

GREATER SEMINOLE HEIGHTS PLANNING AREA
Community Planning through Form Based Codes
Kick-Off Meeting
February 5, 2008

AUDIENCE PARTICIPATION

POSITIVE CHARACTERISTICS

- Centrally located (to downtown, to I-275)
- Residential / Work Proximity
- Redevelopment potential / Development opportunities
- Residential and commercial access
- Hillsborough River
- Access to transit
- Tree canopy
- Schools
- Parks
- Neighborhood
- Architecture
- Affordability
- Eclectic / historic
- Friendly
- Organized neighborhood association(s)
- Grid layout
- Diversity (people, work / economics, social economic diversity)

NEGATIVE CHARACTERISTICS

- Not pedestrian / bicycle friendly
- Lack of parking
- Urban blight / commercial blight
- Unsafe (criminal) / perception
- Car lots
- Pawn shops
- Incomplete sidewalks
- Missing financial institutions
- Insufficient public transit routes
- Loud interstate noise
- Limited traffic calming
- Lack of lighting
- Limited entertainment venues / commercial variety
- FDOT controlled streets / too many one-way streets
- Lack of residential density
- Overhead power lines / transmission lines
- Small commercial lots
- Limited large land owners
- Absentee land owners
- Water drainage

- Handicap accessibility
- Code doesn't adequately address Seminole Heights area
- Code enforcement (local and state)
- Streetscape
- Communication with City of Tampa departments
- Not enough multifamily /mixed use

ASSETS

- Neighborhood parks
- Hillsborough River
- Starbucks / Taco Bus / Commercial
- Landmark buildings
- Lowry Park Zoo
- The Tower
- Hillsborough High (other schools – neighborhood schools)
- Good restaurants
- Library
- Public Pool
- Historic district
- Lake Roberta
- Community resources (ex: church)
- Transit (bus lines)
- Central Avenue (homes, on street parking, wide street)
- Garden Center (being remodeled)
- Brick streets
- Dog park / dog run
- Homes (in general)
- Geographical location

CHALLENGES

- FDOT / multiple jurisdictions
- Lack of parking
- Lot sizes
- Pedestrian opportunities
- Perception
- Reputation
- Code conflicts
- Funding

OPPORTUNITIES

- Florida / Nebraska as a development corridor
- Neighborhood initiatives
- Local government partnership (elected official support)
- Larger commercial area / redevelopment
- Potential for incentives
- Affordable land prices
- Diverse socio-economic factors (starter homes, live/work/play, traditional neighborhood)
- Encourage more business development