



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES 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 **scheduled for Tuesday, October 13, 2020 at 2:00 p.m.** by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to Planning and Development Services Department records, no Commissioner 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.



AGENDA ITEM: CITY FILE NO. 20-90300002

REQUEST: Designation and listing (20-90300002) of the Glenoak Elementary School as a local historic landmark in the St. Petersburg Register of Historic Places, adaptive reuse (AR 2020-01) converting the property into multi-family residential units, and a variance request for required minimum parking.

OWNER: Place of Potential LLC
AGENT: Kori Monroe
ADDRESS: 1900 12th Street South
HISTORIC ADDRESS: 1885 11th Street South
PARCEL ID NO.: 25-31-16-48960-000-0100
LEGAL DESCRIPTION: LAKEVIEW HEIGHTS LOTS 10 THRU 15 & VAC ALLEY & 39 THRU
44 & VAC ST & LOT 72 & LOTS 112 THRU 116 INCL
ZONING: NT-1

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OVERVIEW AND BACKGROUND

Glenoak Elementary School was a historic elementary school building originally constructed in 1914 and continuously in use as an educational facility (public school, private school, daycare center, and early childhood education facility) until 2019. The applicant bought the property in March 2020 and seeks to repurpose the building for use as multi-family housing. The applicant submitted the attached designation application on April 6, 2020 for review by the Community Planning and Preservation Commission and City Council. The applicant is also applying to seek funding from the South St. Petersburg CRA Program.

HISTORICAL CONTEXT

The southern portion of the Florida peninsula was largely unsettled in the mid-nineteenth century.¹ The vast majority of the Seminole tribes who had resided in Tampa Bay had been eliminated, migrated, or killed by disease by the conclusion of the Indian Wars in 1858.² A small handful of settlers had established fish ranchos and small farms in the lower Pinellas area by the dawn of the Civil War, but most relocated during the conflict.

Following the war, politicians in Florida and states throughout the South struggled to recoup financially while still bickering over the ramifications of emancipation. During these early post-war years, some of the settlers that had called the Pinellas Peninsula home prior to the Civil War returned, and their numbers slowly grew. The expansion of railroad construction further into the state allowed a growing number of large-scale landowners to begin developing what had previously been agricultural land in the final decades of the 1800s. One such landowner was Peter Demens (born Pyotr Alexeyevitch Dementyev), a Russian immigrant and speculative real estate developer. Partially financed by Philadelphian and fellow area landowner Hamilton Disston, Demens expanded the Orange Belt Railway into, and platted the land that would become, St. Petersburg. When the first trains arrived in the newly-named town in 1888, it was home to only 30 residents.

Although the Orange Belt Railway was providing service into St. Petersburg, it was not initially successful. The American Medical Association's Dr. W.C. Van Bibber had endorsed the Pinellas peninsula as the perfect location for a "Health City" in 1885. To boost ridership and capitalize on the idea that St. Petersburg's climate offered healing powers, the Orange Belt Railway started to offer seaside excursions to St. Petersburg in 1889.³ These excursions were among the first concentrated efforts by the community and its boosters to attract tourists.⁴ When the railroad could not pay its debts in 1889, the syndicate of Philadelphia financiers holding the debts took

¹ The following historical context includes sections prepared by staff Historic Preservationist Laura Duvekot as supporting documentation for the designation of the Norwood Elementary School (Case No. 19-90300003) as a local historic landmark in 2019.

² Nevin D. Sitler, *Warm Wishes from Sunny St. Pete*, (Charleston, SC: The History Press, 2014), 21-22.

³ Arsenault, 62.

⁴ Grismer, 70, 97, 111; "Heavy Real Estate Deal: Old Company Goes Out of Business," *St. Petersburg Times*, December 15, 1906.

over the railroad and the investment company, which was responsible for the land held in the name of the railroad.⁵

Largely as a result of the efforts of city boosters to attract businesses and residents, developers such as H. Walter Fuller, Noel Mitchell, Charles Hall, Charles Roser, and C. Perry Snell triggered the city's first real estate land boom from 1909 to the start of World War I.⁶ Promotional efforts by the Atlantic Coast Line railroad (created in 1902 from the former Orange Belt Railroad and Henry Plant's South Florida Railroad) brought organized tourist trains from New York in 1909 and from the Midwest in 1913. Many early tourists continued to winter in the city; some purchasing second homes in St. Petersburg.⁷

The City's administration itself began to formally encourage tourism with promotional campaigns following the election of Al Lang as mayor in 1916. Lang had been elected after he arranged to bring the Philadelphia Phillies baseball team to the city for spring training. Under his leadership, the City publicly encouraged tourism and made efforts to improve the physical appearance of the city. With approximately 83 real estate companies operating in the city in 1914, the focus turned increasingly to attracting winter residents. The local population soon doubled during "the season." Winter residents even formed tourist societies organized by their state or region of origin which acted as booster clubs in their native states. Although the real estate market collapsed during World War I, the boom of development had created a pattern for the future growth of the city. During the 1910s, the city's population grew from 4,127 to 14,237.⁸

The rapid growth of St. Petersburg after 1910 necessitated the construction of more elementary schools. Special bond districts were established, and bond issues were approved. In 1914, the Davis School for the black community was built and Glenoak School, Roser Park School, and North Ward school were constructed for the white community. Only Glenoak and North Ward (located at 327 11th Ave N) are still in existence, and neither are still in use as schools. All four schools were constructed in a vernacular Mission style and appear to be built from the same plan. Glenoak was the only one built in a single-story version of the plan.⁹ Soon after the school was built, Glenoak formed a Parents-Teachers Association due to the "scattered condition of the neighborhood and the lack of facilities." The association remained inactive until Ethel Bachman became principal of Glenoak School in 1916 and became president of the P.T.A.¹⁰

Although World War I had limited tourism, St. Petersburg rebounded quickly, with the winter season of 1918-1919 being even more profitable than the season before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St.

⁵ Grismer.

⁶ Arsenault, 136.

⁷ Arsenault, 135-137; 144-145.

⁸ Arsenault, 121-125, 143-146, 190; Peck and Wilson, 41; Karl H. Grismer, *The Story of St. Petersburg: The History of Lower Pinellas Peninsula and the Sunshine City*, (St. Petersburg, FL: P.K. Smith & Company, 1924), 189.

⁹ Grismer, 115-122. Robin Reed and Emily Elwin. North Ward School. Local Landmark Designation Application. On file, City of St. Petersburg. 2013.

¹⁰ "Glenoak Community School is Self-Made with Active P.T.A. Guiding Progress " *St. Petersburg Times*. December 16, 1928. "Schoolchildren Will Pay Final Tribute to Teacher," *St. Petersburg Times*. January 30, 1946.

Petersburg, hotels and boarding houses were filled to capacity during the season.¹¹ Schools were no exception, and even though Glenoak had been constructed in a "cow pasture," by 1918, it was crowded and expansion was needed. The small four-room house building was expanded with two wings, creating an irregular H-shaped building.¹²

In 1919, Glenoak was also the first school to provide lunches to all its students. Dr. Wyman, head of public health and sanitation department for the City of St. Petersburg, decided to provide children milk at lunch to see if there was an improvement and selected Glenoak as the place to try his experiment. The results were "more gratifying than expected," and "mothers of Glenoak children decided to serve noon lunches of soup." The fathers of Glenoak children built a shed like structure to be the first kitchen for the school.¹³ Glenoak became the first school in the county to provide a full-service cafeteria for its students. The P.T.A. worked to make the school building a community center to "build up the community," by creating the first library extension at the school and encouraging neighbors to beautify the surrounding properties.¹⁴



Figure 1: 1926 USDA aerial photograph of Glenoak School. Cropped and highlighted by staff.

¹¹ Arsenault, 186-189.

¹² "Glenoak Community School is Self-Made with Active P.T.A. Guiding Progress," *St. Petersburg Times*. December 16, 1928.

¹³ "Glenoak Gets New Cafeteria in New Building," *St. Petersburg Times*. October 4, 1931.

¹⁴ "Glen Oak Parents' and Teachers' Meeting," *St. Petersburg Times*. October 12, 1919.

During the 1920s, Glenoak received national acclaim for building the first playground in St. Petersburg in 1922. Miss Ethel Bachman and the Glenoak Parent-Teachers' Association raised the funds to purchase the lots across the street for \$2,500. The playground opened in 1924, and won awards from the Harmon Foundation in 1926.¹⁵



Figure 2: Glenoak students gathering around the living Christmas tree that was on the school grounds. Photograph from December 22, 1929 edition of *St. Petersburg Times*.

A relatively healthy tourist trade initially kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes which damaged south Florida in 1926 and 1928. However, the crash of the stock market in 1929 largely kept the traveling public at home during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment in the city. Every bank in the city failed and closed by April 1931.¹⁶ Glenoak meanwhile continued to grow, leading to addition of a one-story, frame structure to the north of the main school building in 1931, that created more classrooms, a formal cafeteria, and could easily be converted into an auditorium for the school. It was designed by noted architect Henry Taylor.¹⁷

Throughout the 1950s and 1960s in St. Petersburg, new houses filled the subdivisions platted during the 1920s, but left vacant by the real estate decline and the Great Depression. During this post-War boom, Glenoak Elementary had more additions constructed to support the expanding population. New classrooms built on the north side of the property in 1948, designed by modern

¹⁵ "Glenoak Will Have First City Playground," *St. Petersburg Times*. July 12, 1924. "Student Body Will Benefit from Efforts," *St. Petersburg Times*. May 23, 1926.

¹⁶ Arsenault, *Florida Dream*, 253-255.

¹⁷ "Glenoak Gets New Cafeteria in New Building," *St. Petersburg Times*. October 4, 1931.

architect Winfield Lott. A new cafeteria building was constructed on the southern side of the property in 1952, designed by Phillip Kennard. At this point, roofs were constructed, connecting the buildings together to create covered breezeways throughout the property.¹⁸

In the early 1960s, Glenoak became one of the first schools in St. Petersburg to desegregate due to its proximity near Melrose Elementary, an all-Black school that was overcrowded.¹⁹ During the 1960s, the southside neighborhood had a shift in demographics, and by 1970, Glenoak Elementary School's attendance was by largely African American students. Glenoak became part of bussing efforts in the early 1970s to create a more equally diverse student body. In 1974, the Pinellas County School Board announced that many of the schools on the south side were to be closed, including Glenoak School. In 1975, Florence Nightingale Circle opened in the former Glenoak Elementary School as a daycare center for people with physical and mental disabilities.²⁰

DESIGNATION BOUNDARY DESCRIPTION AND JUSTIFICATION

The designation boundary identified on the original application includes the entirety of the parcel located at 1900 12th St S, whose legal description is *LAKEVIEW HEIGHTS LOTS 10 THRU 15 & VAC ALLEY & 39 THRU 44 & VAC ST & LOT 72 & LOTS 112 THRU 116 INCL.*



Figure 3: Proposed boundary by applicant, which includes the entirety of the parcel.

Staff is proposing a reduced boundary, with a legal description of *LAKEVIEW HEIGHTS LOTS 10 THRU 15 & VAC ALLEY & 39 THRU 44 & VAC ST*, which includes the original school building and its historically significant additions, as well as the vacated portion of 11th Street South. There are

¹⁸ 1951 Sanborn Map, Sheet 217.

¹⁹ "Glenoak School: Learning from Desegregation," *St. Petersburg Times*. February 27, 1966.

²⁰ "School Decisions on Rezoning Delayed Again by Board," *St. Petersburg Times*. April 25, 1974. "School Board Okays Nature Classes at Sawgrass Lake," *St. Petersburg Times*. July 10, 1975.

no historically significant landscape elements present in the former playground, and while, it was an early addition to the property, it no longer contributes to the property's character.



Figure 4: Proposed boundary by staff to not include the former playground area in the case of future development.

PHYSICAL DESCRIPTION

Summary

The subject property is a historic elementary school building constructed in several stages between 1914 and 1952. It is a brick structure built in a vernacular Mission style architecture with an irregular H-shaped form and hipped and flat roof structures. The mid-century additions are also vernacular in style but continue the original building's brick patterning.

Setting

The subject property is located inside the boundaries of St. Petersburg's Cromwell Heights Neighborhood, a primarily residential neighborhood. Setting has been diminished due to the vacation and incorporation of 11th Street S into the property. Now 12th Street S serves as the entrance to the school, so the traditional rear of the building acts as the front elevation, changing how the building is viewed from public space. Despite this change to its broader setting, the subject property does retain its original building, several additions and ancillary buildings, and its grounds, which help to convey its historic function.

Buildings

Glenoak Elementary School is the sum of several buildings constructed at different times to suit the needs of the growing community, as shown in Figure 5: 2019 aerial photograph of Glenoak School with construction dates. The original building was constructed in 1914, with two wings added only four years later in 1918. A P.T.A. Clubhouse building was constructed in 1923.

Further additions were constructed in 1931, 1948, and 1952, resulting in the footprint that is extant today. Unsurprisingly, many of these construction dates align with growth periods in the city as a whole, creating in the subject property's evolving footprint a representation of St. Petersburg's twentieth century progress. The totality of the school's many building components creates an irregular U shape. Though constructed at different periods of time, they are relatively well-united by material, scale, and massing.

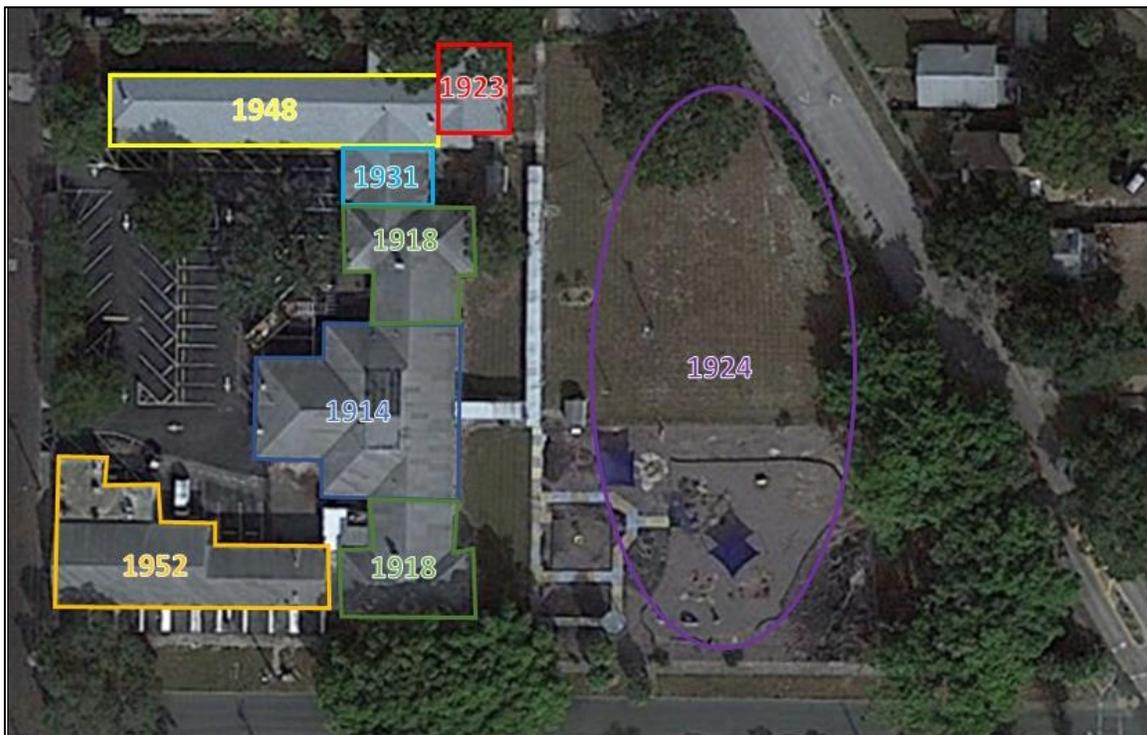


Figure 5: 2019 aerial photograph of Glenoak School with construction dates

Original Building – 1914 with wing additions in 1918

Sited in an isolated "old cow pasture," Glenoak was constructed as a "small, four-room house with assembly hall" in 1914.²¹ Built by Frank Estes, one of the city's earliest contractors, the school was located in a more undeveloped area in St. Petersburg relative to its three sister schools also built that year. The population in the area grew quickly, and soon two more wings were added onto the building. The two wings were built of the same design and materials as the original building.²²

Glenoak was a modest building, constructed of brown brick. The brick has since been painted. The building would have originally had wooden, double hung windows, most likely six-over-six configuration based on historic photographs. Unfortunately, almost all of the windows have been

²¹ "All Glenoak Concentrates on Funds for Playground," *St. Petersburg Times*. March 18, 1923.

²² "Glenoak Community School is Self-Made with Active P.T.A. Guiding Progress," *St. Petersburg Times*. December 16, 1928.

replaced or are obscured by the addition of air conditioning units. The building's focal point was originally the arched, recessed entrance that faced 11th Street South.



Figure 6: 2020 photograph of the former front of the school and P.T.A. Clubhouse.

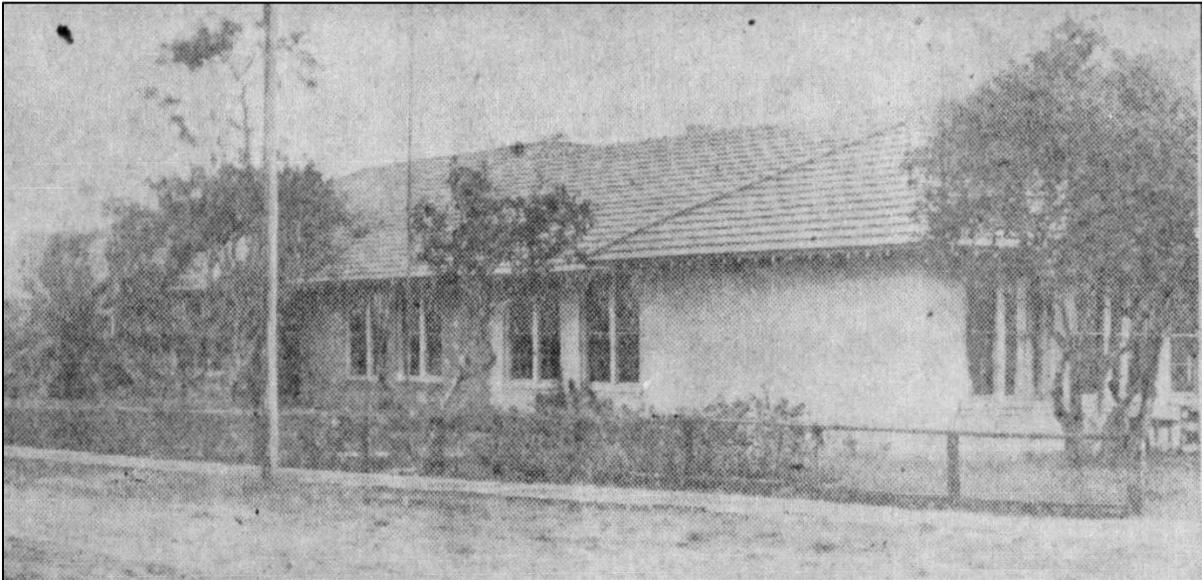


Figure 7: 1926 photograph of the front of the main school building.



