, maintaining a list of available replacement housing, and providing escort services to broker offices on a case-by-case basis as needed.

3. Employment Training Program:

The City will encourage developers to establish on-the-job training (OJT) or Apprenticeship Programs, to increase the level of employment and skilled labor within the St. Petersburg Minority Community. One program which may be used by developers is the Comprehensive Employment Training Act (CETA) Title VII, Private Incentive Program. Under this program with an agreement with the Pinellas County CETA office, a developer may be assisted in providing OJT and Apprenticeship programs for local residents within their perspective industry.

The Economic Development Administration may also make available financial resources to developers who create more jobs for minorities in the local labor force.

D. Compliance With St. Petersburg Comprehensive Plan

The Gas Plant Community Redevelopment Plan has been reviewed and found to be in compliance with the adopted St. Petersburg Zoning Ordinance and Comprehensive Plan with the exception of certain land use and zoning changes, as specified elsewhere in the Plan document, which will be approved following the adoption of this Plan.

E. Annual Reports

As required by Florida Statutes, Chapter 163.356(36), the City of St. Petersburg shall file with the City Council and the State Auditor General on or before March 31, of each year, a report of activities for the prededing calendar year, which shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such calendar year.

In addition, at the time of filing the report, the City of St. Petersburg shall publish in a newspaper of general circulation in the community a notice to the effect that such reports have been filed with the City Council and State Auditor General, and that the report is available for inspection during business hours at the City Clerk's office, or a place designated by the Chief Executive Officer.

F. Amendment Provisions

1. If at any time after the approval of the Community Redevelopment Plan by the City Council of the City of St. Petersburg, it becomes necessary or desirable to amend or modify the Plan, the City Council may amend such Plan upon the recommendation of the Administration or others.
2. The City Council shall hold a Public Hearing on any proposed modification of the Community Redevelopment Plan after Public Notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.
3. If the Community Redevelopment Plan is modified by the City after the lease or sale of real property in the Community Redevelopment Project Area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the City may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee of purchaser, or successor or successors in interest may be entitled to assert.

ORDINANCE NO. 669-F

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF EXHIBIT "A" OF ORDINANCE 557-F, THE INTOWN REDEVELOPMENT PLAN OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ST. PETERSBURG, FLORIDA, SAID AMENDMENT ADDING A NEW GAS PLANT PROJECT AND REPEALING THE GAS PLANT REDEVELOPMENT PLAN ADOPTED BY RESOLUTION 79-698 AND AS INCORPORATED INTO THE INTOWN REDEVELOPMENT PLAN BY ORDINANCE 557-F; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PORTIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That the Intown Redevelopment Plan which is Exhibit "A" of the City of St. Petersburg Ordinance 557-F is amended by deletion of the Gas Plant Redevelopment Plan as adopted by Resolution 78-738 and as incorporated into the Intown Redevelopment Plan by Ordinance 557-F.

SECTION 2. That the Intown Redevelopment Plan which is Exhibit "A" of the City of St. Petersburg Ordinance 557-F is amended to include the attached Gas Plant Redevelopment Project as appendix F to the Plan.

SECTION 3. That the following findings with respect to the subject Gas Plant Redevelopment Project are made:

1. A feasible method exists for the relocation of families to be displaced from the community redevelopment area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The subject Community Redevelopment Plan conforms to the general plan of the county or municipality as a whole;
3. The subject Community Redevelopment Plan gives due consideration to the provision to adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plans; and
4. The subject Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprises.

SECTION 4. That the Intown Redevelopment Plan which is Exhibit "A" of the City of St. Petersburg Ordinance 557-F is also amended as follows, where the ~~struck-through~~ portions indicate the language to be deleted and the underlined portions indicate the language to be added:

1. The Gas Plant Redevelopment Plan section on page 30 of the Intown Redevelopment Plan is amended as follows:

Gas Plant Redevelopment Project
as contained in Appendix F

~~The Gas Plant Project (see Gas Plant Redevelopment Plan) is an industrial and residential project a multi-purpose stadium project. This project is currently being funded through the CDBG program, however industrial development bonds may be used to attract private investment to develop the industrial tracts. The Gas Plant Redevelopment Plan has been incorporated into this plan by reference.~~

2. The Project Description section on page 4 of the Intown Redevelopment Plan is amended by deleting the following:

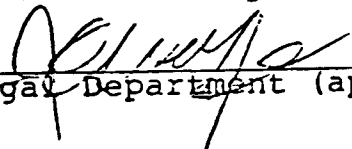
~~The Gas Plant Redevelopment Plan adopted by City Council on September 20, 1979 is incorporated into the Plan by reference and made a part hereof.~~

3. The Plan Emphasis section Map 3 is amended as attached in the Gas Plant Project.

SECTION 5. The amendments delineated herein are hereby approved and adopted by the City Council and hereby become a part of the Community Redevelopment Plan for the Intown Redevelopment Area.

SECTION 6. It is the intention of the City Council that this ordinance and every provision hereof shall be considered separable; and the invalidity of any section, clause or provisions of this ordinance shall not affect the validity of any other section, clause or provision of this ordinance.

SECTION 7. This ordinance shall become effective upon approval of the Plan change herein described by the Pinellas County Board of County Commission.



Legal Department (approved as to form and content)

7-5-83
Date

Passed by St. Petersburg City Council on first reading on the 7th day of July, 1983.

Passed by St. Petersburg City Council on second and final reading on the 1st day of September, 1983

Mayor-Councilman
Chairman of the City Council

ATTEST: _____
Clerk of the City Council

Title Published: Ind. 1-t 8-25-83

Synopsis Published: Ind. 1-t 9-6-83