



**CITY OF ST. PETERSBURG, FLORIDA**  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

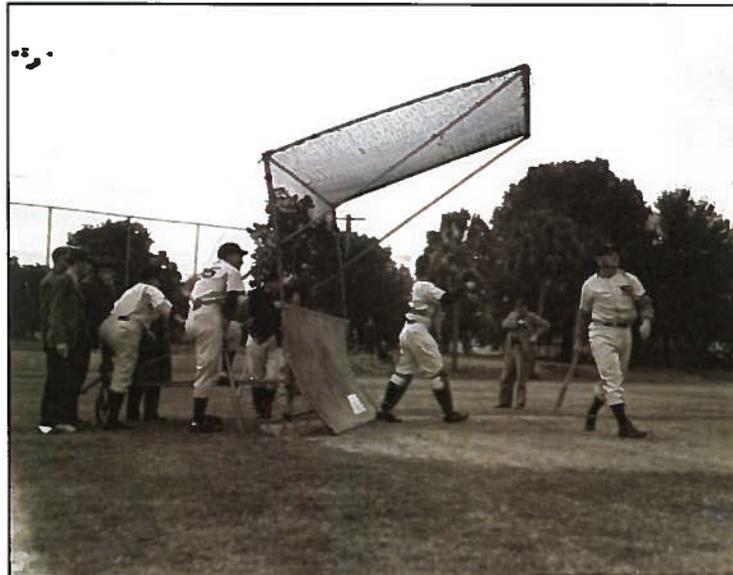
## STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION

REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

For public hearing and recommendation to City Council on September 11, 2018 beginning at 2:00 P.M.,  
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Community Planning and Commission member Bob Carter resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



Practice at Huggins-Stengel Field circa 1930.

Photograph P03346 courtesy of the St. Petersburg Museum of History.

<b>CASE NUMBER:</b>	<b>HPC 18-90300005</b>
<b>STREET ADDRESS:</b>	1320 5 <sup>th</sup> St. N., St. Petersburg FL 33701
<b>LANDMARK NAME:</b>	Huggins-Stengel Field
<b>OWNER:</b>	City of St. Petersburg
<b>APPLICANT:</b>	Lisset G. Hanewicz, President, on behalf of the Crescent Lake Neighborhood Association
<b>REQUEST:</b>	Designation of the Huggins-Stengel Field as a local historic landmark to be listed in the St. Petersburg Register of Historic Places

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## Contents

Overview and Background .....	1
Summary: Huggins-Stengel Field .....	2
Summary of Existing Conditions .....	2
Primary Character-Defining Historic Features.....	2
Site Evolution and Non-Historic Alterations.....	3
Staff Findings.....	3
Historic Significance and Satisfaction of Eligibility Criteria.....	3
Historic Integrity .....	5
Property Owner Consent and Impact of Designation.....	5
Consistency with St. Petersburg’s Comprehensive Plan, Existing Land Use Plan, and Future Land Use Plan .....	5
Recommendation.....	6
References .....	7

## Appendices

Appendix A	Photographs of Subject Property
Appendix B	Maps of Subject Property
Appendix C	Application

## OVERVIEW AND BACKGROUND

On April 23, 2018, a local historic landmark designation application was submitted for the Huggins-Stengel Field in Crescent Lake Park (the "subject property") by Lisset Hanewicz, President, on behalf of the Crescent Lake Neighborhood Association. The application (Appendix C) provides extensive information concerning the field's history and establishes the site's contextual significance to the history of St. Petersburg as a representation of the city's early role as a destination for spring training activities held by Major League Baseball teams seeking more palatable climates for pre-season practice. Staff has determined that these narrative elements of the application are complete and require no further elaboration to substantiate the significance of Huggins-Stengel Field.

Submitted with the application package were relevant portions of the Crescent Lake Neighborhood Plan, which was prepared by the Florida Center for Community Design and Research and adopted by the City of St. Petersburg in June of 1994.<sup>1</sup> The relevant portions include a recommendation that the Neighborhood Association "Pursue city landmark designation for the Huggind Stengel Field [sic] and the water tower" as an objective toward the goal of identifying and enhancing community character and identity, as well as an implementation matrix suggesting that this be completed in 1996, and that the city fees of \$400 be waived, presumably accounting for the cost of two individual applications, which continue to be processed at a fee of \$200 each. Indeed, Crescent Lake Water Tower was designated as a Local Historic Landmark through a City-initiated process in 2008 under City File HPC 07-02.<sup>2</sup> No formal action had been taken regarding the local landmark designation of the Huggins-Stengel Field until the submission of this application.

The subject property remains under the ownership of the City of St. Petersburg. Staff from the City's Leisure Services Department were provided with a copy of the application upon submission and have been given additional information on the implications of designation by staff of the Urban Planning and Historic Preservation Division.

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<sup>1</sup> City of St. Petersburg, "Neighborhood Plans," Accessed online at [http://www.stpete.org/neighborhoods/neighborhood\\_plans.php](http://www.stpete.org/neighborhoods/neighborhood_plans.php).

<sup>2</sup> City of St. Petersburg, "Historic Landmark Designation of the Crescent Lake Water Tower (HPC Case No. 07-02)," 2008, On file, City of St. Petersburg Urban Planning and Historic Preservation Division.

Summary: Huggins-Stengel Field

<b>Property Name (Current/Common):</b>	Huggins-Stengel Field
<b>Historic Names:</b>	Field at Crescent Lake Park Miller Huggins Field
<b>Date of Construction:</b>	1924-1925
<b>Period of Significance:</b>	1924-1968
<b>Builder:</b>	Wilbur F. Smith, chair of City Park Board during construction
<b>Criteria for Landmark Eligibility:</b>	A and C
<b>Areas of Significance:</b>	Entertainment/Recreation Social History
<b>Retention of Historic Integrity:</b>	Location, Design, Setting, Materials, Workmanship, and Feeling

SUMMARY OF EXISTING CONDITIONS

As noted, the application attached as Appendix C provides a detailed description of the site. In order to make clear the implications of this proposed designation for future maintenance and rehabilitation projects, staff recommends that the preservation of the following character-defining historic features be a priority in future Certificate of Appropriateness ("COA") review. Changes to non-historic alterations require COA review to ensure appropriate treatment of surrounding historic fabric and the site as a whole.

Primary Character-Defining Historic Features

*Playing Surface*

- Northwest orientation of primary field;
- Layout of field and bases, which today follow contemporary requirements established by the Major League Baseball ("MLB") rulebook:
  - Infield: 90' square,
  - Bases set every 90' along that square,
  - Second base located 127 feet, 3 3/8 inches from home place,
  - Dirt circle with 26' radius located around home plate and encompassing left-handed and right-handed batters' boxes and catcher's box,

*Dugouts*

- Locations at first base and third base sides of field;
- Concrete block construction;
- Low-pitched shed roofs of corrugated metal with dual-layer fascia and broad overhang creating shade for interior seating;
- Flat, full-width benches; and
- Adjacent flagpole.

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### Site Evolution and Non-Historic Alterations

The designation application proposes a boundary which excludes associated but non-historic elements of the site including the 1959 clubhouse building (which replaced the original 1925 structure) and parking lot to the east of the field.

The proposed designation boundary follows the contemporary fence line of the field. As shown in Figure 1, the site does not appear to have been fully fenced as late as the early 1940s. By the 1950s, (Figure 2), a fence and lighting had been added to the perimeter of the outfield, the practice fields had been more formally laid out, and tennis courts had been added at the southwestern edge of Crescent Lake Park. The two practice fields have been eliminated and the field is presently enclosed by a chain-link fence (Figure 3).

### STAFF FINDINGS

In St. Petersburg, eligibility for designation as a local historic landmark is determined based on evaluations of age, context, and integrity under a two-part test as found in Section 16.30.070.2.5(D) of the City Code. Under the first test, historic documentation demonstrates that Huggins-Stengel Field was initially constructed as a baseball field approximately 94 years ago and surpasses the minimum requirement of 50. Further, staff suggests that the subject property satisfies two Criteria for Significance and six Criteria of Integrity. Staff, therefore, recommends approval of the application to designate the subject property to the St. Petersburg Register of Historic Places.

#### Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the two-part test to determine eligibility for the St. Petersburg Register of Historic Places examines a resource's historic significance with relation to nine criteria, and the period during which this significance was achieved. One or more Criteria for Significance must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine criteria are based on the National Park Service's criteria for listing in the National Register of Historic Places, and are designed to assess resources' importance in a given historic context with objectivity and comprehensiveness.

#### *Period of Significance*

A historic resource's period of significance is the time frame during which a historic resource was associated with the important events, activities, themes, or people which qualify it for consideration as significant.<sup>3</sup> Because these events and activities generally must have taken place 50 or more years prior to designation, the period of significance often ends at that point, even if the significant events continued. Such is the case with Huggins-Stengel Field. Because the site draws historic significance from its status as St. Petersburg's lone remaining field to have served as a training field, **the period of significance for Huggins-Stengel Field is 1924-1968**, which includes the field's construction as a training field for the New York Yankees, their nearly annual

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<sup>3</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 16A Part III: Completing the National Register Registration Form*, accessed online at [https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_iii.htm](https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_iii.htm).

use of the field for training from 1925 through 1960, and the use of the field for training by the New York Mets from 1960 through the end of the current historic era in 1968.

*Criteria for Significance*

Nine criteria for historic significance are defined by St. Petersburg City Code, Historic and Archaeological Preservation Overlay, Section 16.30.070.2.5(D). In the case of Huggins-Stengel Field, staff has determined that the proposed listing satisfies the St. Petersburg Register criteria as follows.

<i>Is at least one of the following criteria for eligibility met?</i>		
Yes	A	<b>Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.</b>
No	B	Its location is the site of a significant local, state, or national event.
Yes	C	<b>It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.</b>
No	D	It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
No	E	Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
No	F	It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
No	G	Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
No	H	Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
No	I	It has contributed, or is likely to contribute, information important to the prehistory or history of the city, state, or nation.

The application (Appendix C) provides historical context and analysis of the subject property's historic significance in the areas of Entertainment/Recreation and Social History. Staff concurs with the applicant's conclusion that the subject property satisfies criteria A and C in these areas. The application additionally suggests that the subject property be designated under criterion I, which is generally reserved for sites with archaeological significance. Staff does not recommend that this criterion be included in the designation's approved significance.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landscape, staff finds that Huggins-Stengel Field retains integrity in six of seven given criteria, surpassing the requirement of one or more.

<i>Is at least one of the following factors of integrity met?</i>						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	No
*Must be present in addition to at least one other factor.						

The single area in which integrity has been somewhat diminished is Association; this is due to the fact that the site is no longer used as a Major League Baseball spring training facility. Due to its continued use as a baseball use, on-site historic interpretation, and retention of other factors of integrity, Huggins-Stengel Field successfully continues to convey its history.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The application for the proposed local landmark designation was submitted and is supported by the encompassing neighborhood association, the Crescent Lake Neighborhood Association. The site is currently owned and operated by the City of St. Petersburg. Staff from the City’s Leisure Services Department were provided with a copy of the application upon submission and have been given additional information on the implications of designation by staff of the Urban Planning and Historic Preservation Division.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city and its sites. The designation of historic landmarks protects and enhances the St. Petersburg’s historic character, fulfills the City’s goals as a Certified Local Government in Historic Preservation, and reinforces a strong sense of place.

CONSISTENCY WITH ST. PETERSBURG’S COMPREHENSIVE PLAN, EXISTING LAND USE PLAN, AND FUTURE LAND USE PLAN

The proposed local historic landmark designation is consistent with the City’s Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the Future Land Use Map (FLUM) or zoning designations, nor will it significantly constrain any existing or future plans for the development of the City. The proposed landmark designation is consistent with the following objectives:

**Objective LU10:** The historic resources locally designated by the St. Petersburg City Council and Community Planning and Preservation Commission (CPPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

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- Policy LU10.1:** Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.
- Policy HP2.3:** The City shall provide technical assistance to applications for designation of historic structures and districts.
- Policy HP2.6:** Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria [for city initiated landmark designations] as a guideline for staff recommendations to the CPC and City Council:
- National Register or DOE status
  - Prominence/importance related to the City
  - Prominence/importance related to the neighborhood
  - Degree of threat to the landmark
  - Condition of the landmark
  - Degree of owner support

#### RECOMMENDATION

Staff recommends *approval* of the request to designate Huggins-Stengel Field, located at 1320 5<sup>th</sup> Street North, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

## REFERENCES

City of St. Petersburg, Florida. "Historic Landmark Designation of the Crescent Lake Water Tower (HPC Case No. 07-02)." 2008. On file, City of St. Petersburg Urban Planning and Historic Preservation Division.