Figure 8: Rear of the main school building that currently serves as the front elevation.



Figure 9: Some of the historic windows that remain.



Figure 10: Interior corner detail that extend throughout building.



Figure 11: Front of building.



Figure 12: Detail of water table.

P.T.A. Clubhouse Building – 1923

Built nine years after the school's initial construction, the P.T.A. Clubhouse Building was constructed by the fathers of the school children on Thanksgiving Day in 1923. The schoolboard provided the materials for the P.T.A. to construct the small frame building. During the 1920s boom times, the building served as extra classrooms. By 1928, the Clubhouse was operating as an extension of the city library system, and was "a meeting place and social center of the whole neighborhood."²³

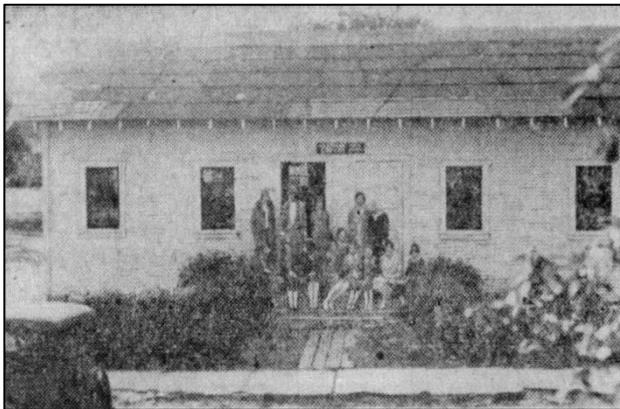


Figure 13: 1926 photograph of P.T.A. Clubhouse.



Figure 14: Staff photograph of the clubhouse today.

Later Additions – 1931, 1948, 1952

In post-1920s Land Boom, three additions were constructed at various points. The first was a 98-foot x 22-foot frame building, designed by notable architect Henry Taylor. This building provided more classrooms, a cafeteria, and an auditorium for the school. It appears that most of this building has been demolished, but a portion of it remains, based on dimensions and the 1951 Sanborn map.

²³ "Glenoak Community School is Self-Made with Active P.T.A. Guiding Progress," *St. Petersburg Times*. December 16, 1928.



Figure 15: Frame building that staff believes dates to 1931.

In 1948, the schoolboard had more classrooms constructed to accommodate the growing post-War population. Designed by Winfield Lott and constructed by Clyde Keys, the building utilizes brick that matches the original school building. While the classroom building has some mid-century elements, such as clean lines and steel awning windows, the building is modest. The 1951 Sanborn map shows that breezeways were also constructed, connecting the main building, the frame building in Figure 15, the 1923 P.T.A. Clubhouse, and the 1948 addition.



Figure 16: 1948 addition.



Figure 17: 1948 addition including the rear and side elevations.

In 1952, a cafeteria building was constructed, and was designed by Phillip Kennard, who had been hired to design multiple schools for the Pinellas County School Board in the early 1950s. Similar to the 1948 addition, the building is simple in design, but utilizes mid-century elements, such as concrete block construction, steel awning windows, and simple forms. Many of the fenestrations on the rear of the building, which faces 12th Street South, have been enclosed, but the concrete sills are still present.



Figure 18: East elevation of 1952 cafeteria addition.



Figure 19: Rear of cafeteria building. Fenestrations have been enclosed.

Primary Character-Defining Historic Features

Future exterior alterations to the property will be subject to Certificate of Appropriateness review. The following list does not define all significant features of the subject property but is intended to identify the most distinct elements of this designation:

- Modest, one-story building;
- Arched, recessed entrance;
- Brick exterior;
- Exposed rafter tails;
- Window openings and brick sills and concrete lintels where extant;
- Chimneys and furnace;
- Brick water table;
- Historic roof forms, including hipped, gabled, and flat shapes where they exist;
- Steel awning windows in 1948 and 1952 additions;
- Interior features, such as the central hallway plan with surrounding classrooms, transom windows above doorways, and corner and window details.

Missing Historic and Original Features

Future exterior alterations to the property will be subject to Certificate of Appropriateness review. The following list does not define all significant features of the subject property but is intended to identify the distinct elements of this property that have been removed:

- Tile roof on original building (was replaced with asphalt shingles in 1980);
- Unpainted, brown brick;
- Six-over-six, wood, double hung windows in the original building;

STAFF FINDINGS

In St. Petersburg, eligibility for the local Register of Historic Places is 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.

Historic documentation demonstrates that the subject property was built in 1914, approximately 106 years ago, surpassing the minimum required age of 50.

Further, staff recommends listing under Criteria A, E, and F. Staff recommends listing under the Areas of Significance of Architecture, Community Planning and Development, Social History, and Education. Staff recommends listing the subject property with a Period of Significance of 1914 through 1975. Four of seven factors of integrity are met overall.

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 (9) criteria. One or more of these criteria 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 (9) criteria are based off of the National Park Service's criteria for placement in the National Register of Historic Places, and are designed to assess resources' importance in a given historic context with objectivity and comprehensiveness. In the case of the proposed Glenoak Elementary School, nomination documentation suggests that the property satisfies two (2) of the St. Petersburg Register criteria as follows.

<i>Is at least one of the following criteria for eligibility met?</i>								
A	B	C	D	E	F	G	H	I
Yes	-	-	-	Yes	-	-	-	-

Under Criterion A, **"Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation,"** Glenoak School possesses historic significance in the areas of *Community Planning and Development*, *Education*, and *Social History*. Glenoak Elementary was constructed as one of the first elementary schools in the city of St. Petersburg. Glenoak is one of the two oldest elementary schools in the city that is still standing.

As a neighborhood primary school established and almost immediately expanded during the frantic development years of the 1910s, then later expanded during the post-War years, Glenoak School serves as a physical representation of the city's periods of great expansion. It was also the first school in St. Petersburg to develop a lunch program, have an extension of the city library, and had the first playground in the city.

Under Criterion E, **"Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance,"** the subject property is significant in the area of *Architecture* for its demonstration of a vernacular Mission Revival style. The style was a prevalent architectural style of 1910s construction in St. Petersburg. Glenoak Elementary, North Ward School, Roser Park School, and Davis Elementary were all constructed in 1914 by the same builder, Frank Estes, to provide grade schools for St. Petersburg's growing population. The similarities of the buildings' design imply that they were all built using the same plan. The other three schools were designed in a two-story, with only Glenoak utilizing a one-story adaption of the Mission style architecture. This would make sense considering that Glenoak was located in a less developed area of the city.

Historic Integrity

A staff analysis of the subject property’s historic integrity finds that Glenoak Elementary School retains integrity in four of seven given criteria, surpassing the requirement of one or more criteria be retained.

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

The areas in which integrity has been somewhat diminished are Setting, Feeling, and Association. Setting and Feeling have been diminished due to the vacation of 11th Street South at some point during the 1950s. Now 12th Street South serves as the entrance to the school, so the traditional rear of the building acts as the front/primary elevation, changing how the building is viewed from public space. Despite this change to its broader setting, the subject property does retain its original building, several additions and ancillary buildings, and its grounds, which help to convey its historic function.

The loss of association is due to the fact that the site is no longer used as a school building.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The application for the proposed local landmark designation was submitted by an owner of the property. Designation of the subject property as a local historic landmark will allow the applicant to pursue adaptive reuse, certain tax credits and exemptions, and variances once the purchase is finalized. The designation of the property, therefore, is an instrumental element of its rehabilitation.

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.

- 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

ADAPTIVE REUSE EVALUATION

Through City Code Section 16.30.020 titled “Adaptive Reuse of Historic Buildings Overlay,” local landmark buildings may be re-purposed or adaptively reused for land use types that are otherwise prohibited within the applicable zoning category.

The purpose of this benefit is to encourage the retention and productive reuse of structures that add historic, architectural, or cultural value to the city rather than demolition because their original use has become functionally obsolete. Historically significant buildings, especially when located within a single-family neighborhood, are sometimes abandoned or demolished when it becomes too difficult to meet current zoning standards and Florida Building Code requirements. Adaptive reuse recognizes the importance of these historically significant buildings and establishes a process by which these buildings can be retained and reused while minimizing any secondary impacts to the surrounding properties.

In this instance, the applicant proposes to conserve the historically significant building and reuse the interior spaces for approximately 38 multi-family dwelling units with common area amenities. The dwelling units will be reconfigured from the existing classroom layout, with modifications to add food preparation and bathroom facilities in each unit. The kitchen labeled in building no. 3, is provided as a common area amenity for the residents only; the facility will not serve members of the public. If future programming includes a catered meal plan for tenants on-site, then such a proposal would likely be considered a *social service agency for long-term housing* and should be independently reviewed and approved accordingly through the City’s Development Review Services Division.

Figure: Building No. 1 (Left-Existing; Right-Proposed)

 Resident Lobby

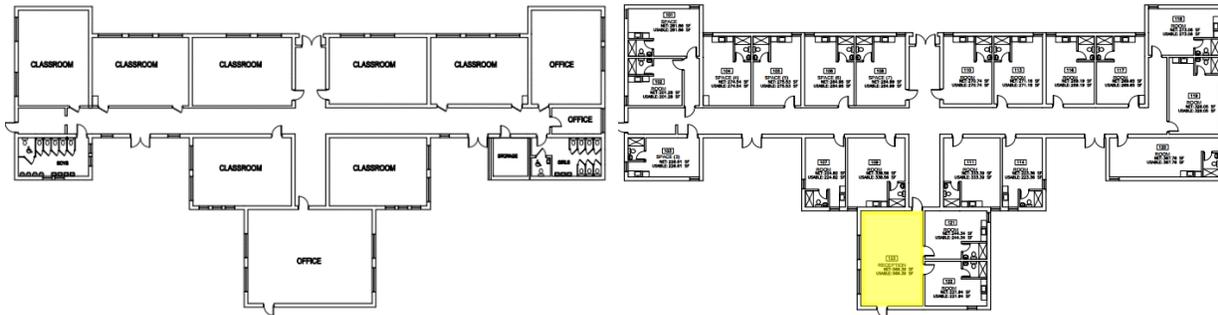


Figure: Building No. 2 (Left-Existing; Right-Proposed)

 Laundry Room

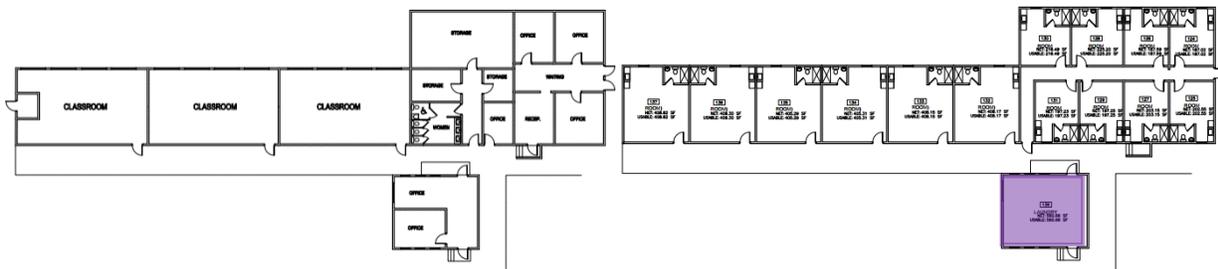
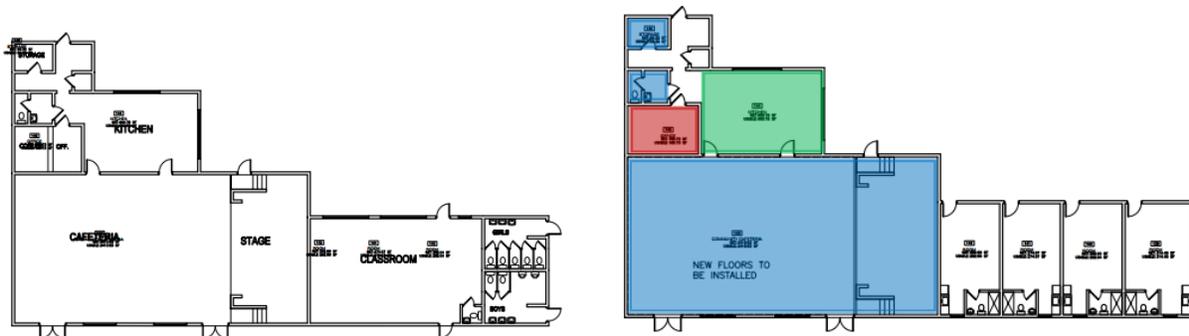


Figure: Building No. 3 (Left-Existing; Right-Proposed)

-  Resident Common Area, inc. storage and bathroom
-  Resident Common Kitchen
-  Property Manager's Office



The subject property is zoned NT-1 (Neighborhood Traditional), a single-family zoning category. Except for certain institutional uses, such as a government building, school, or church, single family housing is the predominant use in this category. Under the existing NT-1 zoning, the scale

of this complex is not appropriate for conversion to a single-family house thereby increasing the likelihood of demolition and redevelopment. Pursuant to City Code Section 16.30.020.4, the *Adaptive Reuse Chart* allows for conversion to multi-family dwelling units or a bed-and-breakfast, when designated a local historic landmark and approved for adaptive reuse by the City's Community Planning and Preservation Commission.

The applicant is requesting local historic landmark designation and approval to adaptively reuse the subject building(s) for multi-family dwelling units. Individual dwelling units range from 188-square feet to 409-square feet and average 281-square feet. Approval of this application does not exempt the applicant from compliance with any floor area or other size requirements mandated through the Florida Building Code.

The conversion of a retired school building to a multi-family use is common within historic preservation efforts nationwide. In the City of St. Petersburg, two historic school buildings have been adaptively reused for multi-family dwelling units (and several more have been adaptively reused for commercial purposes). The Euclid School, 1090 10th Street North, was designated a local landmark (Case No. 14-90300004) in 2014 and adaptively reused for 16 multi-family dwelling units. The original St. Petersburg (Mirror Lake) High School, 701 Mirror Lake Drive North, was designated a local landmark (Case No. HPC-98-01) in 1998 and adaptively reused for approximately 70 multi-family dwelling units. Both are successful examples of the potential for this building to return to productive use.

The subject property is adjoined along the north boundary with single-family houses and surrounded on the remaining three sides with adjoining public roadways and adjacent single-family houses. The request for adaptive reuse is aided by surrounding conditions, including proximity to government services and public transportation.



Figure: Aerial View of Surrounding Conditions

- Subject Property
- Enoch D. Davis Recreation Center
- James Weldon Johnson Community Library
- Bus Shelter

The subject property is adjoined along the north boundary with single-family houses and surrounded on the remaining three sides with adjoining public roadways and adjacent single-family houses. The request for multi-family residential units through adaptive reuse is supported by the subject property’s proximity to community services and public transportation.

Regarding community services, the subject property is located within 500-linear feet to both the City of St. Petersburg’s Enoch D. Davis Recreation Center (“Center”) and James Weldon Johnson Community Library (“Library”). According to the City’s website, the Center is a community space with two meeting rooms, two multi-purpose halls, a computer lab, snack bar, future community garden, and other related amenities. On-site agencies help neighborhood residents with various social service needs, such as congregate dining and legal services. Separately, the Library provides a full complement of related education and research services.

Regarding public transportation, the subject property is located within walking distance to a bus shelter at 1059 - 18th Avenue South. The bus shelter is located along PSTA’s Premium Transit Route 14 and serviced by buses with 30-minute headway times. Likewise, the subject property is also located with walking distance to a bus stop at 1223 - 22nd Avenue South. The bus stop is located along PSTA’s Premium Transit Route 23 and serviced by buses with 30-minute headway times. These public transportation options provide access to employment and personal services city-wide.

Personal vehicles will access the property from 12th Street South and park within a private lot that is currently screened on three sides by the existing buildings. Compared to the existing and preceding use for the subject property, the proposal for multi-family dwelling units will result in less concentrated vehicle activity distributed more evenly throughout the day and early evening. Site improvement regulations will require new vegetation in the interior and around the perimeter of the vehicle use area thereby improving the physical appearance of the site. The applicant is requesting a parking variance, described below.

City staff is recommending a designation boundary that excludes the vacant greenspace east of the subject building(s). The exclusion is historically accurate, but also retains flexibility for future redevelopment of this vacant greenspace into single-family houses. Several factors influence how

many single-family lots could be created; however, it is reasonable to assume that approximately six single-family houses could be built. If excluded from the local landmark designation, then a Certificate of Appropriateness would not be required in this area.

The potential for this historic building, given the repairs and rehabilitation proposed by the applicant, is important to conserving and sustaining this building of neighborhood importance. The conceptual plan for multi-family residential units is compatible with the purpose and intent of the adaptive reuse provisions.

VARIANCE

The applicant is requesting a variance to the minimum number of parking spaces required. The conceptual site plan shows 32 parking spaces, including two disabled parking spaces. City Staff is recommending the CPPC grant a variance to the minimum number of parking spaces required for a *Social Service Agency, Long-term Housing*. Described in more detail below, the variance is only five parking spaces and provides the applicant with additional flexibility relating to social services. While not part of this request, social services are reviewed by City Staff and the Development Review Commission (“DRC”), but variances relating to designated local landmarks are reviewed by the CPPC. The granting of a variance now will help streamline the approval process later, if requested. If not approved using the *Social Service Agency, Long-term Housing* parking standard, then a variance of two parking spaces is still required using the *Adaptive Reuse* standard.

Calculation for Adaptive Reuse

Pursuant to City Code Section 16.30.020 titled *Adaptive Reuse of Historic Buildings Overlay*, the property is required to provide one parking space per unit. At a total of 38 proposed units, 38 parking spaces are required. Section 16.40.090.3.2.C includes a parking adjustment or reduction for properties located with 1/8 mile or 660 linear feet of a high frequency transit route. Since the subject property is located within the qualified distance to 18th Avenue South, an additional reduction of 3.8 parking spaces may be credited to the site. When subtracted from the original requirement, the minimum number of parking spaces required is 34 parking spaces. *A variance of two parking spaces is required.*

2019 Reductions for Multi-Family Units

In 2019, the St. Petersburg City Council approved Ordinance 375-H thereby amending the minimum parking requirements for multi-family dwelling units in two ways that are relevant to this variance request. First, the minimum requirement for multi-family dwelling units was recalculated to require only 0.5 spaces for multi-family dwelling units equal to or less than 750 square feet. Second, a 10-percent reduction was created for properties located within the qualified distance to a high-frequency transit route. Since all proposed dwelling units are less than 750 square feet and the subject property is located within the qualified distance to a high frequency transit route, if this subject property was located within a multi-family zoning category,

the minimum parking requirement under this theoretical scenario would only be 17 parking spaces.

