



The Greater Seminole Heights Community Vision

Building an Urban Village

February 5, 2008 - Kick-off meeting

- Current city-wide issues
 - > Limited formal short-term planning for defined areas
 - > Outdated Euclidean zoning district regulations triggering numerous PD rezoning requests
 - > Current land development regulations promote little to no relationships between private & public realm
 - > Current land development regulations, generally not keeping up with development demands, technologies, and community desires
 - > Overlay Districts that have been developed serve as 'band-aids' only, but are often misinterpreted, poorly enforced and frequently revised
- Introduction to the planning program & form-based code strategy
 - > An alternative that looks at communities more in terms of variations in the scale and intensity of development than in differences in land uses.
- Participants generated list of Assets, Challenges, and Opportunities for the planning area

- > **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)

- 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