City of St. Petersburg, Florida. "Neighborhood Plans." Accessed online at [http://www.stpete.org/neighborhoods/neighborhood\\_plans.php](http://www.stpete.org/neighborhoods/neighborhood_plans.php).

*St. Petersburg Times*. "Crescent Lake Subdivision." March 21, 1912. Accessed via Newspapers.com database.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 16A Part III: Completing the National Register Registration Form*. Accessed online at [https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_iii.htm](https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_iii.htm).

Appendix A  
Photographs of Subject Property



**Figure 1: Huggins-Stengel Field circa 1940, looking north-northeast. Note apparent absence of fencing except that at lower-right, faint outline of northern and western practice fields, and absence of tennis courts at lower left. Photograph P02752 courtesy of the St. Petersburg Museum of History.**

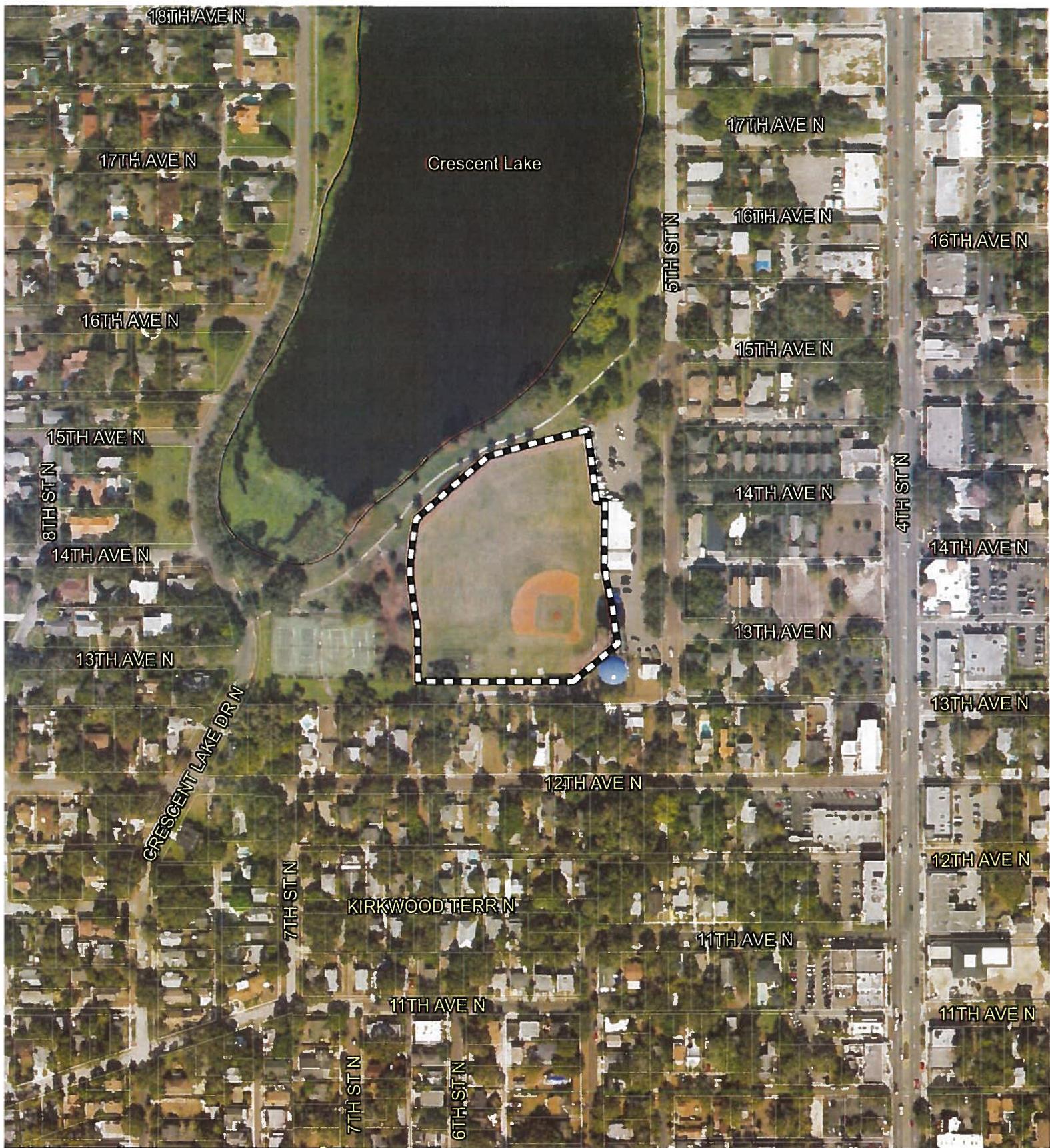


**Figure 2: Huggins-Stengel Field, circa 1950. Photograph P01570, Courtesy of the St. Petersburg Museum of History.**



**Figure 3: Huggins-Stengel Field via Google Earth image dated March 15, 2018**

Appendix B  
Maps of Subject Property



**Community Planning and Preservation Commission**

**1320 5th St. North**

**AREA TO BE APPROVED,**

**SHOWN IN**



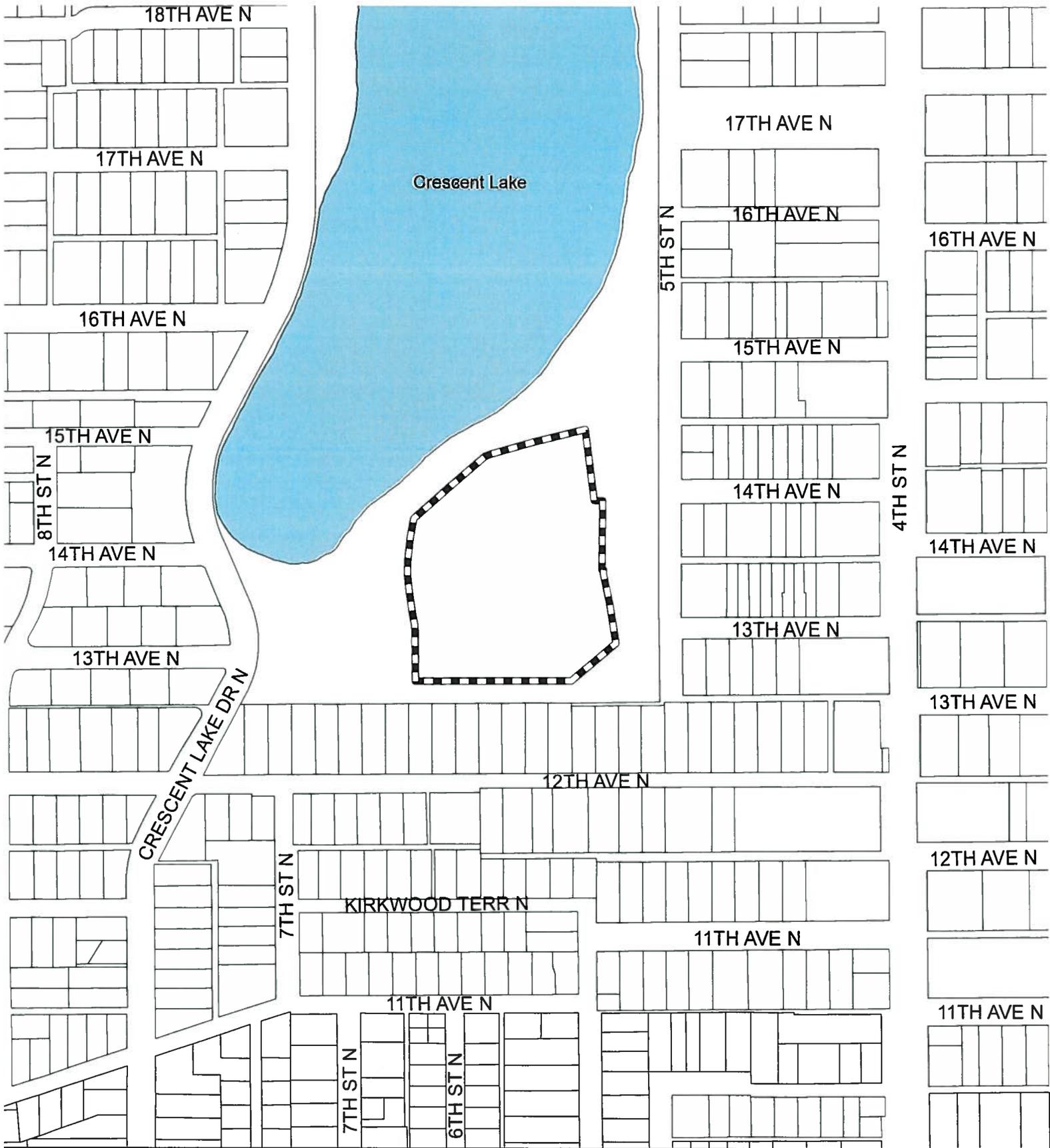
**CASE NUMBER**

**18-90300005**



**N**

**SCALE:  
1" = 308'**



**Community Planning and Preservation Commission**

**1320 5th St. North**

**AREA TO BE APPROVED,  
SHOWN IN** 

**CASE NUMBER  
18-90300005**



**N**  
SCALE:  
1" = 300'

# Appendix C

## Application



**April 23, 2018**

**Larry Frey, PhD, AICP, CFM  
Historic Preservationist  
Urban Design and Historic Preservation  
City of St. Petersburg  
One 4<sup>th</sup> Street N  
St. Petersburg FL 33701**

**Re: Huggins-Stengel Field in Crescent Lake Neighborhood  
Local Landmark Designation Application**

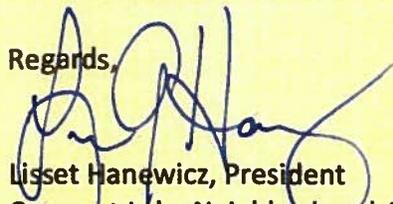
**Dear Larry:**

**Pursuant to our various conversations, enclosed please find the original Local Landmark Designation Application, which I have prepared for consideration of Huggins-Stengel Field located at 1320 5th St N. as a local historic landmark site.**

**The Crescent Lake Neighborhood Plan was finalized in 1994 and approved by Crescent Lake Neighborhood and City Council. According to the neighborhood plan, historic designation was to be pursued for Huggins-Stengel Field and the Crescent Lake Water Tower. The city would waive the fees associated with seeking historic designation. Crescent Lake Water Tower abutting the field was designated a local historic landmark in 2008, but historic designation for Huggins-Stengel Field was never filed. I have attached the relevant pages of the Crescent Lake Neighborhood Plan. The city maintains a copy of the Crescent Lake Neighborhood Plan in its files.**

**Our neighborhood recently voted to proceed with pursuing the local landmark designation for Huggins-Stengel Field. We look forward to working with the City of St. Petersburg to ensure that this historic field is acknowledged by local landmark designation.**

**Regards,**



**Lisset Hanewicz, President  
Crescent Lake Neighborhood Association**

**Enclosures: Huggins-Stengel Field Local Landmark Designation Application  
Portions of Crescent Lake Neighborhood Plan**



## Local Landmark Designation Application

Type of property nominated (for staff use only)

- building  structure  site  object  
 historic district  multiple resource

### 1. NAME AND LOCATION OF PROPERTY

historic name Huggins-Stengel Field  
other names/site number Crescent Lake Field, Miller Huggins Field, Casey Stengel Field / Site No. P106892  
address 1320 5th St N, Saint Petersburg, FL 33701  
historic address same

### 2. PROPERTY OWNER(S) NAME AND ADDRESS

name City of St. Petersburg  
street and number PO Box 2842  
city or town Saint Petersburg state FL zip code 33701  
phone number (h) \_\_\_\_\_ (w) 727-893-7111 e-mail \_\_\_\_\_

### 3. NOMINATION PREPARED BY

name/title Lisset G. Hanewicz, President  
organization Crescent Lake Neighborhood Association  
street and number PO Box 7243  
city or town Saint Petersburg state FL zip code 33734  
phone number (h) \_\_\_\_\_ (w) 727-914-4070 e-mail info@clnastpete.org  
date prepared 04-22-18 signature Lisset G. Hanewicz

### 4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

Huggins-Stengel Field as shown on attached aerial map delimiting proposed boundary.  
Also see continuation sheet for boundary description.