Unfortunately, this new reduction for multi-family dwelling units was not accounted for in the *Adaptive Reuse* section of the code. While it cannot be technically applied in this instance, City staff believes it is a relevant consideration when evaluating this variance request.

Social Service Agency Calculations for Long-term Housing

This purpose of this proposal is to provide veteran housing. During discussions with the applicant, it was noted that individual residents would occasionally receive on-site visits from social service providers. This action by itself does not constitute a *Social Service Agency* as defined in City Code Section 16.50.390.4; however, City staff is aware of this possibility in the future. For this reason, City Staff is recommending the parking variance be considered in a way that accommodates the potential for this future request.

Specifically, the parking requirement for *long-term housing* requires a minimum one parking space per multi-family dwelling unit, plus two general parking spaces and one parking space per staff person. At a total of 38 proposed units, 41 parking spaces are required. Since the subject property is located within the qualified distance to a high frequency transit route, an additional reduction of 4.1 parking spaces may be credited to the site. When subtracted from the original requirement, the minimum number of parking spaces required is 37 parking spaces. *A variance of five parking spaces is required.*

	Standard	Adaptive Reuse	Social Service
Minimum Requirement			
More than 750-sf	0	0	0
Less than 750-sf	19 (.50/unit)	38 (1/unit)	38 (1/unit)
Visitor Parking	NA	NA	2
Staff Parking	NA	NA	1
Workforce Housing			
10-% Reduction	- 0	- 0	- 0
5-% Reduction (Senior)	- 0	- 0	- 0
Transit Route			
10-% Reduction	- 2	- 4	- 4
Total Required	17	34	37
Total Provided	32	32	32
Variance	0	2	5

Pursuant to City Code, Section 16.70.040.1.6, the basis for granting a variance shall be guided by several factors:

- 1. Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought, and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances ... Historic Resources. If the site contains historical significance.**

In this instance, the applicant is attempting to configure dwelling units using the historic building layout, with modifications to add individual cooking and bathroom facilities. The goals, objectives, and policies of the City's historic preservation program and the Comprehensive Plan's Historic Preservation Element is to preserve/conservate historic buildings, sometimes through adaptive reuse. A variance to the minimum number of parking spaces required will help provide for an alternative to the possible demolition and redevelopment of the site into single-family houses.

- 2. The special conditions existing are not the result of the actions of the applicant;**

The request for variance is the result of actions of the applicant; however, City Staff believes these actions should be weighed against two unique and important considerations:

- As described above, if this multi-family proposal was located within a multi-family zoning category, the minimum number of parking spaces required would be much less – a difference of 20 parking spaces or 54-percent.
 - City Code Section 16.30.020.5 regarding *Adaptive Reuse* encourages the use of flexible parking options if the lack of parking does not create adverse impacts on surrounding properties. City staff believes the comparison cited in subsection a, the availability of on-street parking, and proximity to public transportation, makes this a reasonable variance request.
- 3. Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship; and 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;**

A literal enforcement of the minimum number of parking spaces required is not a hardship as the property owner retains the right to use the building for multi-family dwelling units. This would be *unnecessary* however given the City's stated goals, objectives, and policies for supporting historic preservation. The adaptive reuse provisions of the City Code were written specifically for accommodation in situations like this one. Furthermore, not granting the variance would result in the loss of five multi-family dwelling units that are needed to help address the City's growing affordable housing challenge. These competing goals, objectives, and policies, and the new parking reductions for other multi-family developments makes this a reasonable request.

4. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;

The variance requested is the minimum variance necessary to achieve the objectives of the City's historic preservation program while reasonably accommodating the challenges associated with adaptive reuse of historic buildings.

5. The granting of the variance will be in harmony with the general purpose and intent of this chapter; and 7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;

The granting of the variance will not be injurious or otherwise detrimental to the occupants, neighboring properties, or public welfare.

If the variance request is not approved, the applicant will be required to amend his proposal by removing five multi-family dwelling units, but could still proceed toward local historic landmark designation and adaptive reuse of the building.

RECOMMENDATION

Staff recommends *approval* of the request to designate the Glenoak Elementary School, located at 1900 12th Street South, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing. Further, staff recommends *approval* of request for adaptive reuse of the property as a multifamily residential building, with variance to the minimum number of parking spaces required.

The CPPC is required to take two, possibly three, separate votes. Staff recommends:

1. APPROVAL of designation of the Glenoak Elementary School, as described by the proposed land boundary, to be added as a local historic landmark building to the St. Petersburg Register of Historic Places.
2. APPROVAL of the Adaptive Reuse request. Approval of the adaptive reuse shall not constitute approval of any variance for elements of the proposed site plan, except as noted within this report.
3. APPROVAL of the variance to the minimum number of parking spaces required.

REFERENCES

"All Glenoak Concentrates on Funds for Playground," St. Petersburg Times. March 18, 1923.

-
- Board of Public Instruction, Pinellas County Public Schools. *The Golden Anniversary of Pinellas Schools: Celebrating 50 Years of Educational Progress*. Superintendent's Semi-Centennial Report, 1912-1962. 1962.
- City of St. Petersburg. *Property Card for 1900 12th Street South* on file, City of St. Petersburg.
- City of St. Petersburg. *Foster Grove House*. Local Landmark Designation Staff Report. On file, City of St. Petersburg. 2018
- Florida Department of Transportation (FDOT). *Draft Final Cultural Resource Assessment Survey: Project Development and Environment (PD&E) Study – I-275/SR93 from South of 54th Avenue South to North of 4th Street North*. On file, City of St. Petersburg. 2015.
- "Glenoak Community School is Self-Made with Active P.T.A. Guiding Progress," *St. Petersburg Times*. December 16, 1928.
- "Glenoak Gets New Cafeteria in New Building," *St. Petersburg Times*. October 4, 1931.
- "Glenoak School: Learning from Desegregation," *St. Petersburg Times*. February 27, 1966.
- "Glen Oak Parents' and Teachers' Meeting," *St. Petersburg Times*. October 12, 1919.
- "Glenoak Will Have First City Playground," *St. Petersburg Times*. July 12, 1924. "Student Body Will Benefit from Efforts," *St. Petersburg Times*. May 23, 1926.
- Grismer, Karl. *The Story of St. Petersburg: The History of Lower Pinellas Peninsula and the Sunshine City*. St. Petersburg, FL: P.K. Smith & Company, 1924.
- New Buildings to Be Erected During Summer*. *St. Petersburg Times*. May 23, 1926.
- Reed, Robin and Emily Elwin. *North Ward School*. Local Landmark Designation Application. On file, City of St. Petersburg. 2013.
- "School Decisions on Rezoning Delayed Again by Board," *St. Petersburg Times*. April 25, 1974.
- "School Board Okays Nature Classes at Sawgrass Lake," *St. Petersburg Times*. July 10, 1975.

Appendix A

Application for Designation to the St. Petersburg Register of Historic Places as a Local Historic Landmark



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 Glenn Oaks Elementary

other names/site number _____

address 1900 12th St South, St Petersburg, FL 33705

historic address SAME AS ABOVE

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Place of Potential

street and number 1900 12th St South

city or town ST PETERSBURG, state FL zip code 33705

phone number (h) 727-434-0828 (w) 727-864-4752 e-mail educatemonroe@yahoo.com

3. NOMINATION PREPARED BY

name/title Kori Monroe - manager

organization Associate

street and number 4408 7th St So

city or town ST PETERSBURG, state FL zip code 33705

phone number (h) 727-481-0705 (w) 727-434-1828 e-mail KMONROE@IROKCS.COM

date prepared 04/01/2020 signature _____

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)

Lakeview Heights Lots 10 thru 15 & vac Alley & 39 thru 44 & vac st & Lot 72 & lots 112 thru 116.

see attached survey

5. GEOGRAPHIC DATA

acreage of property 2.2 acre

property identification number 25-31-16-48960-000-0100

Glenn Oaks Elementary

Name of Property

6. FUNCTION OR USE

Historic Functions

Elementary School

Training Program

Public Library

Community Center

Current Functions

NONE - Vacant

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Italian Renaissance Revival Architecture

Materials

masonry

Brick

Frame

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

Contributing

Noncontributing

Resource Type

Contributing resources previously listed on the National Register or Local Register

Buildings

Sites

Structures

Objects

Total

Number of multiple property listings

Glenn Oaks Elementary

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)

Period of Significance

Significant Dates (date constructed & altered)

Significant Person(s)

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.)

St. Petersburg Local Landmark Designation Application

Name of property Glenn Oaks Elementary

Continuation Section

Page _____

Glenoak Elementary

Determination of Eligibility

Development

The site at 1900 12th Street South comprises of four buildings that are mostly connected through breezeways. The main structure is a single-story, brick building. Connected to the building by breezeways are three separate structures – one wood frame structure and two concrete block structures. The property was developed in phases, starting in 1914. The rapid growth of St. Petersburg's population during the 1910-1914 boom caused the construction of many elementary schools across the city. A small brick building with four rooms and an assembly, known as Glenoak Elementary, was first built in 1914 to fill that void. The building soon became too small for the growing population, and by 1918, two large, symmetrical wings were constructed. The frame building on the property appears to date to 1923, according to a news article.¹ That building was constructed as a clubhouse for the Glenoak Parent-Teacher Association, and it served as community center for the area in the 1920s and as a branch of the library.²

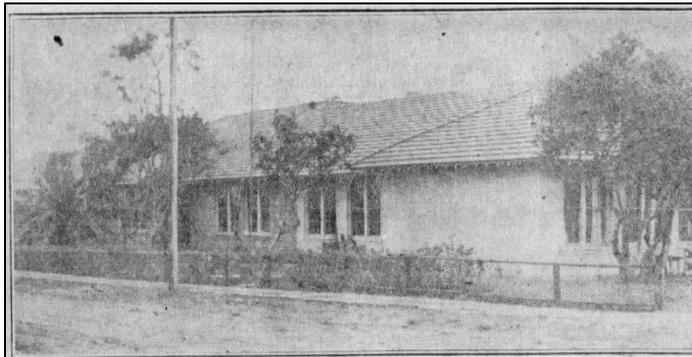


Figure 2: Photograph of the main school building, published in the *St. Petersburg Times* on December 16, 1928.

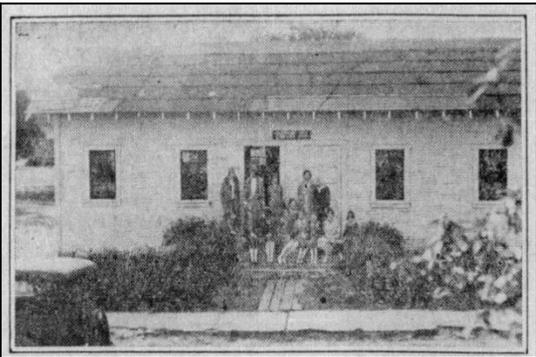


Figure 1: Photograph of the Glenoak clubhouse, published in the *St. Petersburg Times* on December 16, 1928.

Glenoak Elementary was notable for its Glenoak Parent-Teacher Association, which was responsible for the development of an award-winning playground, the creation of the P.T.A. clubhouse, which also served as a library and a community center, and the launching of the first school lunch program for children in Pinellas County.

The main building of Glenoak Elementary was constructed in a masonry vernacular style with elements of Italian Renaissance Revival architecture. It had a hipped, tile roof with

¹ "Glenoak Community School Is Self Made With Active P.T.A. Guiding Program," *St. Petersburg Times*, December 16, 1928.

² *Ibid.*

exposed rafter beams. Windows originally appeared to be sash, double hung windows. The front entryway contains an archway with a recessed entrance.

The clubhouse has the scale and appearance of a frame vernacular house with a side gable roof and exposed rafter tails. The building retains its historic fenestration patterns, with two entrance doors and equally spaced windows. The windows and doors have been replaced.

The concrete block buildings were constructed later, closer to the mid-20th century. The classroom building on the north side of the property appears in the 1952 Sanborn maps with the breezeway connectors. The concrete block building on the south side of the property appears to date to the 1950s or 1960s.

Significance

Glenoak School's historic significance is derived from its satisfaction of National Register Criteria A (association with an important past event or trend), E (representation of distinctive architecture or technology), and F (representation of an architectural style that represents a period of time).

Integrity

Integrity is generally measured in terms of location, design, setting, materials, workmanship, feeling, and association. When determining integrity, the buildings' present conditions are compared to their appearance between 1914, when the first phase of the building was completed, and 1975, when the Glenoak Elementary closed. Overall, Glenoak Elementary retains four of these aspects of integrity to a high degree: location, design, materials, and workmanship. The historic buildings' location remain unchanged, and all structures associated with their operation as a school, have been retained. The materials and workmanship of the original school buildings have largely been maintained, with the exception of fenestration changes dating to the mid-20th century.



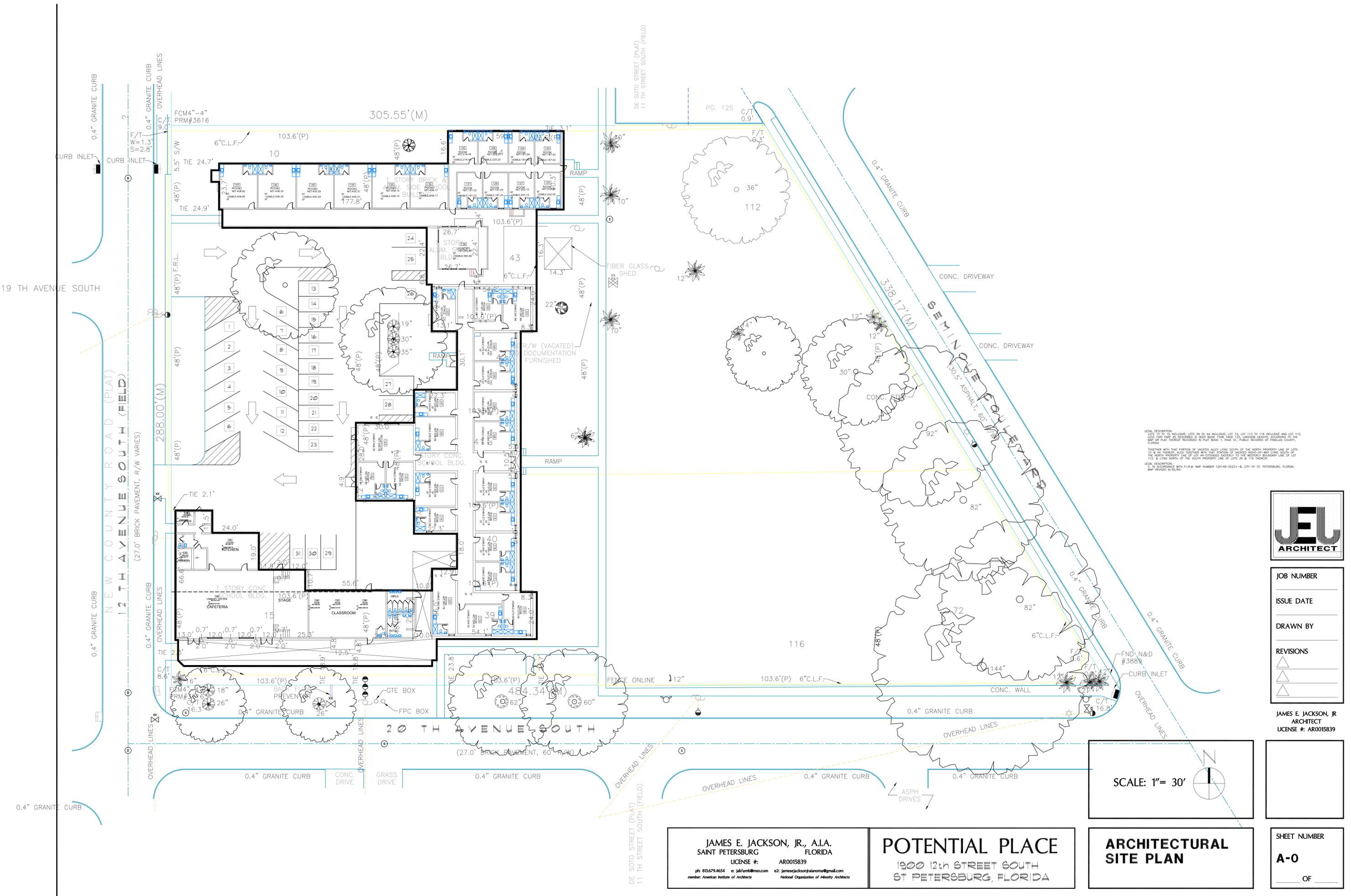
Figure 3: Original entrance to the school. The archway and recessed entrance are character defining features of the building.



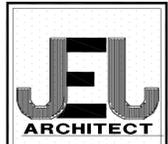
Figure 4: 2019 Google aerial showing that the 11st St S has been removed. The buildings now are considered facing 12th St S. **Figure 5: 1926 aerial that shows the main building's original orientation towards 11th St S.**

Setting and feeling have been diminished due to the removal of 11th Street S, also known as De Soto. Now 12th Street S serves as the entrance to the school, so the traditional rear of the building acts as the front elevation, changing how the building is viewed from public space. Association has diminished due to the fact that the building ceased to be used as a school in 1975.

Appendix B
Adaptive Reuse Proposed Plans and Submittals



LEGAL DESCRIPTION:
 LOTS 10 TO 12 INCLUSIVE, LOTS 39 TO 44 INCLUSIVE, LOT 70, LOT 113 TO 116 INCLUSIVE AND LOT 112, LOTS THAT PART AS RESERBED BY DEED BOOK 1548, PAGE 125, LAKEVIEW HEIGHTS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 51, PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA.
 TOGETHER WITH THAT PORTION OF VACATED ALLEY LYING SOUTH OF THE NORTH PROPERTY LINE OF LOTS 10 & 44 THEREOF, ALSO TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY LYING SOUTH OF THE NORTH PROPERTY LINE OF LOT 44 EXTENDING EASTWARD TO THE WESTERN BOUNDARY LINE OF LOT 112, & LYING NORTH OF THE SOUTH PROPERTY LINE OF LOTS 39 & 116 THEREOF.
 LEGAL DESCRIPTION:
 C-1 IN ACCORDANCE WITH F.P.M. MAP NUMBER 125148-00231-B, CITY OF ST. PETERSBURG, FLORIDA, MAP REVISED 9/30/83.



JOB NUMBER	_____
ISSUE DATE	_____
DRAWN BY	_____
REVISIONS	_____
▲	_____
▲	_____
▲	_____

JAMES E. JACKSON, JR.
 ARCHITECT
 LICENSE #: AR0015839

SCALE: 1" = 30'

JAMES E. JACKSON, JR., A.I.A.
 SAINT PETERSBURG, FLORIDA
 LICENSE #: AR0015839
 ph: 813.679.4654 e: jakfam@men.com
 member: American Institute of Architects e2: jamesjacksonjr@alnomo@gmail.com
 National Organization of Minority Architects

POTENTIAL PLACE
 1900 12TH STREET SOUTH
 ST PETERSBURG, FLORIDA

**ARCHITECTURAL
 SITE PLAN**

SHEET NUMBER
A-0
 OF _____

PROJECT INFORMATION:

SITE ADDRESS:

1900 12TH ST S
 ST. PETERSBURG, FL 33705
 Jurisdiction: ST PETERSBURG
 Tax Parcel ID: 25-31-16-48960-000-0100
 Sub or Condo: LAKEVIEW HEIGHTS
 Building : Unit: N/A
 Tax District: ST PETERSBURG

OWNER:

LUTHERAN SERVICES FLORIDA INC
 ATTN: JUSTIN HENRY
 2210 TALL PINES DR STE 220
 LARGO FL 33771-5347

Use Description: Private Schools & Colleges, Day Care Centers
 Owner Name: LUTHERAN SERVICES FLORIDA INC
 Structure Type: Offices
 Total Gross SqFt: 30,482
 Living SqFt: 30,482

Building Type: Offices
 Traverse Compact Property Record Card
 Quality: Average
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Wood Frame/Truss
 Roof Cover: Composition Shingle
 Stories: 0
 Living units: 0
 Floor Finish: Asphalt Tile
 Interior Finish: Plaster Ed Direct
 Fixtures: 33
 Year Built: 1950
 Effective Age: 35
 Cooling: Heat & Cooling Pkg

Building Type: Offices
 Traverse Compact Property Record Card
 Quality: Average
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Wood Frame/Truss
 Roof Cover: Composition Shingle
 Stories: 0
 Living units: 0
 Floor Finish: Asphalt Tile
 Interior Finish: Masonry
 Fixtures: 12
 Year Built: 1935
 Effective Age: 37
 Cooling: Heat & Cooling Pkg

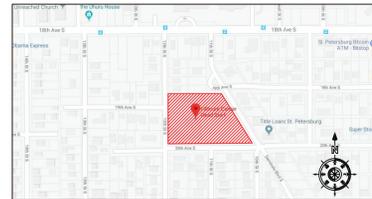
Building Type: Offices
 Traverse Compact Property Record Card
 Quality: Average
 Foundation: Piers
 Floor System: Wood W/Sub Floor
 Exterior Wall: Prefinished Metal
 Roof Frame: Wood Frame/Truss
 Roof Cover: Composition Shingle
 Stories: 0
 Living units: 0
 Floor Finish: Pine/Soft Wood
 Interior Finish: Paneling Avg
 Fixtures: 12
 Year Built: 1935
 Effective Age: 37
 Cooling: Heat & Cooling Pkg

Building Type: Offices
 Traverse Compact Property Record Card
 Quality: Average
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Siding Average
 Roof Frame: Wood Frame/Truss
 Roof Cover: Composition Shingle
 Stories: 0
 Living units: 0
 Floor Finish: Asphalt Tile
 Interior Finish: Paneling Avg
 Fixtures: 12
 Year Built: 1950
 Effective Age: 37
 Cooling: Heat & Cooling Pkg

CITY MAP



VICINITY MAP



DRAWING INDEX		
NO.	PAGE	DESCRIPTION
1	C1	COVER
2	G1	SITE PLAN
3	A1	EXISTING FLOOR PLAN BUILDING 1
4	A1.2	PROPOSAL FLOOR PLAN BUILDING 1
5	A2	EXISTING FLOOR PLAN BUILDING 2,4,5
6	A2.2	PROPOSAL FLOOR PLAN BUILDING 2,4,5
7	A3	EXISTING FLOOR PLAN BUILDING 3
8	A3.2	PROPOSAL FLOOR PLAN BUILDING 3
9	A4	COMPLEX FLOOR PLAN
10	A5	ELEVATIONS

PLACE OF POTENTIAL



1900 12TH ST S ST. PETERSBURG, FL 33705

OWNER IS RESPONSIBLE TO REGULARLY TEST FOR RADON AND REVIEW FBC 2017 APPENDIX E CHAPTER 9B-53 FLORIDA STANDARD FOR MITIGATION OF RADON IN EXISTING BUILDING / APPENDIX F - PASSIVE RADON RESISTANT NEW RESIDENTIAL AND UNDERSTAND ALL RISK INHERENT AND WILL NOT HOLD ARCHITECT, BUILDING OFFICIALS, OR CONTRACTOR LIABLE.

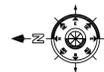
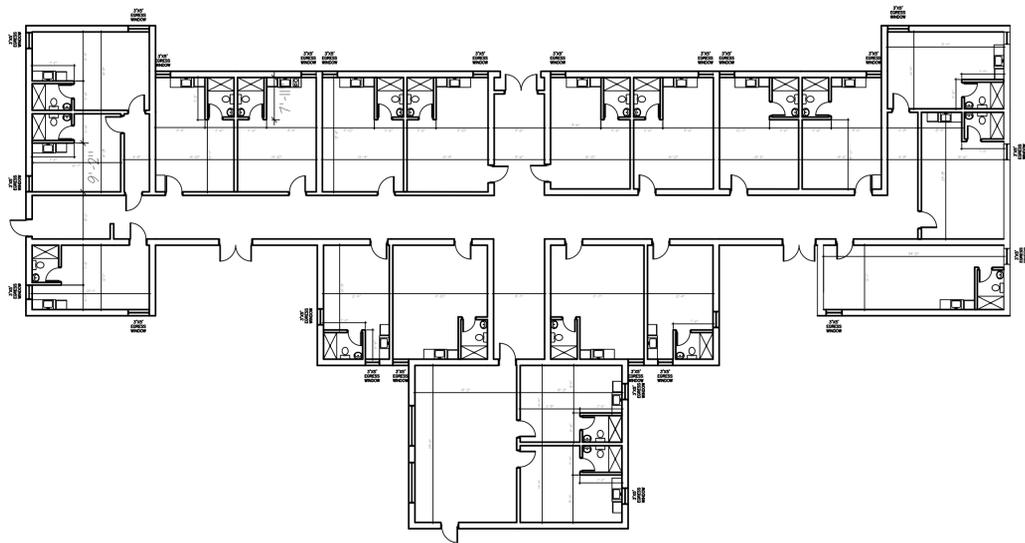
Notes & Revisions	Date	Description
	No.	
Consultant name: <small>PER FLORIDA ADMINISTRATIVE CODE 66G15-23.004</small> W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601 <small>This document is digitally signed by WY and is acknowledged. This plan has been prepared under my direct supervision and is, to the best of my knowledge, accurate and in compliance with all applicable RESIDENTIAL FLORIDA BUILDING CODE (2017 6TH EDITION). This plan is intended for permit use only. This work product is not covered by Professional Liability Insurance.</small>		
General Contractor:		WIN BARNETT, P.E. PE# 25576
Project Name:		PLACE OF POTENTIAL 1900 12TH ST S ST. PETERSBURG, FL 33705
Sheet Contents:		IROK CONSTRUCTIONAL SERVICES PO BOX 15421 ST PETERSBURG, Florida 33733
Drawings & Designs by: IVAN ZAITER ivan.zaiter@gmail.com 813-852-4809 VALERIA ZAITER valeria.zaiter@gmail.com 786-955-7436		
Date:		
Job No.:		
Scale:		
Sheet No.		
C1		

VIEW
COVER
PICTURE



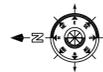
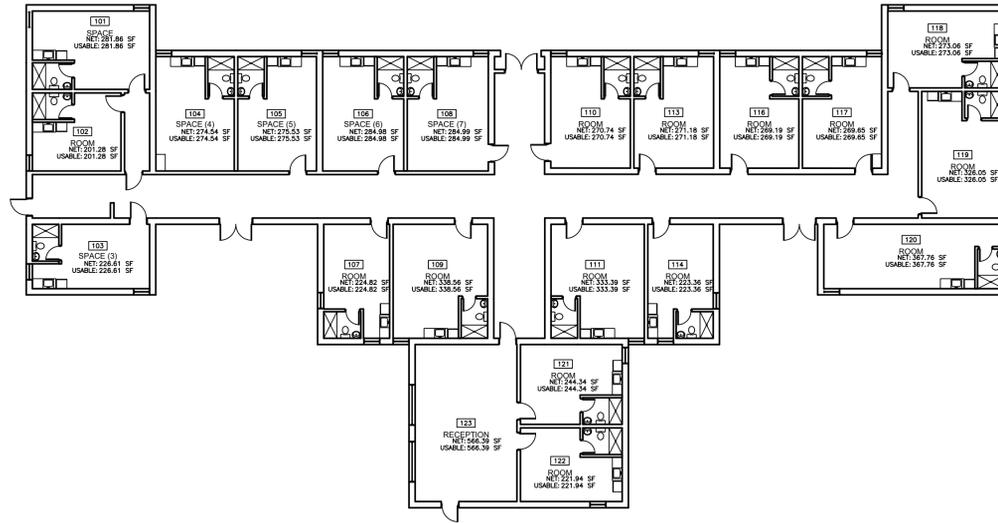
SITE PLAN BUILDING 1

SCALE : 1" = 70'



PROPOSAL FLOOR PLAN - BUILDING 1

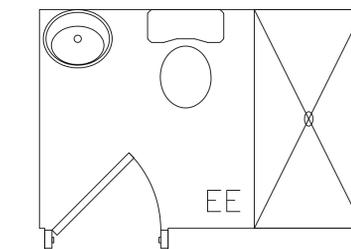
SCALE : 1" = 1/16"



PROPOSAL FLOOR PLAN - BUILDING 1

SCALE : 1" = 1/16"

NOTE:
-BABY CHANGING/
CLEANING STATION WITH
STORAGE UNDERNEATH



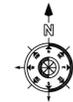
TYPICAL BATHROOM

N.T.S.

OWNER IS RESPONSIBLE TO REGULARLY TEST FOR RADON AND REVIEW FBC 2017 APPENDIX E CHAPTER 9B-53 FLORIDA STANDARD FOR MITIGATION OF RADON IN EXISTING BUILDING / APPENDIX F - PASSIVE RADON RESISTANT NEW RESIDENTIAL AND UNDERSTAND ALL RISK INHERENT AND WILL NOT HOLD ARCHITECT, BUILDING OFFICIALS, OR CONTRACTOR LIABLE.

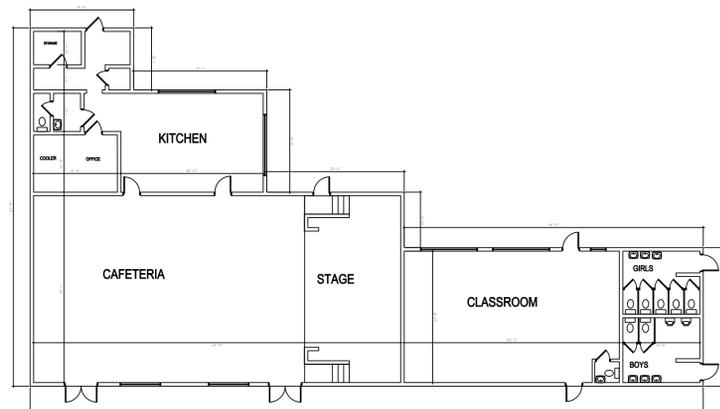
Project Name: PLACE OF POTENTIAL 1900 12TH ST S ST. PETERSBURG, FL 33705		General Contractor: W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601		Consultant name: W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601		Notes & Revisions	
IROK CONSTRUCTIONAL SERVICES PO BOX 15421 ST PETERSBURG, Florida 33733		Sheet Contents: PROPOSAL FLOOR PLAN BUILDING 1		WIN BARNETT, P.E. PE# 25576		Date	
Drawings & Designs by: IVAN ZAITER ivan.zaiter@gmail.com 813-852-4809		VALERIA ZAITER valeria.zaiter@gmail.com 786-955-7436		This document is digitally signed by MY and is acknowledged. This plan has been prepared under my direct supervision and is, to the best of my knowledge, accurate and in compliance with all applicable RESIDENTIAL FLORIDA BUILDING CODE (2017, 6TH EDITION). This plan is intended for permit use only. This work product is not covered by Professional Liability Insurance.		Description	
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VIEW
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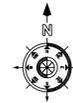
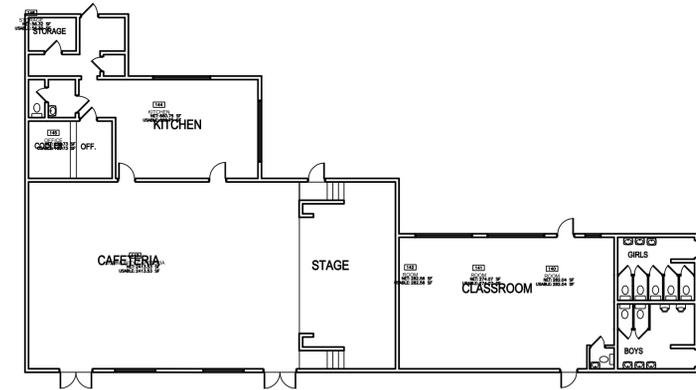
SITE PLAN BUILDING 3

SCALE : 1" = 70'



EXISTING FLOOR PLAN - BUILDING 3

SCALE : 1" = 1/16"



EXISTING FLOOR PLAN - BUILDING 3

SCALE : 1" = 1/16"

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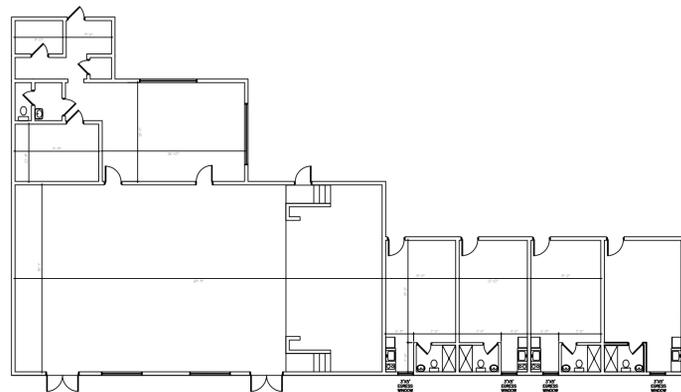
Project Name: PLACE OF POTENTIAL 1900 12TH ST S ST. PETERSBURG, FL 33705		General Contractor: W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601		Consultant name: <small>PER FLORIDA ADMINISTRATIVE CODE 66G15-23.004</small> W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601 <small>This document is digitally signed by WY and is acknowledged. This plan has been prepared under my direct supervision and is, to the best of my knowledge, accurate and in compliance with all applicable RESIDENTIAL FLORIDA BUILDING CODE (2017, 6TH EDITION). This plan is intended for permit use only. This work product is not covered by Professional Liability Insurance.</small>		Notes & Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		Date	No.	Description															
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IROK CONSTRUCTIONAL SERVICES PO BOX 15421 ST PETERSBURG, Florida 33733		Sheet Contents: EXISTING FLOOR PLAN BUILDING 3		WIN BARNETT, P.E. PE# 25576		Date: _____ Job No.: _____ Scale: _____																			
Drawings & Designs by: IVAN ZAITER ivan.zaiter@gmail.com 813-852-4809 VALERIA ZAITER valeria.zaiter@gmail.com 786-955-7436		Date: _____ Job No.: _____ Scale: _____		Sheet No. A3		Date: _____ Job No.: _____ Scale: _____																			

VIEW
COVER
PICTURE



SITE PLAN BUILDING 3

SCALE : 1" = 70'



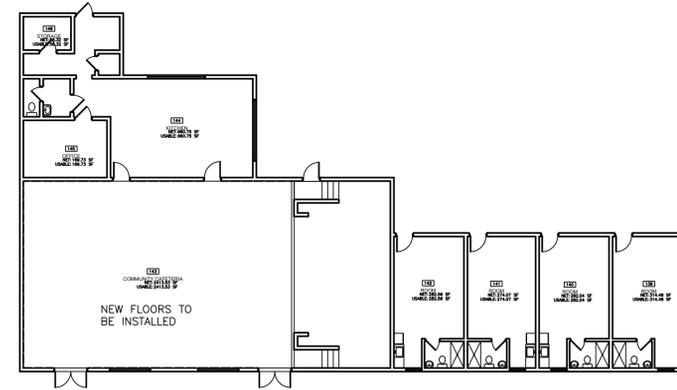
PROPOSAL FLOOR PLAN - BUILDING 3

SCALE : 1" = 1/16"

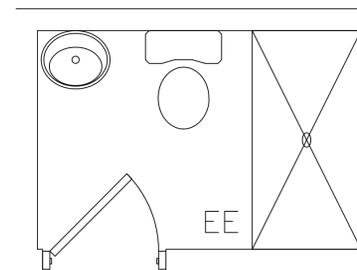


PROPOSAL FLOOR PLAN - BUILDING 3

SCALE : 1" = 1/16"



NOTE:
-BABY CHANGING/
CLEANING STATION WITH
STORAGE UNDERNEATH

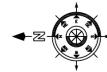
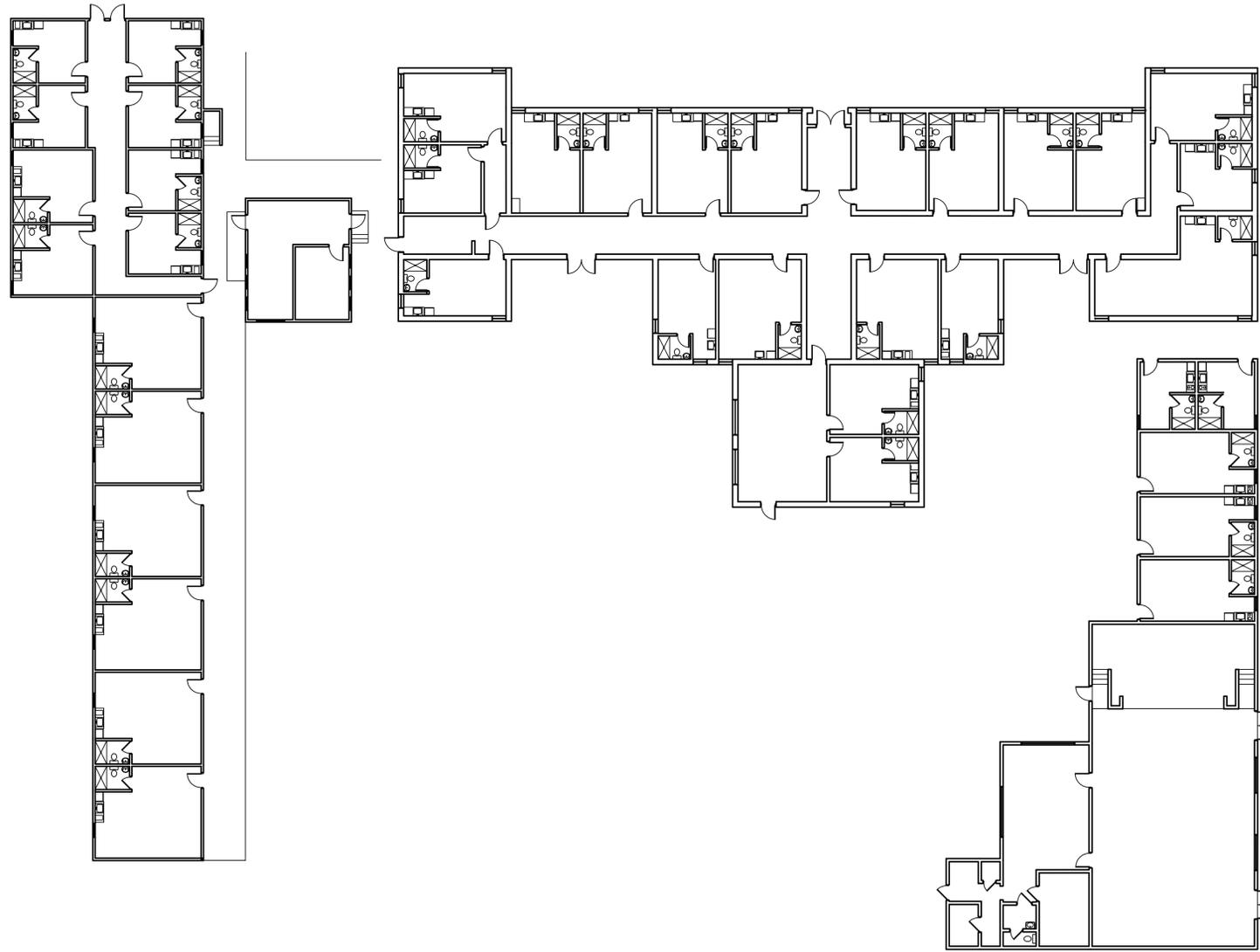