### 5. GEOGRAPHIC DATA

acreage of property more than 1 acre  
property identification number 183117188640010000

Huggins-Stengel Field

Name of Property

**6. FUNCTION OR USE**

**Historic Functions**

**Current Functions**

**Recreation & Culture/Sports Facility**

**Recreation & Culture/Sports Facility**

**7. DESCRIPTION**

**Architectural Classification**

(See Appendix A for list)

**Materials**

Other

**Narrative Description**

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

**8. NUMBER OF RESOURCES WITHIN PROPERTY**

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	<u>Contributing resources previously listed on the National Register or Local Register</u>
		Buildings	n/a
1		Sites	
2		Structures	
		Objects	Number of multiple property listings
3		Total	n/a

Huggins-Stengel Field

Name of Property

## 9. STATEMENT OF SIGNIFICANCE

### Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

### Areas of Significance

(see Attachment B for detailed list of categories)

Entertainment/Recreation

Social History

Period of Significance

1925-1995

Significant Dates (date constructed & altered)

1925

Significant Person(s)

Al Lang, Miller Huggins, Casey Stengel

Cultural Affiliation/Historic Period

Builder

Architect

### Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

## 10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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**BOUNDARY DESCRIPTION AND JUSTIFICATION**

**Boundary Description**

The portion of Crescent Lake Park on which the Huggins-Stengel Field rests, as recorded in Plat Book 19, Page 80, Public Records of Pinellas County, Florida, described as follows:

Crescent Lake Park, Block A, and an unsubdivided area described as from the southeast corner of Block A running west 796.6 feet for Point of Beginning thence westerly 101.04 feet to the east right-of-way of 7<sup>th</sup> Street North thence northerly along right-of-way 360 feet (S) thence East 132 feet (S) thence south 330 feet to point of beginning and vacation of 13<sup>th</sup> Avenue North adjacent

**Boundary Justification**

The boundary consists of the portion of the Park historically associated with Huggins-Stengel Field f/k/a Crescent Lake Field and Miller Huggins Field.

**PHYSICAL DESCRIPTION**

**Summary**

Huggins-Stengel Field located within Crescent Lake Park at 1320 5<sup>th</sup> Street North was constructed in 1925 as a baseball practice field for the New York Yankees. It was originally named Crescent Lake Field, was renamed Miller Huggins Field in 1931, and eventually Huggins-Stengel Field. It was used by the New York Yankees from 1925 to 1961, followed by the New York Mets from 1962-1987, and the Baltimore Orioles from 1992-1995.

**Setting**

Huggins-Stengel Field is located north of downtown St. Petersburg at 1320 5<sup>th</sup> Street North. It is part of Crescent Lake Park and is situated in the southeastern corner of the park immediately northwest of the historic Crescent Lake Water Tower. The field was constructed in 1925, one year before the local landmark, Crescent Lake Water Tower, which was built in 1926. Huggins-Stengel Field, Crescent Lake Water Tower, and Crescent Lake Park lie within a residential neighborhood, Crescent Lake Neighborhood. Crescent Lake Neighborhood is one of St. Petersburg's traditional neighborhoods.

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**Physical Description**

**Huggins-Stengel Field**

Huggins-Stengel Field located in Crescent Lake Park at 1320 5<sup>th</sup> Street North was completed in 1925 as a baseball practice field for the New York Yankees. The field consists of the playing surface, two dugouts, and two bullpens. The playing field is encompassed between the outfield fence and the Crescent Lake Water Tower on the southeast corner. The field is oriented to the northwest. The infield of Huggins-Stengel Field is set to the specifics regulated by Major League Baseball, which states that the infield is to be ninety feet square with a base, a white canvas or rubber bag, set at every ninety feet along that square, with second base being located 127 feet, 3 3/8" from home plate, a five-sided slab of whitened rubber. The first, second, and third base bags are fifteen inches square, and not more than five inches thick. Located around home plate is a dirt area, measured at a 26' foot circle, allowing for the home plate, right-handed and left-handed batter's boxes and a catcher's box.

There are also two dugouts located on the field, one on the first base side and one on the third base side. The dugouts are constructed of concrete blocks. Seating inside of the dugouts is constructed using metal flat seat planking. Both dugouts are roofed with corrugated metal. There is a flag pole to the west side of the dugout by the third base side. A baseball backstop fence is located between the dugouts with a wood bench behind the backstop fence. The Crescent Lake Water Tower stands surrounded by fencing behind the baseball backstop.

The outfield is designated between two foul lines extending two sides of the square, often associated with the first and third base lines. The distance from home plate to the left field pole is 340 feet; 400 feet to left center field; 409 to center; and 437 feet to right field. These distances are the actual distances, although the signs on the fence state the distances as Left field - 340, Center - 400, and Right field - 430. A dirt strip is located along the outfield fence forming what is known as a "warning track," which runs along the entire outfield fence. There are also two bullpens located in foul territory. One bullpen is situated in the foul territory by first base and the other bullpen is in the foul territory by third base. Each of these bullpens contains two pitcher's mounds.

The original 1920's Yankees clubhouse, which was adjacent to the field, was torn down and replaced by the current clubhouse built in 1960. Some original lockers were moved to the new clubhouse. In 2003, the clubhouse underwent renovations to house the City of St. Petersburg's Teen Arts, Sports, and Cultural Opportunities (TASCO) offices.

**Integrity**

Huggins-Stengel Field retains the integrity of location, design, setting, feeling, and association. Originally, there was no fence enclosing the field. Eventually, Australian pine trees were densely planted on the border of Crescent Lake by Huggins-Stengel

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Field after batters complained of the reflection from the lake. Around 1954, an outfield chain-link fence was erected between the field and the trees to prevent shorter drives from rolling into Crescent Lake. At one point, a second practice field oriented to the northwest was added in the northeastern end of Huggins-Stengel Field, which is no longer there. Since being built, the baseball field has never been raised or lowered.

## **STATEMENT OF SIGNIFICANCE**

### **Summary**

Huggins-Stengel Field is significant at the local level in the areas of Entertainment/Recreation and Social History and meets the following criteria for designation of a historic property found in Section 16.30.070.2.5.D of the City of St. Petersburg Code:

- (a) Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
  
- (c) It is identified with a person who significantly contributed to the development of the City, state, or nation
  
- (i) It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Al F. Lang, former St. Petersburg Mayor from 1916 to 1920, is best known for bringing baseball to St. Petersburg. The tradition of spring training in St. Petersburg began in 1914. In 1924, Al Lang convinced the New York Yankees to train in St. Petersburg. Crescent Lake Field was built in 1925 as the training field for the Yankees. A decade after spring training's arrival in St. Petersburg, St. Petersburg became the epicenter for major league training and a tourist destination.

An era of spring training at Crescent Lake Field (n/k/a Huggins-Stengel Field) would continue for 70 years. The New York Yankees trained at Huggins-Stengel Field from 1925-1942, 1946-1950, 1952-1961. In 1951, the New York Giants trained at Huggins-Stengel Field due to an agreement with the Yankees to swap training sites. After the New York Yankees left St. Petersburg, the New York Mets (1962-1987) and the Baltimore Orioles (1992-1995) held their spring training at Huggins-Stengel Field. Baseball greats such as Babe Ruth, Lou Gehrig, Bill Dickey, Joe DiMaggio, Yogi Berra, Whitey Ford, Mickey Mantle, Cal Ripken Jr., Roger Maris, Tom Seaver, Daryl Strawberry, Dwight Gooden, Nolan Ryan, and Willie Mays played at Huggins-Stengel Field. The field has not been raised or lowered and is virtually the same field baseball legends played on since 1925.

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### **Historical Context**

The history of major league baseball spring training in St. Petersburg dates back to 1914. In the spring of 1914, major league baseball arrived in the City of St. Petersburg due to the efforts of a local baseball association, St. Petersburg Baseball and Amusement Co., courting the St. Louis Browns to hold their spring training in St. Petersburg. The St. Louis Browns only trained in St. Petersburg one year because the team decided to go elsewhere in 1915. In October 1914, the local baseball association, represented by Al Lang, underwent efforts to find another big-league club to train in St. Petersburg. By November 1914, Al Lang had successfully arranged for the Philadelphia Phillies to hold their 1915 spring training in St. Petersburg. In 1916, Pat Moran, Phillies Manager, remarked that all the credit was to be given to Al Lang that the Phillies were in St. Petersburg.

In 1916, Al Lang successfully ran for Mayor of St. Petersburg. He was re-elected in 1918 and served until 1920. His involvement in bringing national league baseball to the city and being the head of the local baseball association were some of his achievements when running for mayor establishing him as a local hero. Hosting major league baseball spring training games not only brought visitors to St Petersburg, but also ensured national exposure for the city for years to come.

The Phillies trained at Sunshine Park, a ballpark adjacent to Coffee Pot Bayou. Sunshine Park, also known as Coffee Pot Bayou Park, was the first ballpark in St. Petersburg used for major league spring training. Its location remains unclear – some believe it was located somewhere in Granada Terrace while others believe it was on North Shore Drive. The Phillies trained in St. Petersburg through 1918 and notified Al Lang late in 1918 they would not return for 1919 season.

Mayor Al Lang immediately began efforts to secure a major league team to train in St. Petersburg. Al Lang's efforts to sign a big-league club to train in St. Petersburg continued after he finished his term as Mayor. Not until late 1921, after three years of working towards his goal of bringing spring training back to St. Petersburg, did Al Lang sign a major league team - the Boston Braves. Improvements on Waterfront Park, which was located a block south of the St. Petersburg Yacht Club, began within 24 hours of the news of the acceptance. Waterfront Park was an aviation field that was turned into a ball field when Sunshine Park, Lang's original ball park, had been cut into building lots a few years earlier. The Boston Braves began their spring training in St. Petersburg in 1922 and continued until 1937.

In 1924, it was announced that St. Petersburg would have two major league ball clubs training in St. Petersburg – the Championship New York Yankees and the Boston Braves. The New York Yankees would hold spring training in St. Petersburg beginning in 1925. At the time, the Yankees were the 1923 World Series champions and had one of the most famous baseball players, Babe Ruth. Al Lang, who became known as St. Petersburg's "Ambassador of Baseball," was responsible for negotiating the deal.

Pursuant to the terms of the contract, the Yankees would train in St. Petersburg for six years. St. Petersburg would be the only city in the United States to have two major league teams training in the same city. The deal would bring the total of major league teams training in Florida to ten.



Figure 1 "Al Lang Closes Big Deal New York Scribes Happy." *St. Petersburg Times*, 8 July 1924

Crescent Lake Park, one of the largest park reservations in the area, was the chosen site for the New York Yankees' training field. In 1919, C. Perry Snell, who owned Crescent Lake Park and 56 acres around the lake, sold it to the City of St. Petersburg for \$30,000 to turn it into a park. The \$30,000 price was much less than the property's value at the time of the sale. Mr. Snell, a huge benefactor of public parks, sold it to the city on easy terms so that the city could use money from its budget for the purchase price. In 1920, the city identified Crescent Lake Park as a location for a new athletic field for big-league training, although it would not come to fruition until Al Lang made the deal with the New York Yankees in 1924.



By June 1924, work had begun to prepare the Crescent Lake park grounds for the New York Yankees. Al Lang was the authorized representative of the Chamber of Commerce to transact all business in connection with preparing Crescent Lake baseball field for the Yankees. All the training was to take place at Crescent Lake field with exhibition games played at Waterfront Park. It only took a couple of months after Al Lang announced the New York Yankees were going to hold spring training in St. Petersburg to complete the training field at Crescent Lake Park with the exception of planting the grass and clearing scrub oaks from the adjoining land.

The training field would occupy about six acres in the extreme southeast corner of Crescent Lake Park. The ground was built up more than seven feet about the level of the lake. This was done by cutting away the high ground on the eastern half of the field and grading it toward the lake. A dredge was used to fill in sand from the bottom of the lake into the depression around the lake.

The Yankees training field would be accessible from Fourth Street. The clearing of the scrub oaks and underbrush from the south section of the property would provide parking spaces for more than 500 automobiles. Temporary bleachers would be erected since all games would be played at Waterfront Park. At the time, the city planned to build a huge concrete stadium on the site, which along with an athletic field for the schools would make Crescent Lake Park a center of sports.