TYPICAL BATHROOM

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Project Name: PLACE OF POTENTIAL 1900 12TH ST S ST. PETERSBURG, FL 33705		General Contractor: PROPOSAL FLOOR PLAN BUILDING 3		Consultant name: W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601 <small>WIN BARNETT, P.E. PE# 25576</small>		Notes & Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		Date	No.	Description															
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Date: Job No.: Scale:		Sheet No. A3.2																							

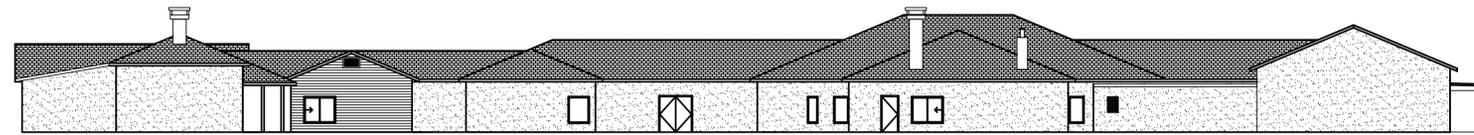


COMPLEX PROPOSAL FLOOR PLAN

SCALE : 1" = 1/16"

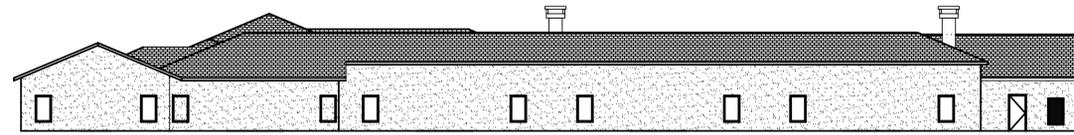
OWNER IS RESPONSIBLE TO REGULARLY TEST FOR RADON AND REVIEW FBC 2017 APPENDIX E CHAPTER 9B-53 FLORIDA STANDARD FOR MITIGATION OF RADON IN EXISTING BUILDING / APPENDIX F - PASSIVE RADON RESISTANT NEW RESIDENTIAL AND UNDERSTAND ALL RISK INHERENT AND WILL NOT HOLD ARCHITECT, BUILDING OFFICIALS, OR CONTRACTOR LIABLE.

Project Name: PATRIOTS PLACE 1900 12TH ST S ST. PETERSBURG, FL 33705		General Contractor: Sheet Contents: COMPLEX FLOOR PLAN		Consultant name: W BARNETT ENTERPRISES, INC. CONSULTANT ENGINEER PO BOX 875 TAMPA, FLORIDA 33601		Notes & Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		Date	No.	Description																														
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Owner Reference: LUTHERAN SERVICES FLORIDA INC ATTN: JUSTIN HENRY 2210 TALL PINES DR STE 220 LARGO FL 33771-5347		PER FLORIDA ADMINISTRATIVE CODE 6G05-23.004 WIN BARNETT, P.E. PE# 25576		<small>This document is digitally signed by WY and is acknowledged. This plan has been prepared under my direct supervision and is, to the best of my knowledge, accurate and in compliance with all applicable RESIDENTIAL FLORIDA BUILDING CODE (2017, 6TH EDITION). This plan is intended for permit use only. This work product is not covered by Professional Liability Insurance.</small>																																				
Drawing by: I. V. ZD		Scale:		Sheet No. A4																																				
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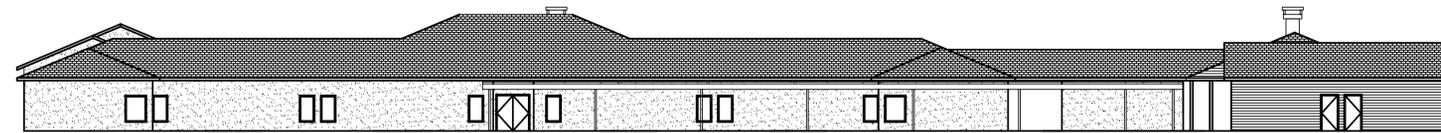
FRONT- EAST COMPLEX ELEVATION

SCALE : 1" = 1/16"



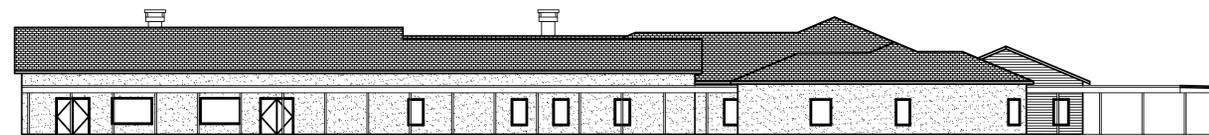
RIGHT- SOUTH COMPLEX ELEVATION

SCALE : 1" = 1/16"



REAR-WEST COMPLEX ELEVATION

SCALE : 1" = 1/16"



LEFT- NORTH COMPLEX ELEVATION

SCALE : 1" = 1/16"

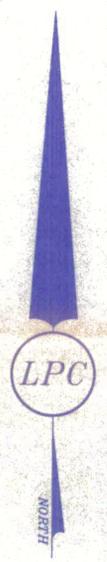
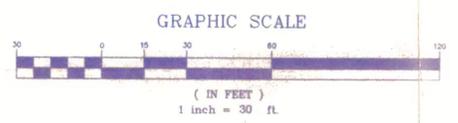
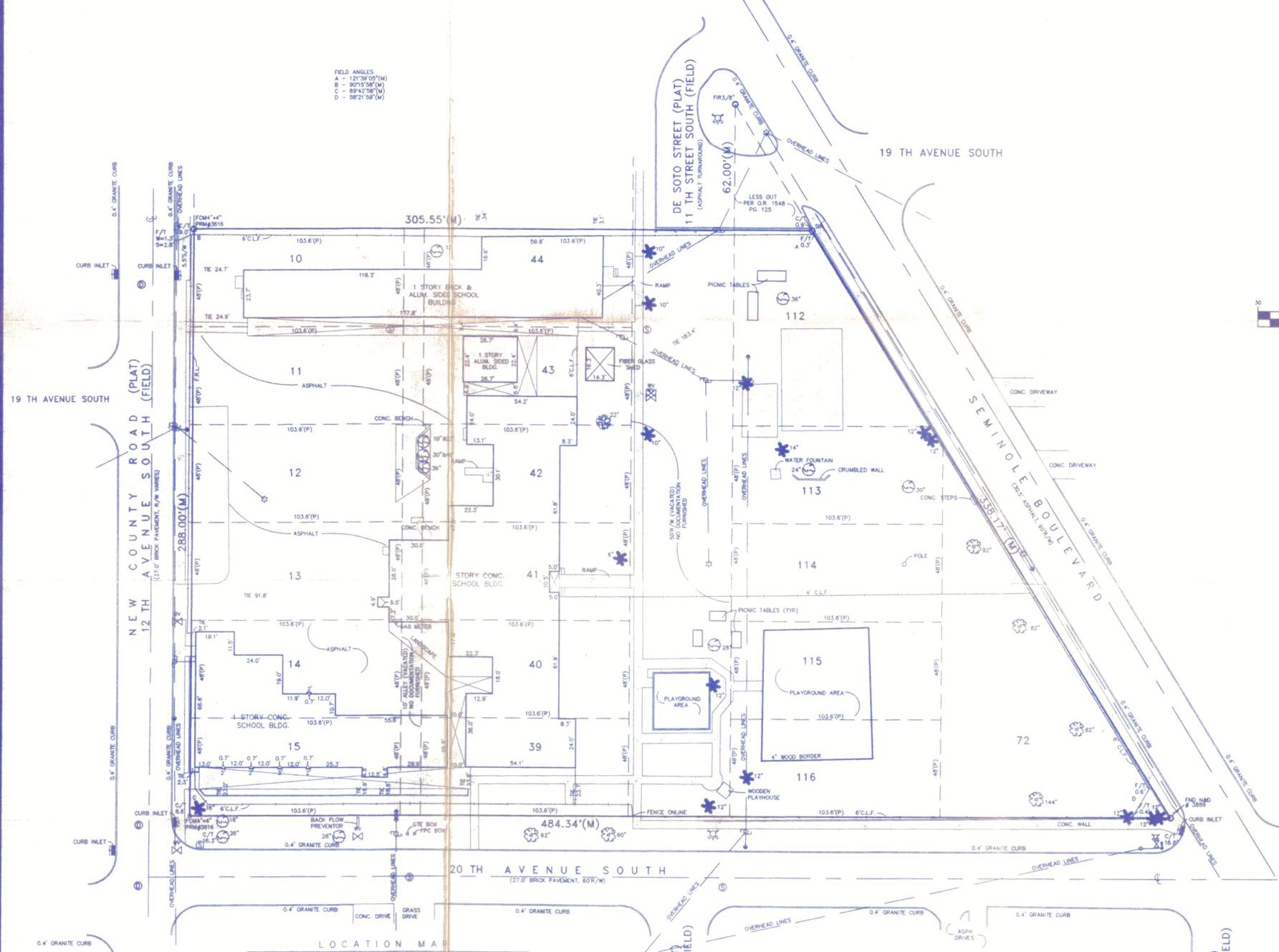
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Drawings & Designs by: IVAN ZAITER ivan.zaiter@gmail.com 813-852-4809		Date: Job No.: Scale:		Sheet No. A5																																				

Fillmore

SECTION 25, TOWNSHIP 31 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

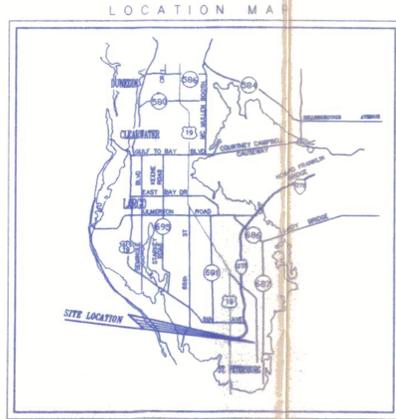
FIELD ANGLES
A - 121°39'05"(M)
B - 90°13'58"(M)
C - 18°42'58"(M)
D - 88°21'59"(M)



LEGAL DESCRIPTION:
LOTS 10 TO 15 INCLUSIVE; LOTS 39 TO 44 INCLUSIVE; LOT 72; LOT 113 TO 116 INCLUSIVE AND LOT 112, LESS THAT PART AS DESCRIBED IN DEED BOOK 1548, PAGE 125, LAKEVIEW HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 51, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF VACATED ALLEY LYING SOUTH OF THE NORTH PROPERTY LINE OF LOTS 10 & 44 THEREOF, ALSO TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY LYING SOUTH OF THE NORTH PROPERTY LINE OF LOT 44 EXTENDED EASTERLY TO THE WESTERLY BOUNDARY LINE OF LOT 112, & LYING NORTH OF THE SOUTH PROPERTY LINE OF LOTS 39 & 116 THEREOF.

FLOOD ZONE:
C, IN ACCORDANCE WITH F.I.R.M. MAP NUMBER 125148-0023-B, CITY OF ST. PETERSBURG, FLORIDA. MAP REVISED 9/30/83.



LEGEND

	- PINELLAS COUNTY SECTION CORNER
	- CURB INLET
	- GUY WIRE
	- POWER POLE
	- CENTERLINE STREET
	- FIRE HYDRANT
	- GATE VALVE
	- WATER VALVE
	- SANITARY SEWER MANHOLE
	- SIGN
	- DRAINAGE MANHOLE
	- EXISTING FENCE LINE
	- GUARDRAIL

SURVEYORS REPORT
1) SURVEY IS SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.
2) WITH REGARD TO VAGUENESS OF PLAT, THE NORTHEASTERLY CORNER WAS ESTABLISHED BY THE INTERSECTION OF THE MONUMENTED NORTH BOUNDARY LINE AND THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY OF SEMINOLE BOULEVARD.
3) NO ELEVATIONS WERE TAKEN FOR THE PURPOSE OF THIS SURVEY.

BOUNDARY SURVEY
SURVEY IS SUBJECT TO A TITLE SEARCH FOR MATTERS OF RECORD AFFECTING THE PROPERTY.
BASIS OF BEARING ARE PLAT, UNLESS OTHERWISE NOTED HEREON.
NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN HEREON.

LEGEND

SIR - SET IRON ROD #6188	N&D - NAIL AND DISK	C.V.T. - CURB TIE
FIR - FOUND IRON ROD	POC - POINT OF COMMENCEMENT	CONC. SLAB
FIP - FOUND IRON PIPE	POB - POINT OF BEGINNING	ASURED
FCM - FOUND CONCRETE MONUMENT	PC - POINT OF CURVE	ASURD
PRM - PERMANENT REFERENCE MONUMENT	CL - CENTERLINE	ED
PCP - PERMANENT CONTROL POINT	FLT - FENCE TIE	(CALC)
CLF - CHAIN LINK FENCE		
CONC - CONCRETE		

JOB NUMBER: 97199 DATE SURVEYED: 9/8/97

CERTIFICATE: THE SURVEY REPRESENTED HEREON DOES MEET THE MINIMUM REQUIREMENT OF CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

Dwayne A. Ruth
DWAYNE A. RUTH, FLA. LICENSED SURVEYOR AND MAPPER No. 5635
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.)

CERTIFIED TO:

LAND PRECISION CORPORATION



1059 BROADWAY - SUITE C
DUNEDIN, FLORIDA 34698
PHONE (813) 734-1166
FAX (813) 734-5212 LB #6168
SURVEYING - ENGINEERING

REVISIONS



"Helping Veterans and Families Excel Towards Success"

VETS., INC

PLACE OF POTENTIAL CENTER

1900 12TH ST. SO.
ST PETERSBURG, FL 33705

Business Plan | MARCH 2020

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- Time Management Table
- Staff Monitoring System
- Staff Development & Training Activities
- Management Objectives

THE ORGANIZATION

VETS.,INC PLACE OF POTENTIAL CENTER

VETS.,INC PLACE OF POTENTIAL is a community based organization committed to help fight poverty in America. It is a Veteran-operated private not-for-profit organization established in March 2020 to provide charity activities for the disadvantaged Tampa Bay Florida Veteran and disenfranchised population.



01

Mission

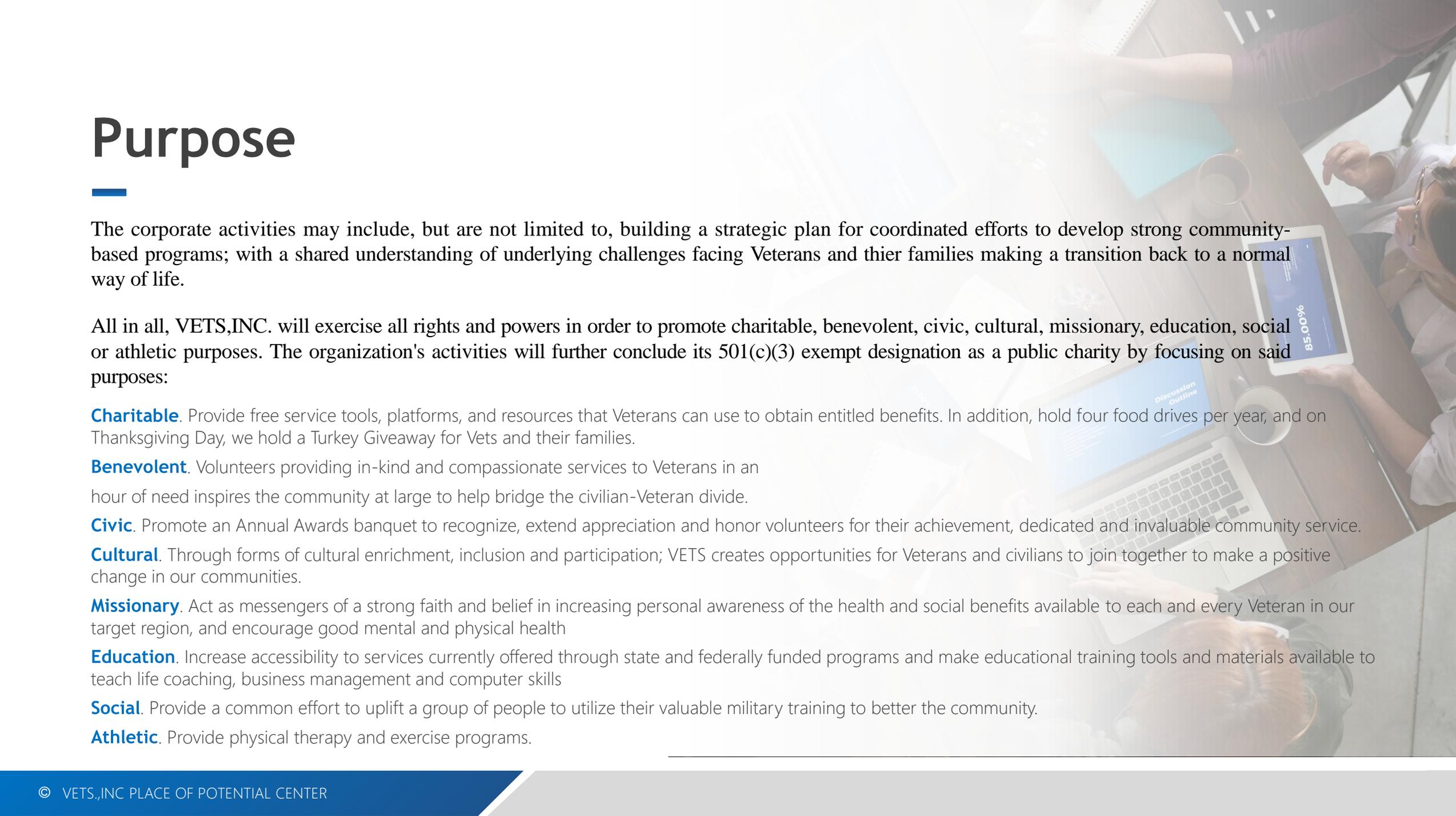
VETS's mission is to address the vital needs of current and past Veterans who are not receiving entitlements available to them

VETS,INC.'s mission is to address the vital needs of our community at large. Our vision is to be recognized nationwide as one of the preeminent organizations dedicated to help fight poverty in America by connecting every Veteran and citizen with the services they need and deserve, to transition successfully into their best Self.

Our desire is to be a living, functioning organization which can serve as a model for anybody with similar objectives to ours. In the future, we aim to physically expand to other geographical areas of America, and hope that we can provide help to people who want to run a similar project under the VETS,INC. logo and service marks wherever they see the need. Any VETS,INC. activity outside of this can only exist if it points towards, facilitates or clearly contributes to the primary objective.



Purpose



The corporate activities may include, but are not limited to, building a strategic plan for coordinated efforts to develop strong community-based programs; with a shared understanding of underlying challenges facing Veterans and their families making a transition back to a normal way of life.

All in all, VETS,INC. will exercise all rights and powers in order to promote charitable, benevolent, civic, cultural, missionary, education, social or athletic purposes. The organization's activities will further conclude its 501(c)(3) exempt designation as a public charity by focusing on said purposes:

Charitable. Provide free service tools, platforms, and resources that Veterans can use to obtain entitled benefits. In addition, hold four food drives per year, and on Thanksgiving Day, we hold a Turkey Giveaway for Vets and their families.

Benevolent. Volunteers providing in-kind and compassionate services to Veterans in an hour of need inspires the community at large to help bridge the civilian-Veteran divide.

Civic. Promote an Annual Awards banquet to recognize, extend appreciation and honor volunteers for their achievement, dedicated and invaluable community service.

Cultural. Through forms of cultural enrichment, inclusion and participation; VETS creates opportunities for Veterans and civilians to join together to make a positive change in our communities.

Missionary. Act as messengers of a strong faith and belief in increasing personal awareness of the health and social benefits available to each and every Veteran in our target region, and encourage good mental and physical health

Education. Increase accessibility to services currently offered through state and federally funded programs and make educational training tools and materials available to teach life coaching, business management and computer skills

Social. Provide a common effort to uplift a group of people to utilize their valuable military training to better the community.

Athletic. Provide physical therapy and exercise programs.



Location

VETS occupies office space at Potential Place for Independent Living,

located at 1900 12th Street South, St Petersburg, FL 33705 where it operates a resource center offering supportive services. Clients can easily find the facility based on its location with access to major roadways, public transportation, interstate highways and state roads.

In the near future, VETS plans to acquire the leasehold rights to and renovate and operate a 30,000 square foot building to provide transitional and permanent housing capacity of thirty eight (38) Veterans and citizens, ages ranging 18 years and older



Office Hours of Operation

VETS offers convenient business hours for client visits. Standard days and hours of operation are:

Days	Office Hours
Monday	10 am — 4 pm
Tuesday	10am 4pm
Wednesday	10 am - 4 pm
Thursday	10 am -- 4 pm
Friday	10 am — 4 pm



Appealing Environment

To receive an overall client experience, the resource center appearance will always be furnished to provide an esthetically pleasing environment, whereby first impressions mean everything. It's a modern setting offering a warm overall feeling and a Zen-like calming atmosphere in an effort to decrease one's inhibitions. VETS is determined to present a uniformed appearance and a professional image while greeting each client with a smile and courteous service at all times.

The waiting area is neat, clean and comfortable; and accommodates about fifteen to twenty clients.

Educational and reading materials are available while easy listening music is played overhead. A flat scree television with educational and Veteran affairs information can also be viewed, along with artwork displays on walls for a scenic backdrop. There is a reception area, meeting rooms and staff offices.

PROGRAM ACTIVITIES



02

PROGRAM ACTIVITIES

The Table of Organization below identifies programs VETS offers



Service Activity Department



At present, and in the future, it is our intention to provide an information bridge and necessary tools needed to facilitate the application process from start to finish regarding healthcare, education and housing accessible through various federal, state and private organizations

Our past, present and future service activities encompass the following programs;

Intake Services

This is the initial step to identify what each Veteran qualifies for and direct them to appropriate departments of the Veterans Administration, VETS supportive services; other government agencies and private organizations.

Social Services

During this program, VETS staff provides assistance with paperwork for Veterans and citizens to ensure benefits for social security, food stamps, Medicare, GI Bill, VRAP, VA housing, VA compensation, and other federal benefits programs available to the population.

Back-to-Work

VETS education social worker is positioned to provide excellent back to work avenues

Service Activity Department



For veterans

We file the proper paperwork as Veterans partake in job readiness activities which involve a Veterans Retraining Assistance Program (VRAP) designed to give eligible Veterans the opportunity to upgrade their certification, so as to assist with locating gainful employment.

Many of the clients may be older and not able to do the work of a young individual so VETS introduces them to new opportunities in their field of expertise that are less labor intense. By doing this the Veteran is able to seek gainful employment in the same profession without the harsh conditions of manual labor. For example, a 55 year old electrician would be introduced to LEED certification which requires knowledge, a clip board and a ladder. Or a 60 year old mechanic would be introduced to business management and automobile diagnostics. These positions are more skill based and less labor intense.

In addition, VETS also refers clients to agencies who offer employment help for Veterans like South Florida Center for Independent Living and Workforce One.

Re-entry Life Coaching

A staff psychologist provides group therapy sessions on-site in the therapy room to help the Veterans cope with reentry into civilian life. Veterans are also debriefed and trained in Life Coaching by other Veterans whom have successfully reentered society.

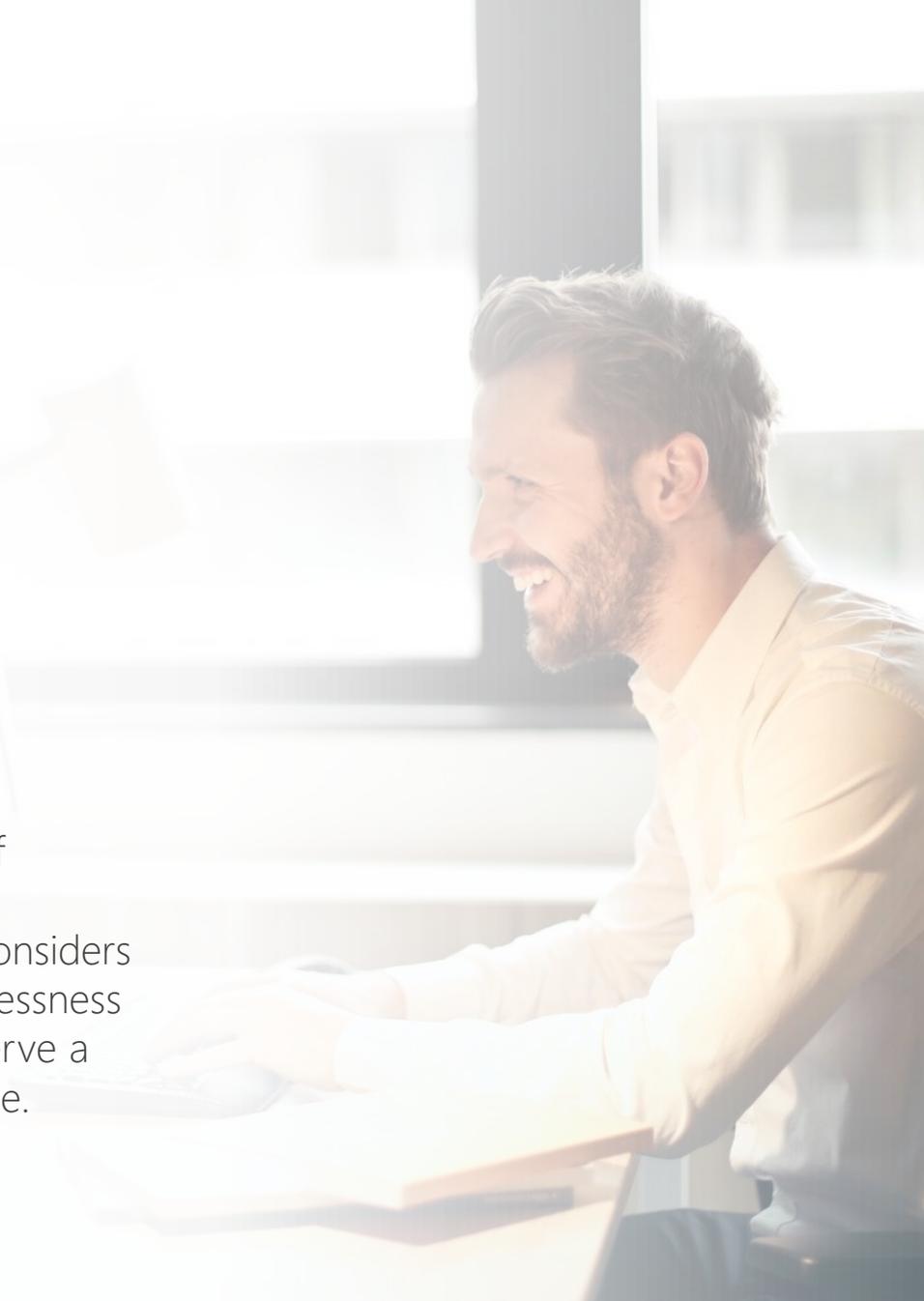
To increase the number of Veterans certified to assist other Veterans with Life Coaching VETS is developing a certification program. Upon successful completion, Veterans will be certified to assist other Veterans with reentry into society through Life Coaching. These Graduates will also be eligible for future employment putting their certificate to use assisting other Veterans who are faced with the task of reentering society.

Service Activity Department

Housing Assistance

Home Ownership: VETS's main focus is to identify Veterans that qualify to become home owners using their Certificate of Eligibility (COE) and VA Home Loan. For those who have an interest in earning potential income through renting real property, VETS offers a three month Landlord Certification Course to teach the principles of purchasing, renovating, renting and maintaining an income producing rental property. In addition, we will refer them to other veteran owned businesses that will help them maintain their properties such as property management and insurance agencies

Supportive Housing: In accordance with the requirements of the Department of Veterans Affairs Health Care for Homeless Veterans (HCHV), activities will provide transitional supportive housing (up to 24 months) for homeless Veterans. VETS considers this activity an important part of our effort to end chronic homelessness and joblessness by providing high quality transitional housing and personal care services to preserve a family setting, and to allow Veteran residents to transition back to a quality lifestyle.



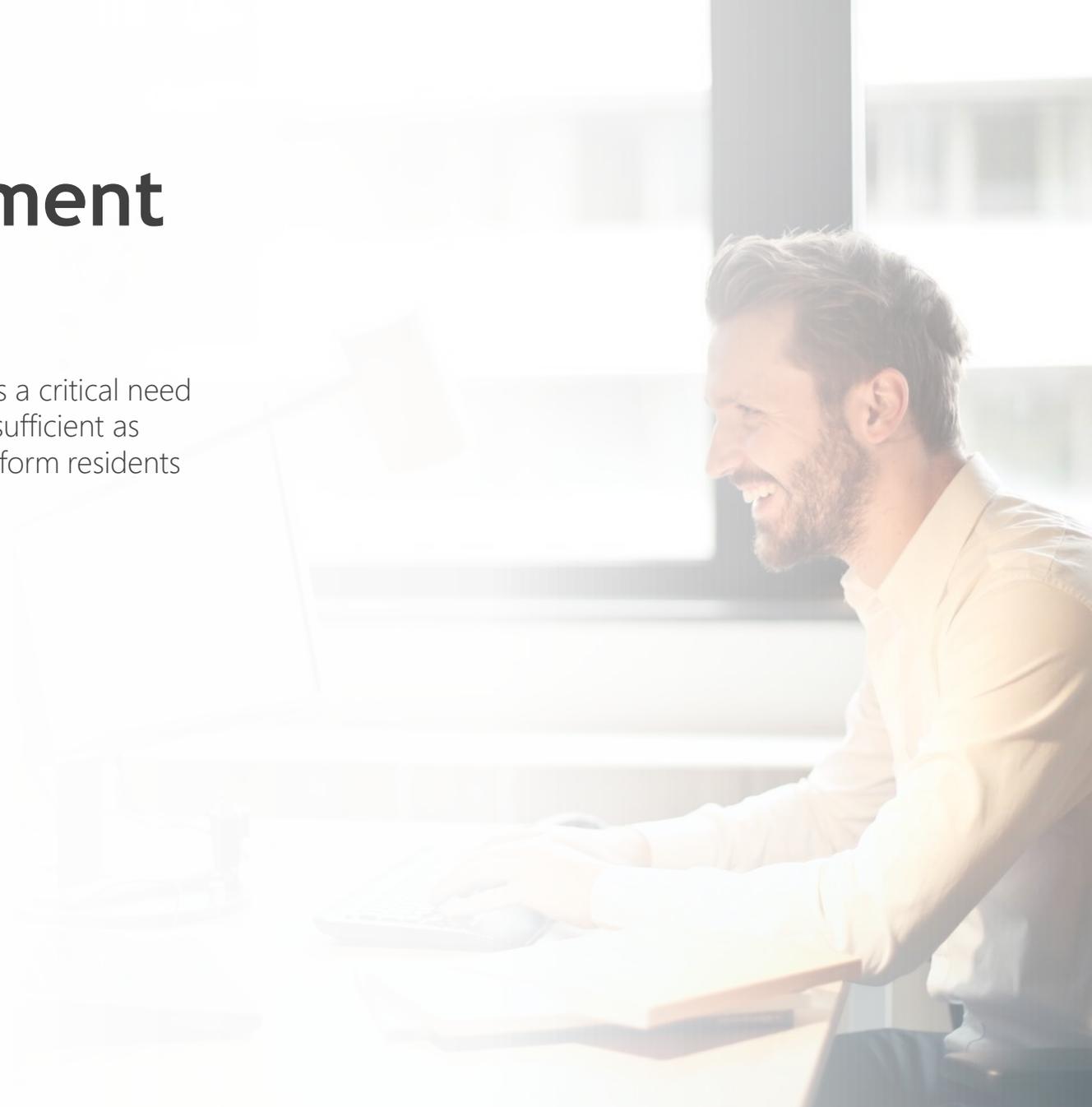
Service Activity Department

Housing Assistance

Supportive Housing: It will be a clean living environment to address a critical need for housing stability and secure oriented environment that is as self-sufficient as possible, encouraging appreciation through usefulness, to help transform residents from despair to hope

Family Counseling

VETS provides an educational program for families to learn about Post Traumatic Stress Disorder (PTSD), along with family interaction counseling. Group sessions are conducted by staff on premises and major cases will be referred to private practice providers.



Program Activity Schedule

1 Program Activity Schedule

The above activities will be conducted as on the following illustrated days. The Clients are scheduled for a appointments accordingly based on their needs. Walkins are seen on a daily basis depending upon availability.

PROGRAMS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Informationals				X	
Re-entry Life	Coaching				
Back to Work				X	
Housing Assistance					
Family	Counseling				
VA Claims		X			

MANAGEMENT

All corporate powers and business affairs are exercised, managed and directed under the authority of its board of directors.

The officers of the organization will consist of a president(chairperson, a vice president, a secretary and a treasurer; each of whom will be elected by the Board of Directors. Such other officers and assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors from time to time. Any two or more offices may be held by the same person.



MANAGEMENT



The officers of the organization will have the following duties:

President/Chairperson

The President/Chairperson will be the chief executive officer of the organization, who generally and actively manages the business and affairs of the organization subject to the directions of the Board of Directors. Said officer will preside at all meetings of the Board of Directors; and directs the organization in the annual activities in accordance with the Board's policies governing rules and regulations and any contractual obligations contained in day to day contracts

Vice President

The Vice President will, in the event of the absence or inability of the President/Chairperson to exercise his office, become acting president of the organization with all the rights, privileges and powers as if said person had been duly elected president

MANAGEMENT



The officers of the organization will have the following duties:

Secretary

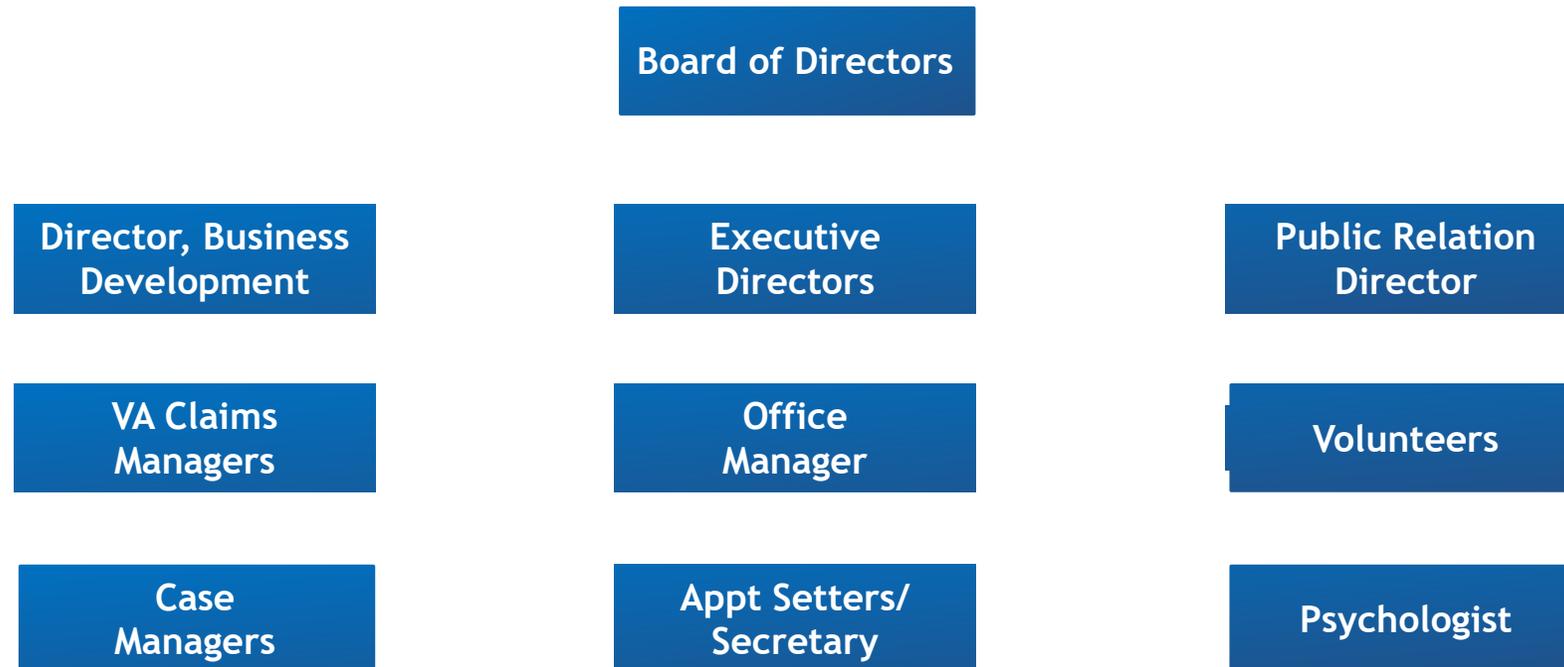
The Secretary will have custody of, and maintain all of the corporate records except the financial records. Furthermore, said person will record the minutes of all meetings of the Board of Directors, send all notices of meetings and perform such other duties as may be prescribed by the Board of Directors or the President/Chairperson. Furthermore, said officer shall be responsible for authenticating records of the organization.