Phil Schenck, the groundkeeper of Yankee Stadium, supervised the field's construction and wanted a deep right field. A deep right field would ensure that less baseballs would end up in the lake. The field was "made to measure" for Babe Ruth who was the home



Figure 3 "New Park Formed at Crescent Lake." *St. Petersburg Times*, 12 October 1924.

run king at the time. As a result, they filled in and sodded the field for a distance of 390 feet from home plate to the outer rim of right field.

A permit was issued on January 26, 1925 to build the clubhouse building for the Yankees. It was to be situated on the high ground at the right of the first base line in front of 13<sup>th</sup> Avenue N. The building was 70 feet long and provided space for 52 lockers. In the front part of the structure there would be three separate rooms: one for manager Miller J. Huggins, a supply room, and another room used as a rubbing room.

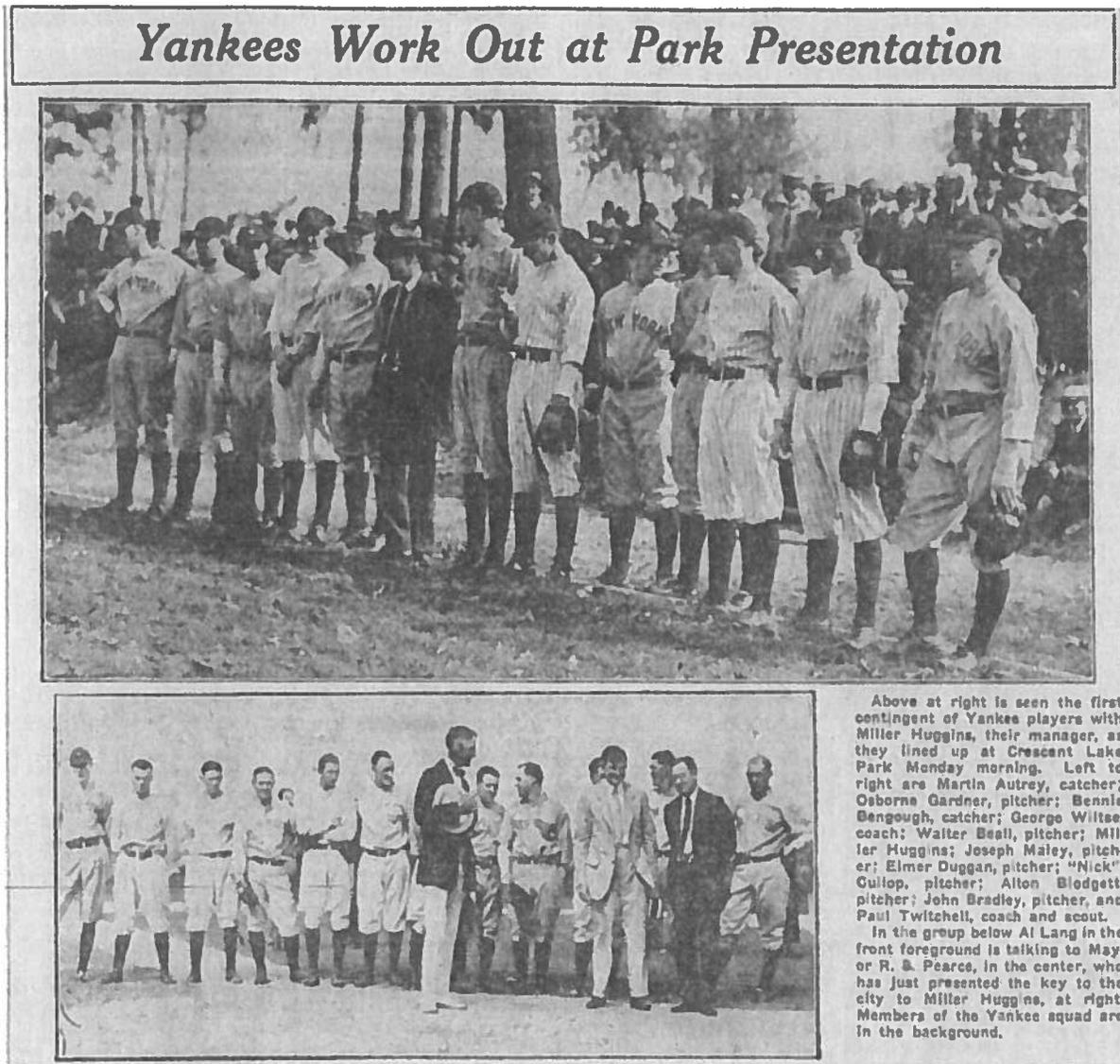


Figure 4 "Miller Huggins Presented with Training Field." *St. Petersburg Times*. 24 February 1925.

On February 23, 1925, 5,000 fans witnessed Al Lang officially turn over Crescent Lake baseball field over to the New York Yankees. Al Lang pitched the ball to Miller Huggins symbolizing the official transfer of the park. Within a decade, St. Petersburg had become the epicenter for major league training and developed into a major tourist location. The day before Al Lang handed Crescent Lake Park to Yankees manager Miller J. Huggins, reporter Stoney McLinn wrote that it "will do well to go back a matter of 10 years and recall that it was baseball, the nation's pastime, that started to put the Sunshine City on the map." The Yankees won the World Series in 1927 and 1928. During the months of February and March, fans would fill the stands at Crescent Lake Park to watch the Yankees, especially Babe Ruth, Lou Gehrig, and Tony Lazzeri.

In 1930, Crescent Lake Field was dedicated to Yankees manager Miller Huggins who had passed away in 1929. A ceremony was held at Crescent Lake Park with more than 2,000 persons in attendance and a granite block with a bronze tablet was unveiled at the ceremony. The granite block weighed approximately 1,500 pounds. The monument was to be an exact counterpart of the Eddie Grant memorial at the Polo grounds in New York. The monument currently stands outside the former clubhouse. The bronze tablet honoring Miller Huggins reads:

"As a memorial and tribute to an outstanding sportsman and splendid character, who as a Manager of the New York Yankees and resident of this city contributed to its fame and the betterment of baseball, the citizens of St. Petersburg dedicate this ground, which forever shall be known as Miller Huggins Field."



Figure 5 "Huggins Field Dedicated to Late Manager." *St. Petersburg Times*. 14 March 1931.

In 1946, the City of St. Petersburg constructed a replacement for the aging Waterfront Park. The new ballpark was named in honor of Al Lang. Al Lang Field opened in March 1947. The Yankees would hold their home spring training games to Al Lang Field, but continue their practice sessions at Huggins-Stengel Field. The Yankees shared Al Lang Field with the St. Louis Cardinals, the other team in St. Petersburg at the time.



*Figure 6 Aerial CL looking north 1940's St. Petersburg Museum of History, Photo P02752. This photograph was taken prior to tennis courts being built on the southwest corner of the park.*

Since 1925, there were only a few years that the Yankees did not train at Huggins-Stengel Field. The Yankees did not train in St. Petersburg from 1943-1945 due to war-time travel restrictions. Then in 1951, the New York Yankees and the New York Giants swapped training sites with the Yankees going to Phoenix and the Giants training at Huggins-Stengel Field. The Giants became the first team other than the Yankees to train at Huggins-Stengel Field.



*Figure 7 CL Baseball Park, 1940's. St. Petersburg Museum of History, Photo P01570.*



**Will It Change Their Luck?**  
Here is the new clubhouse built by the city for the ex-champion New York Yankees at their Miller Huggins Field spring training site. The clubhouse replaces ancient structure still standing at entrance to field, situated at 5th St. and 13th Ave. N. New building is opposite right field. Interior work is well advanced but should be ready when Yankee battery men open training Feb. 24.

Figure 8 "Will It Change Their Luck?" St. Petersburg Times. 9 February 1960.

In 1959, a new \$29,300 clubhouse (100'x49') was slated to be built and completed by the beginning of spring training in 1960. The clubhouse would replace the original clubhouse, which at the time of construction was still standing at the entrance to the field situated at 5th St. N. and 13th Ave. N. The new clubhouse was located opposite of right field.

Al Lang passed away in 1960. Before Al Lang moved to Florida in 1910, there were no major league teams on the west coast. He changed the course of St. Petersburg's history by pursuing his goal of bring major league baseball teams to St. Petersburg. St. Petersburg greatly benefited from the efforts

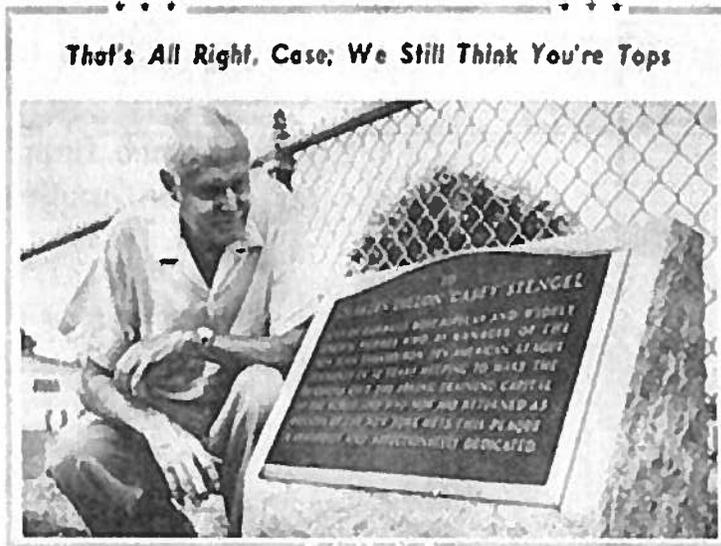
of the man known as St. Petersburg's "ambassador of baseball."

In February 1961 news broke of the Yankees moving from St. Petersburg to Ft. Lauderdale. At the time, there had been segregation related housing issues for players training in St. Petersburg. However, another issue in keeping the Yankees in St. Petersburg were the dated facilities. Plus, Al Lang Field was shared with another team. The facilities in St. Petersburg could not compare to what Ft. Lauderdale promised – a new modern 8,000 seat stadium including air-conditioned clubhouse and offices with desegregated housing for players. The spring training season of 1961 would mark the end of an era of the Yankees in St. Petersburg. After 36 years, the Yankees left St. Petersburg for new facilities in Ft. Lauderdale. The Yankees won a total of 17 World Championship titles in the years they trained at Huggins-Stengel Field.

In 1962, a new expansion team, the New York Mets, would call Huggins-Stengel Field home for spring training. Also, a person well-known in St. Petersburg would come out of retirement and become the first manager for the Mets, Casey Stengel. Casey Stengel was the manager of the Yankees from 1949 through 1960. During Stengel's tenure, the Yankees won 10 pennants and 7 World Championships.

In 1962, a group of city officials and civic leaders wanted to pay tribute to Casey Stengel by changing the name of Huggins Field to Casey Stengel Field. A resolution was passed by the City of St. Petersburg city council. On August 25, 1962, a formal presentation was made in a ceremony prior to a Mets-Dodgers game at Polo Grounds. There was opposition to the name change and in January 1963 the Chamber of Commerce's baseball committee endorsed a combined name, Huggins-Stengel Field. On February 21, 1963 the field was renamed Huggins-Stengel Field. In August 1963, a

tablet on a granite block, similar to the one dedicated in 1930 to Miller Huggins, was erected at Huggins-Stengel Field honoring Casey Stengel. The plaque reads:



“One of baseball’s most popular and widely known figures who, as manager of the New York Yankees, won ten American League pennants in 12 years, helping to make the Sunshine City the spring training capital of the world and who now has returned as manager of the New York Mets, this plaque is gratefully and affectionately dedicated.”

Figure 9 Photo of baseball historian Fred Lieb, who along with J. Roy Stockton, wrote the inscription. *St. Petersburg Times*. 18 August 1963

The New York Mets trained at Huggins-Stengel Field through the 1987 season, playing their home games at Al Lang Field (later Al Lang Stadium). During the time they trained in St Petersburg, the New York Mets won the World Series twice - in 1969 and 1986. From 1992-1995 the Baltimore Orioles trained at Huggins-Stengel Field. The team had three one-year options to play games at Al Lang Stadium and practice at Huggins-Stengel Field. At the time, the Orioles were seeking a long-term spring training home, which they found in Ft. Lauderdale in 1996.