Treasurer

The Treasurer shall retain custody of all corporate funds and financial records, maintain full and accurate accounts of receipts and disbursements and render accounts thereof at meetings of directors and whenever else required by the Board of Directors or the President/Chairperson, and performs such other duties as may be prescribed by the Board of Directors or the President/Chairperson.

Table of Organization

The following Table of Organization identifies the general areas of responsibility and chain of command for staff to follow, ask questions or report concerns



Management Team

The nuts and bolts of this business fall on the heels of the management team, who acknowledges that the proper planning and management of the day-to-day operations is essential to build and stabilize operations in a timely and cost effective manner. Therefore, implementing distinct strategies, operating procedures and coordinated services to assist Veterans with a well-trained support staff is a very important approach to the management of operations

Kevin C. Brown – Executive Director

Administrative responsibilities are vested in the Executive Director, who is appointed by, and reports to, the Board of Directors. Mr. Brown directs the day-to-day operations of the organization, authorizing tasks in order to maintain consistency with VA/VETS requirements, and core training to be in compliance with applicable policies and laws. The Executive Director is responsible for: client intake criteria and admission procedures, marketing, staffing standards, fiscal standards, records quality assurance, liability claims, contracts, administrative enforcement, implementation of fiscal strategies, monitoring staff performance and time frames. Mr. Brown is a two-time Operation Iraqi Freedom/ Operation Endeavor Freedom (OIF/OEF) Army War Veteran



Management Team

Owen Windross – Director of Business Development

Mr. Windross' role is to highlight the imagination and marketing acumen of VETS's vision. He procures and monitors reports essential for identifying, and defining VETS's target market population; for a regional marketing plan incorporating a marketing mix emphasizing print advertising, radio and television public service announcements, and internet marketing. Mr. Windross is a Operation Iraqi Freedom/ Operation Endeavor Freedom (OIF/OEF) Army War Veteran and is still doing active duty.

Randolph Mobley – Director of Public Relations

The goal is to implement high-value promotional campaigns to broadcast and create brand name recognition and acceptance. Mr. Mobley's role is to effectively use allocated funds and his creative skills to promote the resource center. As a foundation for a successful fund-raising campaign approach, he will be responsible for promoting VETS's services and events to increase awareness in a most productive way; via message positioning and placement of press releases, internet marketing, social media networking and word-of-mouth. Mr. Mobley is a Operation Iraqi Freedom/ Operation Endeavor Freedom (OIF/OEF) Navy Veteran.



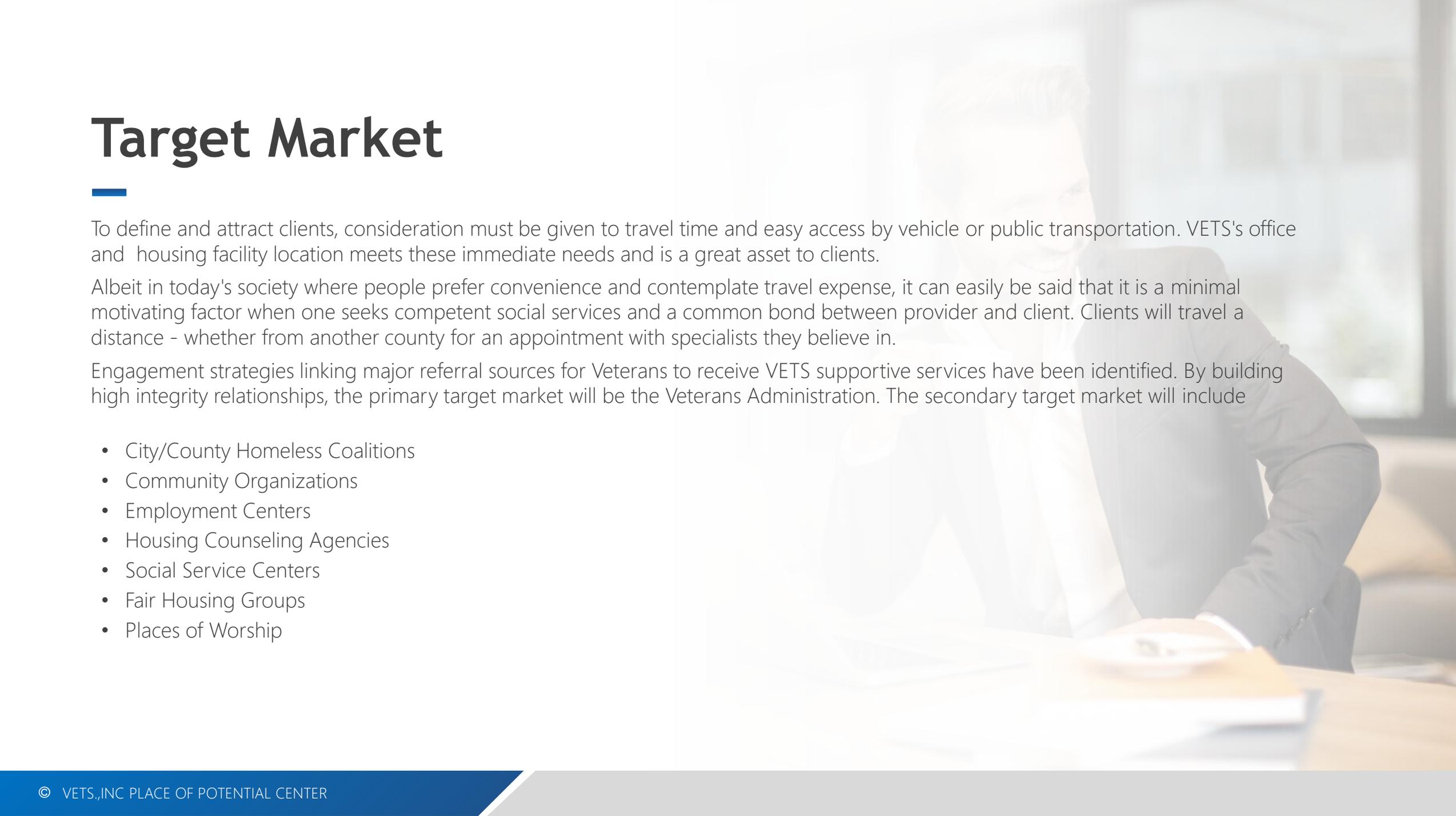
MARKETING PLAN

Like many successful organizations before VETS, its potential is limited only by the imagination and marketing acumen of management's vision. For years, these qualities have driven markets and will continue to do so for years to come.

Along with the implementation of a marketing plan, management will take a definitive look at the micro levels of marketing to determine the overall role and performance of the entire economic system the organization will work within. Basic marketing functions such as advertising and promotion will be helpful to explain and serve as a foundation for a successful approach to marketing



Target Market



To define and attract clients, consideration must be given to travel time and easy access by vehicle or public transportation. VETS's office and housing facility location meets these immediate needs and is a great asset to clients.

Albeit in today's society where people prefer convenience and contemplate travel expense, it can easily be said that it is a minimal motivating factor when one seeks competent social services and a common bond between provider and client. Clients will travel a distance - whether from another county for an appointment with specialists they believe in.

Engagement strategies linking major referral sources for Veterans to receive VETS supportive services have been identified. By building high integrity relationships, the primary target market will be the Veterans Administration. The secondary target market will include

- City/County Homeless Coalitions
- Community Organizations
- Employment Centers
- Housing Counseling Agencies
- Social Service Centers
- Fair Housing Groups
- Places of Worship

Marketing Strategy

The approach is to strategically introduce and market VETS as the premier community resource center for Veterans in the area, to build on its brand name, recognition and client acceptance. VETS will utilize a marketing mix that emphasizes print advertising, public relations, internet marketing and word-of-mouth referrals; To proceed with this approach, the organization will undertake and engage in campaigns by conducting the following action plan to reach its targeted audience;

Word-Of-Mouth & Referrals: Management believes that marketing begins with a staff member taking the first phone call a client makes to the office in a courteous manner, because first impressions are vital for beginning interaction and a new relationship. Each client encounter is an opportunity to gain another client. To be conscientious when addressing clients by name on a personal, yet professional level has encouraged VETS's clients to look forward to keeping their appointments and refer others.

Management also knows when one chooses a community resource center for direction, most look for an organization knowledgeable and skilled, someone who will listen carefully to their concerns. That is why it is perfectly understood that

- Positive office encounters, appointment reminder calls and reminder cards help retain a client base, thereby receiving referrals from friends.
- Building and maintaining professional relationships with other government and private agencies in the area through networking is another source for referrals.
- Membership in local Chamber(s) of Commerce and social service associations will promote a strong networking base

Marketing Strategy

Print Advertisement: Using print collateral marketing materials to promote services is another approach to build and sustain a client base. Therefore, VETS will utilize print advertisement displaying company logo, slogan and motto, describing the features and convenience of using VETS to fulfill one's needs. In addition to such collateral marketing materials as business cards, brochures and flyers, the organization will utilize the following to broadcast its services

- Place quarter page ad in local region Veteran's publication with monthly circulation reaching approximately 40,000 readers.
- Place quarter page ad in annual professional directory publication(s) and souvenir programs.
- Begin effective direct mail campaign to targeted groups that ranges 5,000 to 10,000 mailings three times over a six month period.
- Place quarter page ad and telephone listing in The Real Yellow Pages

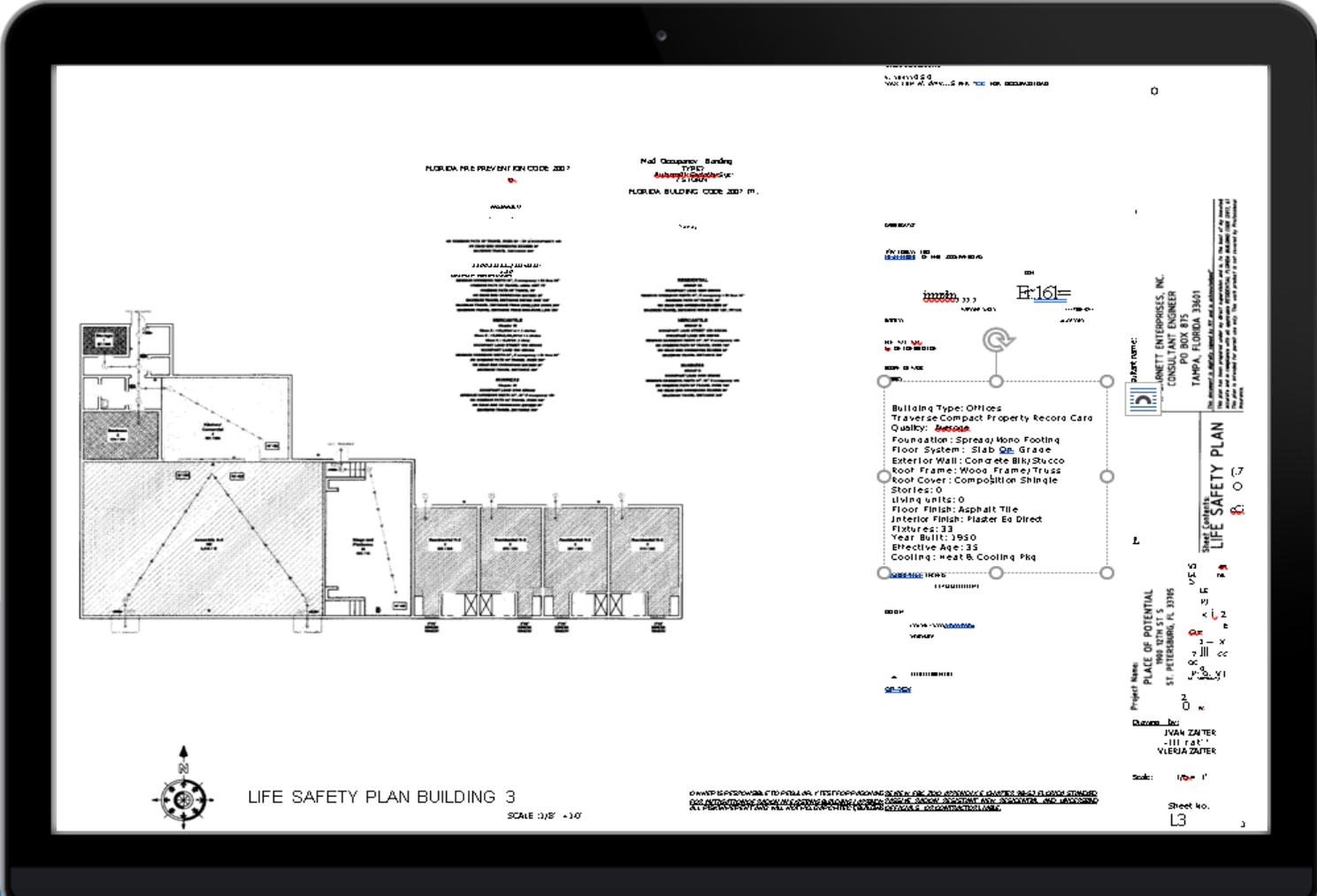
Marketing Strategy

Publicity and Community Outreach: VETS will promote education as a marketing tool, as well as being a community service. This will include press release feature stories to major news bureaus, social media networking through organization's Facebook and Instagram pages, and special events emphasizing:

- Annual Thanksgiving Day Turkey giveaway
- Socially related issues that may affect a client
- Public engagements as guest speaker and participation as a panelist will provide community awareness, exposure and recognition.
- Host a grand opening to the community to bring about the awareness of Veterans resource services being provided at the location.
- Talk Radio guest, based on a question and answer forum will ensure relationship building amongst this vast audience.
- Sponsorships with healthcare companies at health fairs to promote health awareness and give back to the community

Television / Radio PSA's: The organization will have 15 and 30 second television and radio public service announcements script written, edited and produced to create first impressions for VETS's awareness and acceptance. Occasionally, the organization will buy commercial time and sponsorships, and seek options such as:

- Corporate Sponsor Billboards and/or commercial spots during certain network programming when it opens, "this program is sponsored in part by VETS.
- To reach a broad audience, VETS will run Public Service Announcements
- (PSAs) to broadcast as much information about Veteran Affairs and donations



FLORIDA PRE-PREVENT FOR CODE 2007
 Not Occupancy Building
 Florida Building Code 2007 (FBC)

Building Type: Office
 Traverse Compact Property Record Care
 Quality: **Bestcase**
 Foundation: Spread Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block Stucco
 Roof Frame: Wood Frame/Truss
 Roof Cover: Composition Shingle
 Stories: 0
 Living Units: 0
 Floor Finish: Asphalt Tile
 Interior Finish: Plaster On Direct
 Fixtures: 33
 Year Built: 1950
 Effective Age: 35
 Cooling: Heat & Cooling Pkg

Plant name:
 HENNETT ENTERPRISES, INC.
 CONSULTANT ENGINEER
 PO BOX 875
 TAMPA, FLORIDA 33601

SHEET CONTENTS
 LIFE SAFETY PLAN

Project Name:
 PLACE OF POTENTIAL
 1000 8TH ST S
 ST. PETERSBURG, FL 33705

Drawn by:
 IVAN ZAITER
 +111 111
 VILENA ZAITER

Scale: 1/8" = 1'
 Sheet No.
 L3



LIFE SAFETY PLAN BUILDING 3
 SCALE 3/8" = 1'-0"

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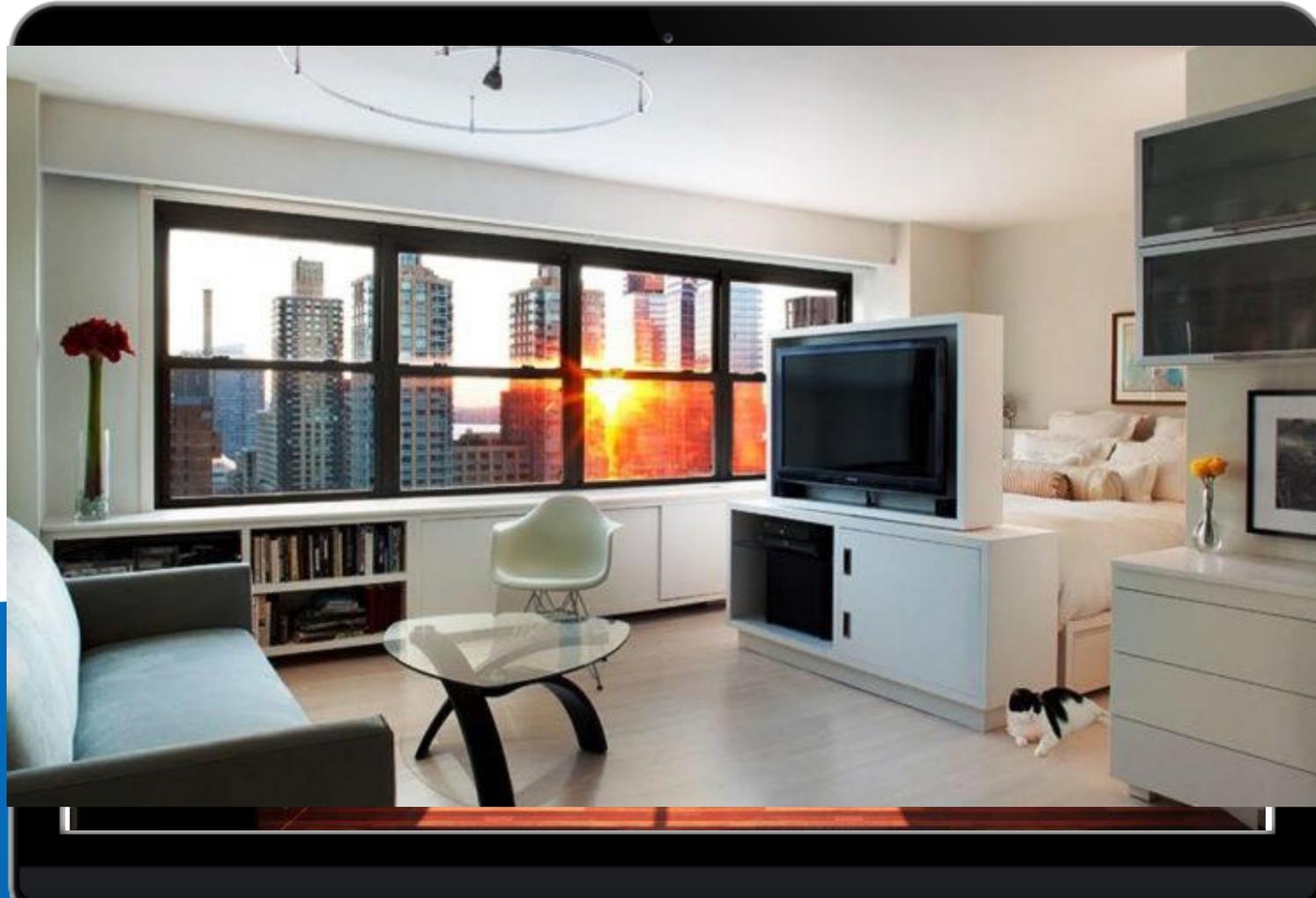


EXAMPLE OF UNIT TYPE "A"

31



EXAMPLE UNIT TYPE "B"



Appendix C
Additional Photographs of Property











Please...
For The Children
CLOSE GATE.