In 1997, city council approved a 10-year lease agreement turning over management of Huggins-Stengel Field, Al Lang Stadium, and the former Busch complex to the Devil Rays. The Devil Rays did not end up using Huggins-Stengel Field much for practice because they had other practice fields. As a result, in late 1999 the Devil Rays returned Huggins-Stengel Field to the city. While Huggins-Stengel Field was in the Rays' control, improvements were made to the clubhouse, the backstop was replaced, and the irrigation system was repaired.

In 2003, the 1960 Huggins-Stengel clubhouse underwent \$230,000 in renovations to make offices and a meeting room. The building is now home to the City of St. Petersburg's Teen Arts, Sports, and Cultural Opportunities program, which began in the 1980's. During the renovations, the monuments to Miller Huggins and Casey Stengel were moved from the vicinity of the right field dugout to the front of the clubhouse.

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In 2008, the era of spring training in the City of St. Petersburg came to an end after 94 years. On March 28, 2008, the final spring game in the City of St. Petersburg was held at Al Lang Field with the Rays vs. Reds. During this 94-year span, with the exception of a few years during World War II, 9 major league baseball teams called St. Petersburg home for spring training:

St. Louis Browns	1914
Philadelphia Phillies	1915-1918
Boston Braves	1922-1937
New York Yankees	1925-1942, 1946-1950, 1952-1961
St. Louis Cardinals	1938-1942, 1946-1997
New York Giants	1951
New York Mets	1962-1987
Baltimore Orioles	1993-1995
Tampa Bay Rays	1998-2008

The historic ball fields in St. Petersburg are mostly gone. Sunshine Field/Coffee Pot Bayou Park was cut into building lots prior to Waterfront Park being built. Waterfront Park was replaced by Al Lang Field, now home to the Rowdies of the United Soccer League.

However, there is still one ball field in St. Petersburg built for baseball greats from a time long ago. It continues to be open to local schools such as St. Petersburg High School and other groups. The only visible and tangible reminders of its rich history are the monuments to Miller Huggins and Casey Stengel, some memorabilia contained in the old renovated clubhouse, and the unassuming historic baseball field sitting quietly in the Crescent Lake neighborhood known as "Huggins-Stengel Field."

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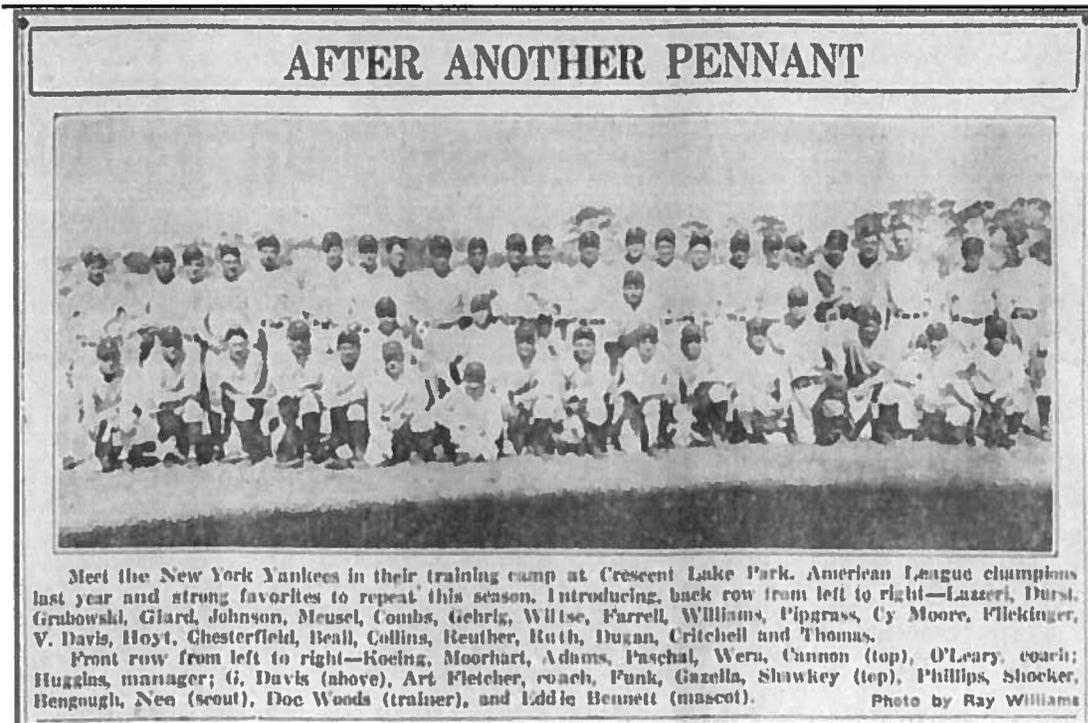
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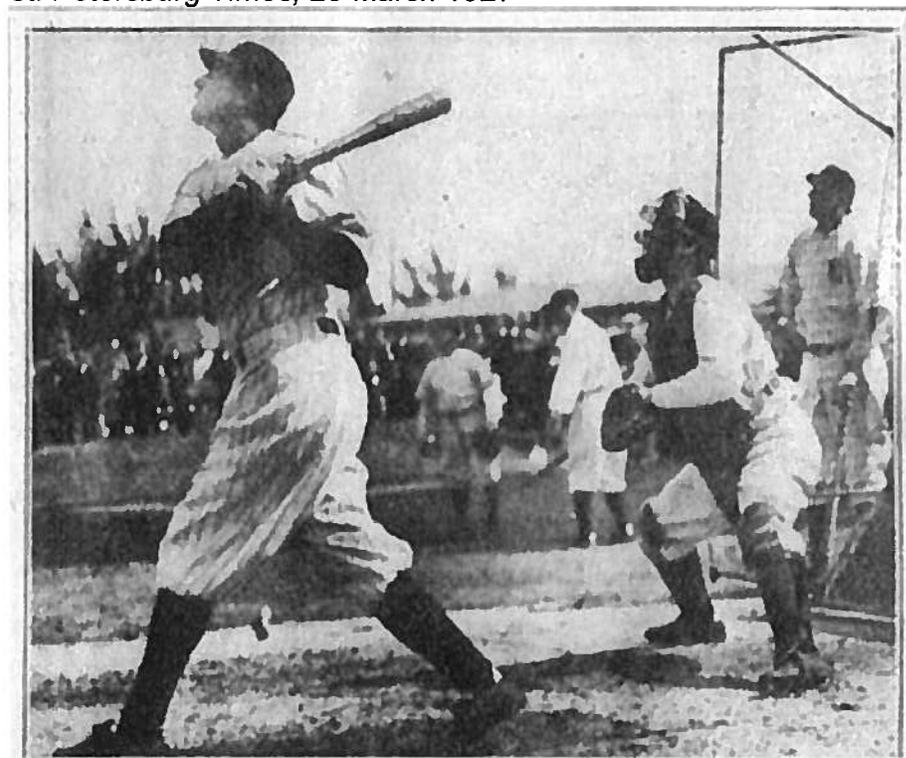
Additional photographs:



*St. Petersburg Times, 2 March 1925.*



St. Petersburg Times, 23 March 1927



**SPRING TRAINING STARTS HERE**—When the World Champion New York Yankees totted out on Miller Huggins field, Crescent Lake, for their initial practice yesterday, 33-year-old "Poosh-Em-Up" Tony Lazzeri (at bat) showed no suspicion of "old age" which sport scribes annually predict will remove him from major league ranks. The Yankee second baseman is shown here a second after lashing the ball in the general direction of the lake, during batting practice. The Yankees train daily at the memorial park, while the Boston Bees, under Manager Bill McKechnie, are drilling at waterfront park. St. Petersburg is the only city in the nation to be spring training camp for two major league teams. (Additional details on sports pages.)

St. Petersburg Times, 2 March 1937



Babe Ruth at Crescent Lake Field 1933, St. Petersburg Museum of History, Photo P01894



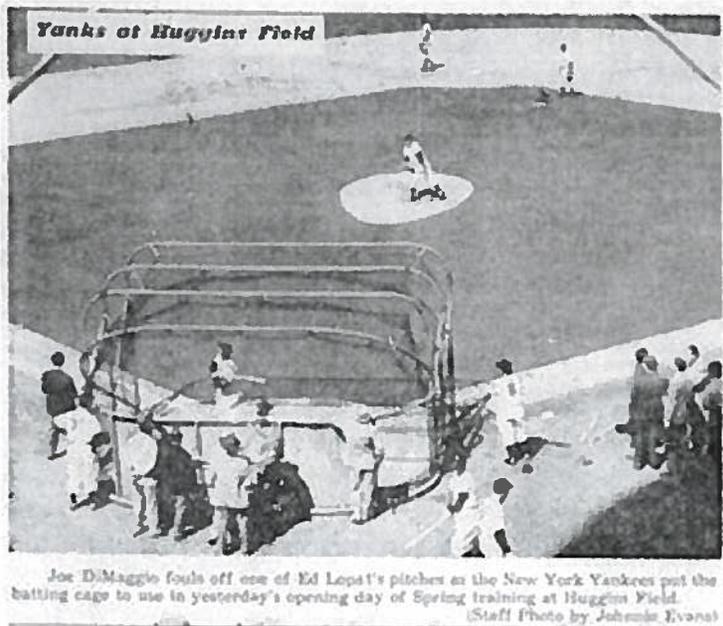
Above at left Babe Ruth is leaning on Miller Huggins, while the two of them look over the remainder of the Yankee squad at Crescent Lake park in spring training. The Babe, you may recall, is the gentleman who cracked out three home runs in the final game of the recent world series. At the upper right, however, Mr. Ruth



**INSPECTION** — With Al Lang, right, as guide, George Weiss, general manager of the New York Yankees, yesterday inspected the Yankee training camp here including the clubhouse, above. Weiss left last night for the minor league meetings in Miami after a brief visit here.



NY Yankees team photo at Crescent Lake 1942. St. Petersburg Museum of History, Photo P08324.



St. Petersburg Times. 2 March 1949.



Happy to be back in the Sunshine City, New York Yankee Manager Casey Stengel (left) and pitching coach Jim Turner were particularly pleased with new outfield fence at their Huggins Field training base. It was erected by Chamber of Commerce to keep "shorter" drives from rolling into Crescent Lake.

"World Champion Yanks Launch Prospect School."  
*St. Petersburg Times*. 3 February 1954.

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Current photographs of Huggins-Stengel Field (taken April 21, 2018):



Monuments to Casey Stengel and Miller Huggins in front of clubhouse



Entrance to field



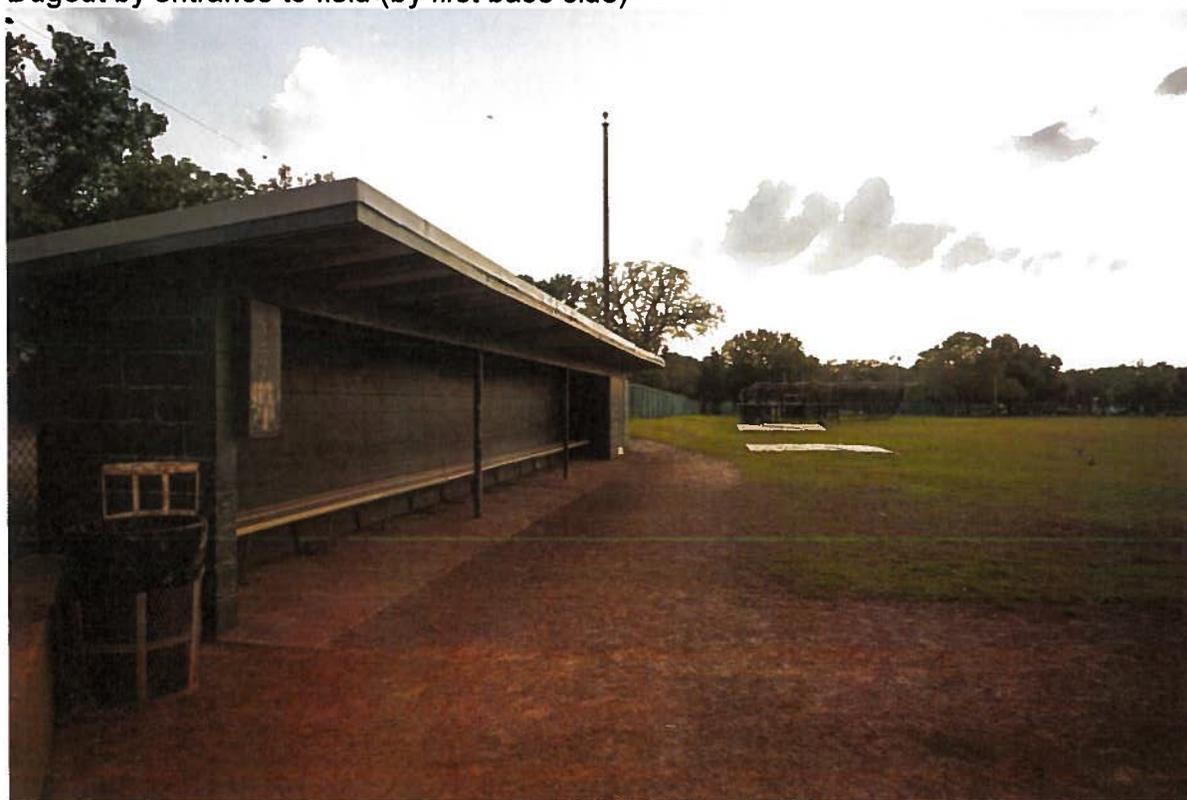
**Huggins-Stengel Field view from home plate**



**Huggins-Stengel Field view southeast towards Water Tower showing dugouts**



**Dugout by entrance to field (by first base side)**



**Dugout west of Water Tower (by third base side)**



**Bullpen in the foul territory by third base**



**Bullpen in the foul territory by first base**



Aerial view of Huggins-Stengel Field via Google Maps.

# **Crescent Lake Neighborhood Plan**



**St. Petersburg, FL**

prepared by: The Florida Center for Community Design + Research, June 1994

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## CHARACTER AND IDENTITY ELEMENT

The goal of this section of the plan is to identify existing elements that contribute to the overall character of Crescent Lake Neighborhood and promote the development of new projects and programs that will preserve the neighborhood's character and strengthen its identity. Within each element is a more detailed description of the character of that aspect of the neighborhood.

The Planning Committee has identified the following existing physical characteristics as assets which contribute significantly to the Neighborhood's character:

1. Commercial corridors along east and west boundaries.
2. Crescent Lake Park (including Huggins Stengel Field and the water tower) ringed by residential properties.
3. Compact 50' x 120' lots.
4. Diversity of architectural styles.
5. Diversity of housing types, sizes, and costs.
6. Diversity in age groups and household types.
7. Largely developed from 1920's to 1950's.
8. Common physical elements:
  - a. Hexagon block sidewalks
  - b. Granite curbing
  - c. Brick streets
  - d. Service alleys

### Issues

1. Identify the predominate physical characteristics and landmarks of the neighborhood and encourage their preservation.
2. Develop projects and programs which serve to strengthen the identity of the neighborhood.
3. Beautify the neighborhood, concentrating on the neighborhood gateways.
4. Adopt actions and policies which serve to maintain the architectural character of the neighborhood.

### Recommendations

1. Pursue city landmark designation for Huggind Stengel Field and the water tower.
2. Maintain the neighborhood logo street signs.
3. Implement a project of distinctive neighborhood logo and address tiles.
4. Produce commemorative tiles and give to owners of neighborhood landmarks.
5. Stamp neighborhood logo in sidewalks at intersection of 4th Street and 12th Avenue North; 4th Street and 22nd Avenue North; Dr. M.L. King Street and 12th Avenue North; and Dr. M.L. King Street and 22nd Avenue North.
6. Designate neighborhood plant or plants and encourage their cultivation throughout the neighborhood.

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## Schedule

The below schedule has been developed for the implementation of the plan's specific improvement projects and contemplates an approximate four year implementation period. It was developed based upon the assumption of the passage of a Crescent Lake Dependent District, which would consist of a one-time \$35.00 assessment against each of the approximately 500 properties in the neighborhood. This process has been used in the North Shore and Uptown neighborhoods to fund improvement projects within those neighborhoods. In order to create the Crescent Lake Dependent District the city will hold a special referendum with a ballot mailed to each property owner within the neighborhood. If approved, by referendum, the Crescent Lake Dependent District would then require the approval of City Council. It is anticipated that the referendum would be held in the Spring of 1995, and if approved, that the money would be available beginning in 1996.

If the referendum fails, a revised schedule will need to be developed which will entail a longer period of implementation. Under this schedule the neighborhood would attempt to implement the improvement projects mainly through the annual Great Neighborhood Partnership Grants.

### A. Priority 1 Projects

1. Improve the Huggins Stengel clubhouse for use as a neighborhood meeting room.
2. Install an appropriately sized fountain, similar to the one in Mirror Lake, in the center of Crescent Lake.
3. Install four "Bicyclists Give Way to pedestrians" signs along the walkway encircling Crescent Lake.
4. Implement a project of distinctive neighborhood logo and address tiles.
5. Produce commemorative tiles and give to owners of neighborhood landmarks.
6. Research automobile speed along 5th Street and 7th Street and implement, as necessary, traffic calming devices to ensure pedestrian safety crossing to and from the park.
7. Rename 7th Street "Crescent Lake Drive" from 12th Avenue North to 22nd Avenue North.

### B. Priority 2 Projects

1. Enhance the neighborhood gateways at 5th Street and 22nd Avenue North, 7th Street and 12th Avenue North, and 7th Street and 22nd Avenue North.
2. Pursue city landmark designation for Huggins Stengel Field and the water tower.
3. Enhance pedestrian safety at the 22nd Avenue North and 7th Street intersection by installing pedestrian crossing signs and/or painted crosswalk.
4. Upgrade existing culverts draining into and out of Crescent Lake to filter large refuse and remove oil and petroleum based fluids.

## CRESCENT LAKE NEIGHBORHOOD IMPROVEMENT PROGRAM

PROJECTS	FUNDING SOURCES		TIMEFRAME	TOTAL
	Nghhd**	City		
<b>NEIGHBORHOOD IDENTITY</b>				
<b>CITY LANDMARK DESIGNATION</b>				
- Huggins Stangel Field & Water Tower	\$0	\$400*	1996	\$400
<b>COMMEMORATIVE TILE</b>				
- Neighborhood Landmarks	\$300	\$0	1995	\$300
LOGO & ADDRESS TILES	***	\$0	1995	\$0
<b>LOGO STAMP - SIDEWALKS</b>				
- (4 corners @ \$100) + \$200	\$600	\$0	1998	\$600
RENAME 7TH STREET - CRESCENT LAKE DRIVE		\$0	1995	\$0
GATEWAYS	\$8,000	\$16,000	1996	\$24,000
<b>INFRASTRUCTURE</b>				
HEX BLOCK INSERTS	***	\$0	N/A	\$0
5th Street North Traffic Calming	\$0	****	1995	****
7th Street North Traffic Calming	\$0	****	1995	****
PEDESTRIAN CROSSING - 22ND AVENUE NORTH	\$0	\$0	1996	\$0
CRESCENT LAKE CULVERTS	\$0	****	1997	****
<b>CRESCENT LAKE PARK</b>				
PLAYING FIELDS ENHANCEMENT	\$600	\$1,400	1998	\$2,000
A/C - HUGGINS FIELDHOUSE	\$1,500	\$1,500	1995	\$3,000
ANNEX IMPROVEMENTS	\$2,000	\$4,000	1997	\$6,000
OBSERVATION DECKS (2) (\$3,000 EA)	\$2,000	\$4,000	1996	\$6,000
FOUNTAIN FOR LAKE	\$2,500	\$11,500	1995	\$14,000
"BICYCLISTS GIVE WAY" SIGNS (4)	\$0	\$500	1995	\$500
<b>TOTAL</b>	<b>\$17,500</b>	<b>\$39,300</b>		<b>\$56,800</b>

\* City Fees to be waived.

\*\* Funded by Crescent Lake Dependent District.

\*\*\* Funded by individual property owners.

\*\*\*\* Costs to be determined.

Planning and Development Services Department  
City of St. Petersburg, FL  
One Fourth Street North  
St. Petersburg, FL 33701

Friends of Boyd Hill Nature Preserve  
1101 Country Club Way South  
St. Petersburg, FL 33705

Community Planning and Preservation Commission  
City of St. Petersburg, FL  
One Fourth Street North  
St. Petersburg, FL 33701

Re: City File FLUM – 52

The Friends of Boyd Hill have expressed some concerns with regard to “Area D” included in City File FLUM-52. Although we understand these concerns, there are a number of factors inherent in the relationship between Boyd Hill and the adjacent Lakewood Estates neighborhood that make these concerns insignificant. The proposed change in Land Use and zoning in “Area D” would potentially allow for up to 9 new home sites in the vicinity of Boyd Hill. That is in the Lakewood Estates neighborhood that currently includes 1654 homes, an increase of 0.5%. Let’s put this in perspective in looking at the four concerns that the Friends of Boyd Hill have with the proposed Land Use and Zoning changes in “Area D”.

The first concern express is that the “residential development adjacent to the Preserve may interfere with the management actions, especially prescribed burns”. First “Area D” is separated from the Boyd Hill Preserve by more than 100 feet, the ROW for Country Club Drive, it is not adjacent. Second, prescribed burns are used infrequently. They never occur more than once every two years, generally lasting only for part of one day at a particular location.

Third, prescribed burns are planned activities. They must be permitted through the Florida Forestry Service. They are conducted by Certified Burners that have received training from the Florida Forestry Service to conduct fires in a safe and responsible manner that takes into account the potential for adverse impacts to nearby property owners. The rules followed by Certified Burners include consideration of the condition under which a fire can be conducted including winds, humidity, antecedent moisture, types of containment equipment available at the site, and sufficient and qualified staff that participate in the burn. There was a recent post on the Friends of Boyd Hill Nature Preserve discussing the regulation of prescribed burns. In general



controlled burns may affect, but are not likely to adversely affect nearby property owners due to the rules by which they are conducted and their infrequent occurrence.

The deeds for the home sites in “Area D” will include language advising buyers of the controlled burn management of the natural systems within nearby Boyd Hill Nature Preserve. This would include notification that this practice has the potential to create smoke and soot that could affect those with respiratory problems. St. Petersburg Country Club will work with the Friends of Boyd Hill to promote the use of controlled burns for land management at Boyd Hill Nature Preserve to the City to maintain the practice.

The second concern is that “additional residential development adjacent to the Preserve may contribute to non-native seed sources and unfavorable competition with rare and desirable native plant species”. The majority of exotic and invasive exotic species that would compete with native desirable species and alter the natural communities in Boyd Hill Preserve have been in Florida for decades. The Florida Department of Agriculture and Consumer Services has defined most of these species in 5B-57.007 F.A.C. as noxious species.

Today the possession, sale, and/or transport of these species are regulated by the Florida Department of Agriculture and Consumer Services and the United States Department of Agriculture. These noxious species which may also be considered invasive exotic species are no longer available for use in landscaping due to these regulations. Therefore it is very unlikely that new homes in “Area D” would be contributing any of these species that could potentially affect desirable or rare native plant species in Boyd Hill Preserve. It is more likely that the seed source would be from long established plants within the Boyd Hill Preserve itself rather than from new landscaping in “Area D”. The development of “Area D” may affect, but is unlikely to adversely affect rare and desirable native plants in Boyd Hill Preserve due to the introduction of non-native seeds.

The third concern of the Friends of Boyd Hill Nature Preserve is that the “ associated increase in traffic on Country Club Way South may contribute to increased mortality for Gopher Tortoises” traveling between the preserve and the golf course. First of all, the potential traffic from 9 new lots in “Area D” is only a fraction of a percent of the traffic from the existing homes (1654 existing homes) in Lakewood Estates. We are not talking about a significant increase in traffic, it is only 0.5%.

Second, Boyd Hill Preserve is fenced along the entire east side of the Country Club Way South in the vicinity of “Area D” (and continuing south to the park entrance and north more than a mile). The chain link fence is flush to the ground providing a serious deterrent and obstacle to any Gopher Tortoise attempting to leave Boyd Hill Preserve. An inspection of the fence on 31 August 2018 identified a single location in the vicinity of “Area D” where a Gopher Tortoise could pass under the fence. In “Area D” and the surrounding golf course there is little if any



suitable forage for the Gopher Tortoise. The vegetation is largely Bermuda grass and scattered trees, not generally thought of as valuable forage for the Gopher Tortoise. Given the small increase in traffic and the limited access the Gopher Tortoise has to the Country Club Way South ROW the proposed development of "Area D" may affect, but is unlikely to adversely affect the Gopher Tortoise population of Boyd Hill Preserve.