WILLIE B. THOMAS CENTER
HEAD START
EARLY HEAD START
FOR CHILDREN AND FAMILIES
IN NEED OF SUPPORT
1000 W. BROAD STREET
TAMPA, FL 33606
PH: 823-7401

DO NOT
ENTER

DO NOT
ENTER

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William S. Fillmore Center
HEAD START
EARLY HEAD START
Lutheran Services Florida
Pinellas Head Start
1900 12th Street South
St. Petersburg, FL 33708
(727) 823-7491

257

DO NOT
ENTER

257

LUTHERAN
1-2015

EXIT
Please
Keep this Area
CLOSED





William S. Pittman Center
HEAD START
EARLY HEAD START
Nutrition & Parent Training
Family Head Start
1940 12th Street South
St. Petersburg, FL 33709
(727) 823-749

DO NOT
ENTER





DO NOT
ENTER

DO NOT
BLOCK THE
DRIVEWAY





William S. Filmore Center
HEAD START
EARLY HEAD START
WITH HOME VISITATION PROGRAM
Parent & Child Center
718 23-7491

DO NOT
ENTER

DO NOT
ENTER

HEAD START



FIRE

H. Goutelle









EXIT

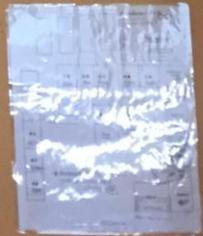
EXIT

EMERGENCY
EXIT
ONLY
puerta de
emergencia

NOTICE
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...

EXIT

EMERGENCY
EXIT
ONLY
puerta de
emergencia





Do Not
Take!







NO
PARKING

Handicap

CLUBS CENTER



ENTRANCE
BLDG A

NO
PARKING

NO
PARKING

ONE WAY



ONE WAY

NO PARKING









Appendix D

Maps of Subject Property and Proposed Boundary



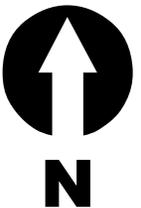
Community Planning and Preservation Commission

1900 12th Street South

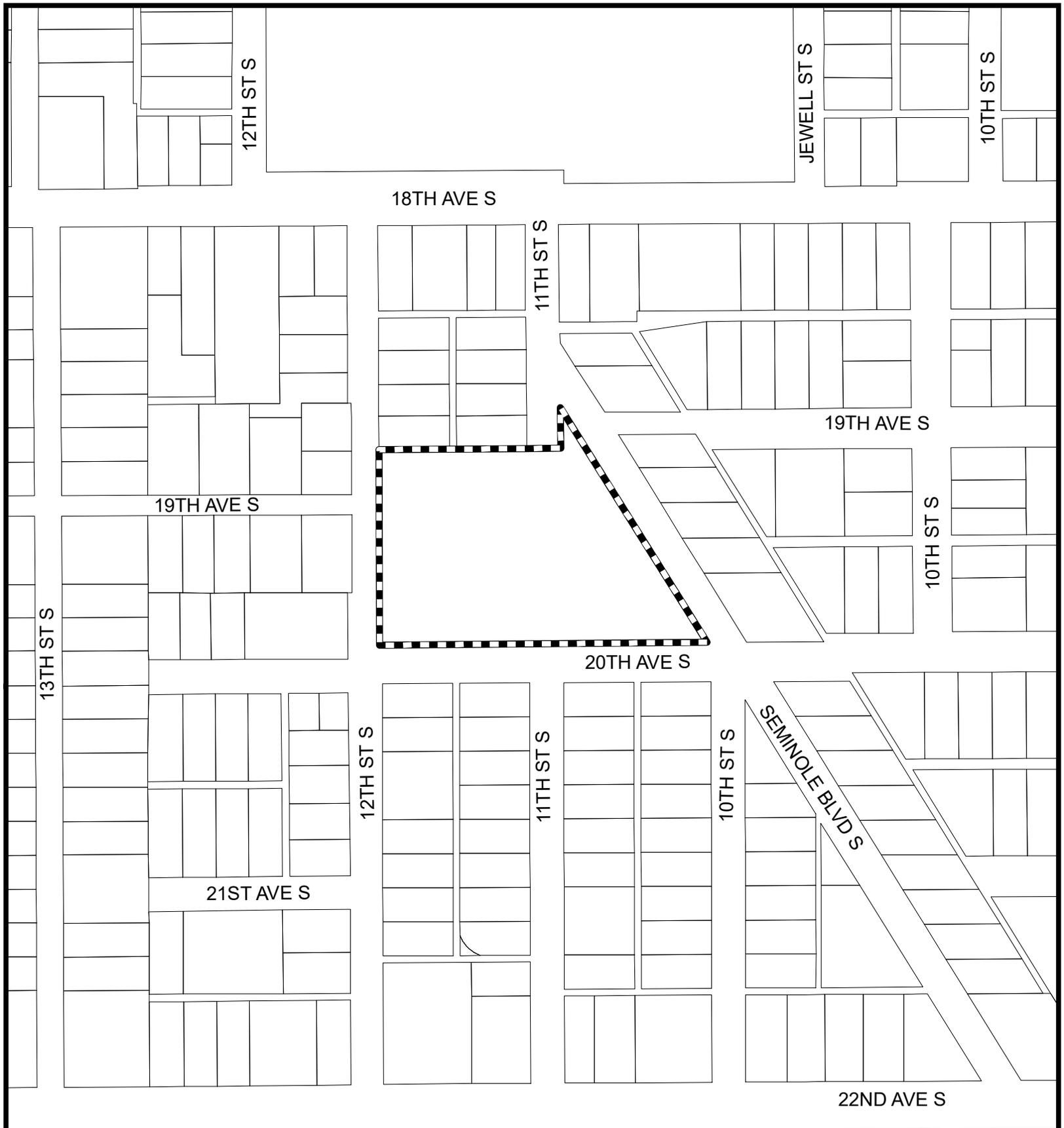
**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
20-90300002**



**SCALE:
1" = 208'**



Community Planning and Preservation Commission

1900 12th Street South

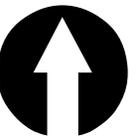
AREA TO BE APPROVED,

SHOWN IN



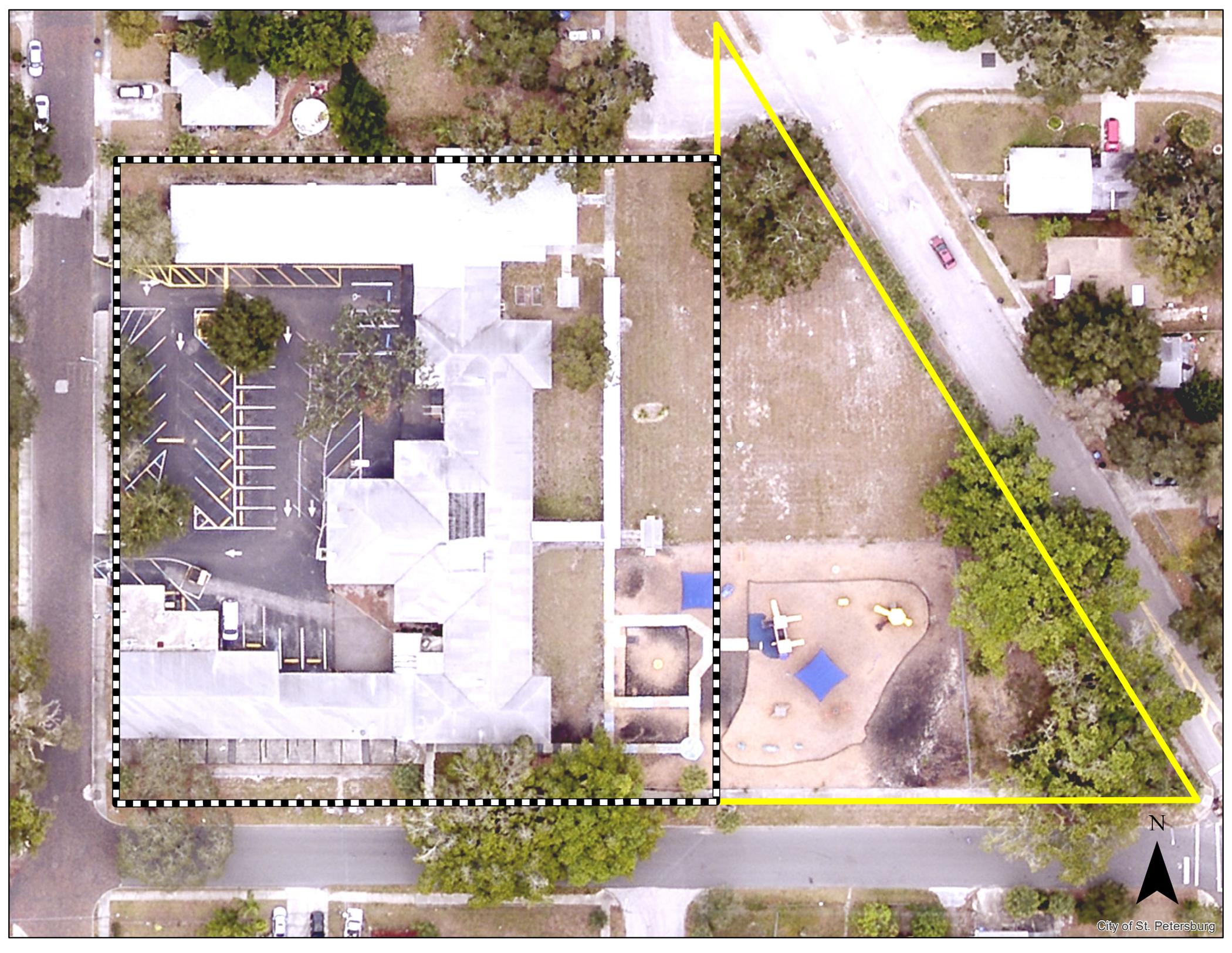
CASE NUMBER

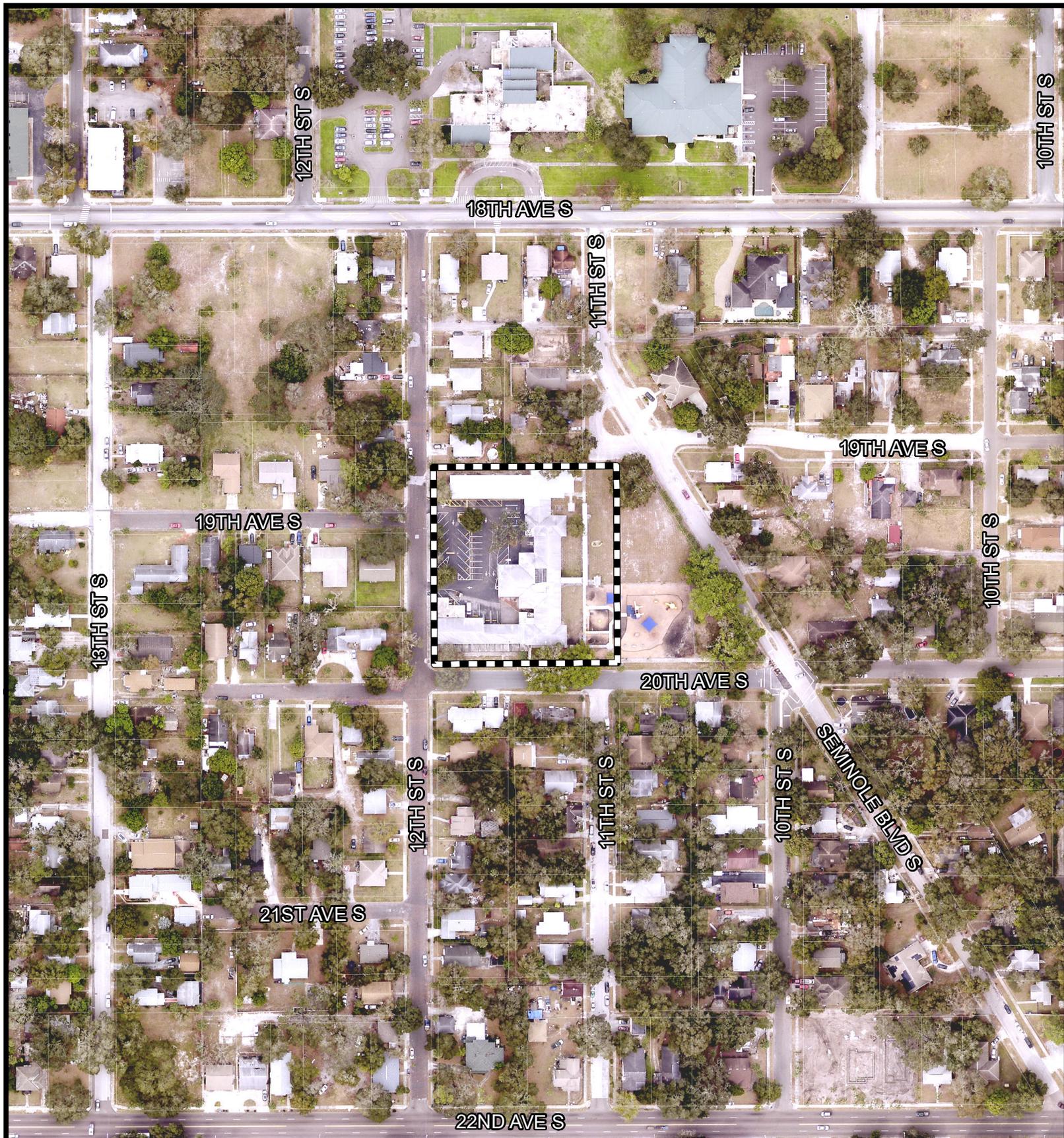
20-90300002



N

SCALE:
1" = 208'





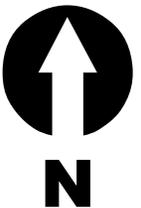
Community Planning and Preservation Commission

1900 12th Street South

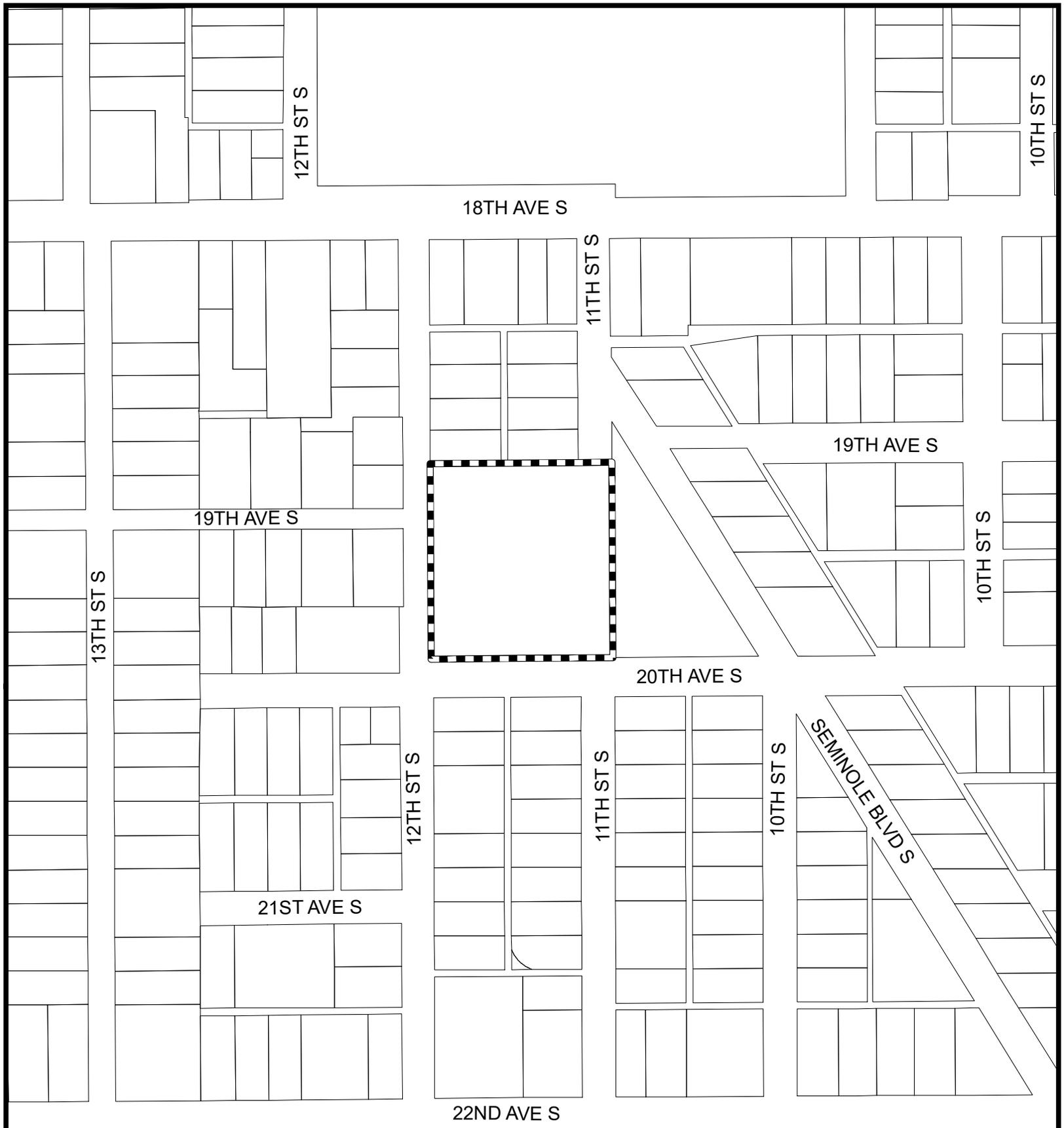
**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
20-90300002**



**SCALE:
1" = 208'**



Community Planning and Preservation Commission

1900 12th Street South

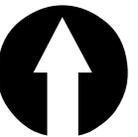
AREA TO BE APPROVED,

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CASE NUMBER

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SCALE:
1" = 208'