The fourth concern of the Friends of Boyd Hill is that the "loss of Recreation/Open space buffer areas may result in disturbances to nesting birds". It is unclear why other forms of wildlife were not included in this concern, but let us assume that they are included. Just what is between Boyd Hill Preserve and "Area D"? From the fence at Boyd Hill Preserve it is 34 feet to a 5 foot sidewalk that is likely used to access the recreational areas to the north. At times the pedestrian and bicycle traffic on this sidewalk is expected to be noisy as children play, talk, etc.. Between the sidewalk and the roadway there is an additional 11 foot grassed shoulder. Then there is 31 feet of pavement associated with the two travel lanes of Country Club Way. Then there is another 19 feet of grassed shoulder until you reach "Area D". "Area D" is a full 100 feet from the Boyd Hill Preserve. Between "Area D" and the Boyd Hill Preserve is an active roadway and sidewalk much closer to the preserve than "Area D".

Another consideration in addition to the buffer provided by the roadway, sidewalk, and ROW is the type of activities that currently occur in Area D. On a daily basis there are golfers, mowing machines, tractors, and other equipment operating in "Area D". Considering the distance and the current activities the development of "Area D" may affect, but is unlikely to adversely affect birds and wildlife in Boyd Hill Preserve due to increased disturbance.

The Friends of Boyd Hill Nature Preserve also noted that the development of "Area D" would be inconsistent with several Objectives and Policies from the Comprehensive Plan. Objective LU6 states that natural resources will be protected. There are no natural resources within "Area D" therefore there is no inconsistency. Objective C10 states that the City should protect all habitats, nesting area and feeding grounds for protected species. No known protected species or their nest or feeding grounds occur in "Area D". Policy C4.4 states that the City shall support ongoing education programs about native plants, animals, and protected species. It is unclear how the Friends of Boyd Hill expect the development of "Area D" to adversely impact ongoing City education programs. If one or more residents from "Area D" join the Friends of Boyd Hill Nature Preserve it may even support City education programs about native plants, animals, and protected species.

In conclusion the development of "Area D" in proximity to Boyd Hill Nature Preserve has the potential to have an effect on Boyd Hill Nature Preserve. However, due to existing conditions including the 100 foot ROW of Country Club Way South, the chain link fence, the lack on natural habitat in "Area D", and the small magnitude of the potential development it is unlikely to adversely affect Boyd Hill Nature Preserve.



We appreciate the opportunity to comment on the proposed Land Use change and Rezoning request.

Sincerely,

G. Jeffery Churchill  
Principal Ecologist, MS



Figure 1 – Area D (left of pole) typical vegetation and cover.



Figure 2 – Area D typical vegetation to right of pole



Figure 3 – Fence along Boyd Hill Preserve in the vicinity of Area D.



Figure 4 – Typical configuration of the fence with chain link to the ground. Note the wire along the bottom of the chain link which makes the bottom of the fence stiffer and harder to push through.



RE: City File FLUM-52

The Friends of Boyd Hill Nature Preserve is a non-profit organization dedicated to protecting, supporting, and promoting the Preserve and its programs. Thank you for the opportunity to weigh in on this important land use and zoning amendment request.

The Friends of Boyd Hill Nature Preserve understand that golf courses often provide a number of important ecosystem services and can be a valuable part of the conservation landscape, providing crucial buffer areas between wild spaces and urban development. We appreciate the stewardship of our neighbors at the St. Petersburg Country Club and respect their need to generate revenue to maintain a viable business. We offer no objections to the proposed changes in Areas A, B, or C as identified in City File FLUM-52. However, we do have several concerns related to the 1.82-acre "Area D" located between Fairway No. 18 and Country Club Way South, as follows:

1. Additional residential development adjacent to the Preserve may interfere with the management actions, especially prescribed fire, necessary to maintain appropriate ecosystem function within Boyd Hill Nature Preserve.
2. Additional residential development adjacent to the Preserve may contribute to non-native seed sources and unfavorable competition with rare and desirable native plant species.
3. Additional residential development adjacent to the Preserve and the associated increase in traffic on Country Club Way South may contribute to increased mortality for gopher tortoises known to travel between the preserve and the golf course in the vicinity of Area D.
4. The loss of Recreation/Open space buffer areas may result in disturbances to nesting birds, including ospreys and great horned owls (documented nest within less than  $\frac{1}{10}$  mile of Area D).

The Friends of Boyd Hill urge the City to consider the consistency and compatibility of the proposed change not only in relation to the Lakewood Estates Neighborhood, but also in relation to the neighboring Boyd Hill Nature Preserve. Area D is located directly across the street from high-quality scrub habitat that is classified as a "globally imperiled ecosystem" by the Florida Natural Areas

Inventory. This rare habitat contains the only known population of various state-listed plants in Pinellas County notably the state-endangered Nuttall's rayless goldenrod (*Bigelowia nuttallii*) and Curtiss' milkweed (*Asclepias curtissii*).<sup>1</sup> It also supports the reintroduced federally endangered Florida golden aster (*Chrysopsis floridana*), a number of bird species, and a regionally significant population of the state-threatened gopher tortoise (*Gopherus polyphemus*)<sup>2</sup>. The adjacent 21-acres of sand scrub hosts an estimated 20 gopher tortoises (2018 Gopher Tortoise Burrow Survey) and additional study tracking the movement of the species within the Preserve is ongoing. In order to maintain its optimal condition, the City manages this scrub habitat through the regular use of prescribed fire.<sup>3</sup>

### Relevant Considerations

The proposed amendment (Area D) may impact environmentally sensitive lands located within Boyd Hill Nature Preserve which support listed species including Nuttall's Rayless Goldenrod and gopher tortoise. These species rely on the regular use of prescribed fire to maintain suitable habitat and are vulnerable to competition from non-native seed sources.

The proposed change (Area D) is not consistent with **Objective LU6** which states that the City's natural resources shall be protected and, where fiscally and environmentally practical, enhanced; and future land uses shall be properly integrated with the natural environment including topography and soil conditions, vegetation and other environmental concerns.

The proposed change (Area D) is not consistent with **Policy C4.2** which states that the City shall maintain and seek to expand the City's inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat.

The proposed amendment (Area D) is not consistent with **OBJECTIVE C10** which states that the City shall protect, to the maximum extent possible, all habitat, nesting areas, feeding grounds and food sources of wildlife listed as endangered, threatened or a species of special concern by the U.S. Fish & Wildlife Service or Florida Fish & Wildlife Conservation Commission

The proposed amendment (Area D) may not be compatible with **Policy C4.4** which states that the City shall support ongoing education programs about native plant and animal species; endangered, threatened and species of special concern and the diversity of natural communities.

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<sup>1</sup> [https://www.freshfromflorida.com/content/download/42665/988692/FloraUpdates\\_August\\_2017.xlsx](https://www.freshfromflorida.com/content/download/42665/988692/FloraUpdates_August_2017.xlsx)

<sup>2</sup> <http://myfwc.com/media/1515251/threatened-endangered-species.pdf>

<sup>3</sup> [https://www.fnps.org/assets/userfiles/files/Scrub%20Evaluation%20Study\\_Boyd%20Hill%20NP.pdf](https://www.fnps.org/assets/userfiles/files/Scrub%20Evaluation%20Study_Boyd%20Hill%20NP.pdf)

The proposed amendment (Area D) may not be compatible with **Policy C6.11** The Parks Department will prepare a comprehensive wildlife and habitat management plan for the environmental preservation area surrounding Lake Maggiore designated on the Biological Resources Map as a "large tract wildlife area;" activities affecting this property shall be consistent with the goals, objectives and policies outlined in the management plan.

The Friends of Boyd Hill whole-heartedly support the vision expressed in the City of St. Petersburg's Comprehensive Plan to "...protect and enhance the natural systems that provide the resources of land, air, water, and vegetation.... and reflect an awareness of ourselves as part of a larger system upon which we are dependent for our mental, physical, spiritual and economic well-being." We do not support fewer lands dedicated to recreation/open space, especially if that reduction is likely to result in additional management challenges and less protection for wild places like Boyd Hill Nature Preserve.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maya Burke', with a stylized flourish at the end.

Maya Burke  
Secretary, Friends of Boyd Hill  
for  
Jason Cowen  
President, Friends of Boyd Hill Nature Preserve

## Derek Kilborn

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**From:** LECA Mail <lecapresident@gmail.com>  
**Sent:** Monday, September 03, 2018 4:23 PM  
**To:** Council; Mayor; Derek Kilborn  
**Subject:** Lakewood

If you receive messages starting tomorrow claiming that the St. Petersburg Country Club's application to rezone a few parcels is opposed by our membership or is adverse to our interests, please be assured that just the opposite is the case. We know that the sale of these parcels and the income generated to meet the Club's upcoming needs are critical to the ongoing health of both the Club and Lakewood Estates as we know it. The email that CONA requested be sent by its members to all of you opposing the St Pete Country Club rezoning was unauthorized and does not represent the opinions of the board of Lakewood Estates and our membership. We have in fact taken a stand in favor of granting the rezoning. Of our membership of 464, only 6 people initially objected, and 2 of them changed their minds.

The movement to swamp you with negative feedback is being generated by one malcontent within Lakewood who not only has her facts and statistics wrong but also has a hostile relationship with the LECA board. LECA has requested that the CONA president issue a retraction and correction - an unsigned and unauthorized email should never have been put out to the public.

--

Judy Ellis

[www.lakewoodstpete.com](http://www.lakewoodstpete.com)

## Derek Kilborn

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**From:** Robyn C. Keefe  
**Sent:** Tuesday, September 04, 2018 9:57 AM  
**To:** Derek Kilborn  
**Subject:** FW: ReZoning of Area D in Lakewood Estates

For your file.

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**From:** devrev  
**Sent:** Tuesday, September 04, 2018 9:53 AM  
**To:** Robyn C. Keefe <[Robyn.Keefe@stpete.org](mailto:Robyn.Keefe@stpete.org)>  
**Subject:** FW: ReZoning of Area D in Lakewood Estates

**From:** Mendy Kirsch <[madelinesmomm@gmail.com](mailto:madelinesmomm@gmail.com)>  
**Sent:** Friday, August 31, 2018 3:48 PM  
**To:** Council <[Council@stpete.org](mailto:Council@stpete.org)>; devrev <[devrev@stpete.org](mailto:devrev@stpete.org)>  
**Subject:** ReZoning of Area D in Lakewood Estates

Good afternoon,

I received the notification by mail of the rezoning requests by the St. Petersburg Country Club to allow the building of residential properties on property owned by the Country Club. While I understand their need to sell off some of their property, I am concerned about the area labelled D, adjacent to Boyd Hill Preserve, on Country Club Way S. I oppose this rezoning here (just Area D), being adjacent to the Nature Preserve, the golf course there has provided a nice barrier between it and the nearest homes in Lakewood. We frequently hear coyotes and have seen coyotes on the course in this area. I realize that they can roam further in (and have) but placing more homes nearer to the preserve is not good for humans or animals alike. We've taken enough wild space for the species that call Boyd Hill home away from them, let's not take any more.

I am a current resident of Lakewood Estates and reside at 1920 Almeria Way South.

Sincerely,  
Mendy Kirsch

**Derek Kilborn**

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**From:** Will Michaels <wmichaels2@tampabay.rr.com>  
**Sent:** Tuesday, September 04, 2018 12:16 PM  
**To:** Derek Kilborn; Michael Dema  
**Subject:** Fw: Fwd: St. Petersburg Country Club rezoning

Second email—see previous email.

**From:** Marlene Murray  
**Sent:** Monday, September 03, 2018 7:27 PM  
**To:** Marlene Murray  
**Subject:** Fwd: St. Petersburg Country Club rezoning

Marlene Murray, President  
Council of Neighborhood Associations of South Pinellas Co., Inc.  
CONA  
P.O. Box 13693  
St. Petersburg, FL 33733-3693  
727 510-4695  
conapresmurray@gmail.com

----- Forwarded message -----

**From:** Marlene Murray <conapresmurray@gmail.com>  
**Date:** Mon, Sep 3, 2018 at 3:29 PM  
**Subject:** St. Petersburg Country Club rezoning  
**To:** Marlene Murray <conapresmurray@gmail.com>

I have been asked to share the following information from Lakewood Estates.  
\*\*\*\*\*

FYI:

Below is some information about the push by the St. Petersburg Country Club to rezone 4.3 acres of open land in Lakewood Estates so it can sell it to developers. The City Council is considering the request at a hearing this coming Thursday, Sept. 6 at 3 p.m. Given that we just heard about it -- the hearing initially was scheduled almost 3 weeks from now -- we are asking everyone to **email** Mayor Kriseman and our City Council members **ASAP** to voice their opposition to the Country Club's request. Their contact information is listed below. Stopping the rezoning is critical to the future of Lakewood Estates!

**Rezoning request violates City's Comprehensive Plan and raises questions about the future of Lakewood Estates**

Many city residents are concerned about the 4 lots in Lakewood Estates that the St. Petersburg Country Club (SPCC) wants rezoned so it can sell the land for construction of up to 21 new homes. This is not about infilling here and there. It's about covering with houses and cement 4.3 acres of open land along the golf course that are now filled with trees, grass, birds, wildlife, plants and earthworms.

This is the third time since 2007 that the SPCC has requested permission to sell open land to raise money it says it needs for capital improvements and to pay off its debts. This is not a one-time event --

it has become a trend. Country Club CEO Mike Kiernan says this is the last chunk of land the SPCC has left to sell. What will it do next time it needs money? Will it be forced to close its doors and sell the whole golf course to developers? If so, Lakewood residents will lose the large swaths of open space that give the neighborhood its special character and led so many to buy homes in the neighborhood to begin with. And the entire City will lose an historic institution that put St. Petersburg on the national map of golfing.

We need to stop the rezoning of all 4 parcels until the City government has a long-term plan to deal with the very real possibility that in a few years the golf course will go under, just like hundreds across the country and The Tides in Seminole in July.

The current zoning allows a maximum of TWO houses on the entire 4.3 acres. In the Future Land Use Map, which is part of the new St. Petersburg Comprehensive Plan put into effect just 2 years ago, the 4 parcels are zoned Recreation/Open Space. The plan defines Recreation/Open Space (R/OS) as "For designation of recreation facilities, and open space areas protected from development." Open space is by definition protected from development.

City planners changed the zoning to Recreation/Open space for very specific and valid reasons. How could allowing 21 new houses possibly be in compliance with the City's Comprehensive Plan?

More specifically, changing the zoning of these 4 parcels directly contradicts the following sections of the Comprehensive Plan:

Chapter 4, the Conservation Element, under C4.2, which says that "The City shall maintain and seek to expand the City's inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat. ..."

And Chapter 8, the Recreation and Open Space Element, under R1.4, which says "There will be no net loss of usable recreation and open space acreage as a result of land use plan changes and sale of parkland, or non-park uses. ..."

The ONLY reason the City is considering rezoning this open space is for the economic benefit the St. Petersburg Country Club – which is only ONE of the 1,830 property owners in Lakewood Estates. The other 1,829 are being asked to sacrifice their natural vistas and contend with more traffic, more stormwater runoff, more sewage, more degradation of our roads, more people consuming water from our wells, more light and noise pollution, etc.

The Country Club has been less than transparent in its rezoning application and has tried to get it approved with as little public knowledge as possible – likely to avoid a defeat similar to that of the controversial townhomes it proposed building in Lakewood several years ago. The Lakewood Estates Civic Association erroneously states that there is no opposition to the plan in the neighborhood. Many people don't even know about it, much less understand its implications.

Although the Country Club filed the rezoning application with the City on May 30, the first time any residents heard of it was when they received a Notice of Public Hearing in the mail on Saturday Aug. 5, exactly 10 days before the first hearing on the matter. And although the Notice said the City Council would be addressing the issue on September 20, the Country Club failed to inform residents when it moved the hearing up by 2 weeks to Sept. 6, which is next Thursday. Not informing the residents raises the question of whether the hearing is even legal.

Lakewood's residents deserve to be treated with respect and informed about what's going on in their neighborhood, especially about an issue so critical to the community's future. Please, email Mayor Rick Kriseman and our City Council Members NOW to NOT REZONE the 4 parcels in Lakewood Estates. And please, encourage everyone you know to do the same.

St. Petersburg Mayor Rick Kriseman: [mayor@stpete.org](mailto:mayor@stpete.org)

Council Member Gina Driscoll: [Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org)

Council Member Amy Foster: [amy.foster@stpete.org](mailto:amy.foster@stpete.org)

Council Member Brandi Gabbard: [Brandi.Gabbard@stpete.org](mailto:Brandi.Gabbard@stpete.org)

Council Member Charles Gerdes: [Charlie.gerdes@stpete.org](mailto:Charlie.gerdes@stpete.org)

Council Vice Chair Steve Kornell: [Steve.kornell@stpete.org](mailto:Steve.kornell@stpete.org)

Council Member Ed Montanari: [ed.montanari@stpete.org](mailto:ed.montanari@stpete.org)

Council Member Darden Rice: [darden.rice@stpete.org](mailto:darden.rice@stpete.org)

Council Chair Lisa Wheeler Bowman: [lisa.wheeler-bowman@stpete.org](mailto:lisa.wheeler-bowman@stpete.org)

[mayor@stpete.org](mailto:mayor@stpete.org); [Gina.Driscoll@stpete.org](mailto:Gina.Driscoll@stpete.org); [amy.foster@stpete.org](mailto:amy.foster@stpete.org); [Brandi.Gabbard@stpete.org](mailto:Brandi.Gabbard@stpete.org); [Charlie.gerdes@stpete.org](mailto:Charlie.gerdes@stpete.org); [Steve.kornell@stpete.org](mailto:Steve.kornell@stpete.org); [ed.montanari@stpete.org](mailto:ed.montanari@stpete.org); [darden.rice@stpete.org](mailto:darden.rice@stpete.org); [lisa.wheeler-bowman@stpete.org](mailto:lisa.wheeler-bowman@stpete.org)



[Click here to Reply or Forward](#)

To Clarify: The email previously sent did not come from the Lakewood Estates Neighborhood Association. It was composed by some residents of the Lakewood Estates Neighborhood Association. The Association has a differing view on the matter. The email was sent for information purposes and as always, all residents should get all facts to make a informed decision on any matter. The dates for Council hearings should be checked as well.

Thanks,

Marlene Murray, President  
Council of Neighborhood Associations of South Pinellas Co., Inc.  
CONA  
P.O. Box 13693  
St. Petersburg, FL 33733-3693  
727 510-4695  
[conapresmurray@gmail.com](mailto:conapresmurray@gmail.com)

## Derek Kilborn

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**From:** rodrigo sanchez <rodrigo.sb@outlook.com>  
**Sent:** Wednesday, September 05, 2018 12:34 PM  
**To:** Mayor; Gina L. Driscoll; Amy Foster; Brandi J. Gabbard; Charlie Gerdes; Steve L. Kornell; Ed Montanari; Darden Rice; Lisa Wheeler-Bowman; Council; Derek Kilborn  
**Subject:** Opposition to FLUM-52

Dear Mayor Kriseman,  
Dear St. Pete City Council Members and City Planner,

This email is to register my opposition to the rezoning request of the 4.3 acres combined, portion of 35-31-16-49356-000-0010. The proposal is to rezone the area from NSE to NS-2 and amend the future land use map from R/OS to RL. Lakewood's charm has always been its green space and I would like to keep it that way. Taking away green space to develop additional house will set an important and dangerous precedent.

Since moving to Lakewood Estates this is the second such redesignation I have experienced - for the benefit of the SPCC. I am especially concerned about "Area D", the section adjacent to Boyd Hill Nature Preserve on Country Club Way S. I support the position of the Friends of Boyd Hill regarding the environmental impact of this parcel and deviation from the City's Future Land Use Map, Objectuve LU6, Policy C4.2, and Objective C10.

Sincerely,  
Rodrigo Sanchez  
1868 Juarez Way S.  
Lakewood Estates

## Derek Kilborn

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**From:** vtwriter@comcast.net  
**Sent:** Wednesday, September 05, 2018 2:09 PM  
**To:** Derek Kilborn  
**Subject:** City of St. Pete Must SAY NO to REZONING Open Land in LAKEWOOD ESTATES

Dear Mr. Kilborn,

The St. Petersburg Country Club has repeatedly violated the City of St. Petersburg's 2016 Comprehensive Plan in its application to rezone 4.3 acres of open land in Lakewood Estates for development.

But, the stakes are much higher than these 4.3 acres. Approving this rezoning sets a terrible precedent for ALL the open land owned by the SPCC in Lakewood Estates. If the Country Club fails -- like hundreds of others around the country and The Tides in Seminole this past July -- St. Petersburg stands to lose the entire golf course as well as an institution critical to its history as a golfing destination. This would be a major blow to the Comprehensive Plan and all the residents of our city.

Specifically, changing the zoning of these 4 parcels violates the following sections of the Comprehensive Plan:

**Chapter 4, the Conservation Element, under C4.2,** which says that *"The City shall maintain and seek to expand the City's inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat. ..."*

**And Chapter 8, the Recreation and Open Space Element, under R1.4,** which says *"There will be no net loss of usable recreation and open space acreage as a result of land use plan changes and sale of parkland, or non-park uses. ..."*

The Country Club has not consulted with residents of Lakewood or informed them in a timely manner about its application. Also, the Lakewood Estates Civic Association (LECA), which supports the Club's application, erroneously insists that there is no opposition in the neighborhood to the plan. LECA has not polled its 500 members, much less informed the other 1,330 non-member households of the Country Club's intentions. LECA has no basis to make such a statement.

The Country Club and LECA's lack of transparency directly contradicts the intent of the city's Comprehensive Plan, which states in **Chapter 1, the General Introduction, 1.1 PURPOSE,** that the plan is designed to:

- *Address the concerns of the community related to growth management and the preservation of the City's character.*

Can it be that rezoning proponents fear that if the people of St. Petersburg know the facts, there will be a public uproar like the one that defeated the townhomes proposed by the Country Club several years ago?

Rezoning and developing the four acres also violate these other goals of the Comprehensive Plan outlined in **1.1 PURPOSE:**

- *Preserve and protect the resources of the community through the guidance of growth and redevelopment while continuing to provide quality services concurrent with the impacts of development (or redevelopment).*

Not only will rezoning destroy the community's open spaces, but building 21 more homes will add more traffic, surface runoff, noise, sewage, noise, light pollution, etc. etc.

- *Protect and enrich the quality of life within the community;*

The rezoning and subsequent development will DIMINISH the quality of life of Lakewood's residents.

- *Ensure the consideration of long-range goals in the determination of short range decisions and actions;*

This rezoning application is geared specifically to the short-term economic gains of ONE of the 1830 property owners in Lakewood at the expense of the long-range goal of preserving existing open land for everyone else in the city.

- *Promote a healthy, stable, and well-balanced economic atmosphere which, satisfies the goods and services needs of the community, promotes employment opportunities, and supports a strong and diverse economic base.*

Approving this rezoning request leaves the other 1,829 property owners in Lakewood dependent on the economic fortunes of ONE property owner – the St. Petersburg Country Club – which, to add insult to injury, EXCLUDES the vast majority of Lakewood residents. That does not constitute a strong and diverse economic base.

Before considering this rezoning application, the City Council must establish whether the SPCC is an economically viable enterprise, and if not, make plans to protect the entire golf course from development in case the Country Club goes under.

**These are some of the questions the Country Club must be asked:**

How many members does the country club have? Is that number up or down from 3 years ago?

Is it making a profit now? How much?

If not, for how long has it been losing money? How much money has it lost in each of the last 3 years?

What is its 3-year forecast?

How much debt does the country club have?

To whom does it owe that money?

What is the SPCC management doing to make the business more economically viable besides selling land?

What is it doing to compete with newer, more modern country clubs?

What is it doing to counter the national drop in golf playing that has forced thousands of golf courses around the country to close?

Have the 4.3 acres already been sold? If so, to whom and for how much?

If not, how much is the land valued at?

In summary, the **City of St. Petersburg must OPPOSE the St. Petersburg Country Club's application and COMPLY WITH THE COMPREHENSIVE PLAN** that protects ALL the city's residents.

Respectfully,

Helen J. Simon  
2120 Coronada Way S.  
Lakewood Estates  
St. Petersburg, FL 33712

Helen J. Simon  
[vtwriter@comcast.net](mailto:vtwriter@comcast.net)  
(802) 999 7224