

# Hayes Park Village

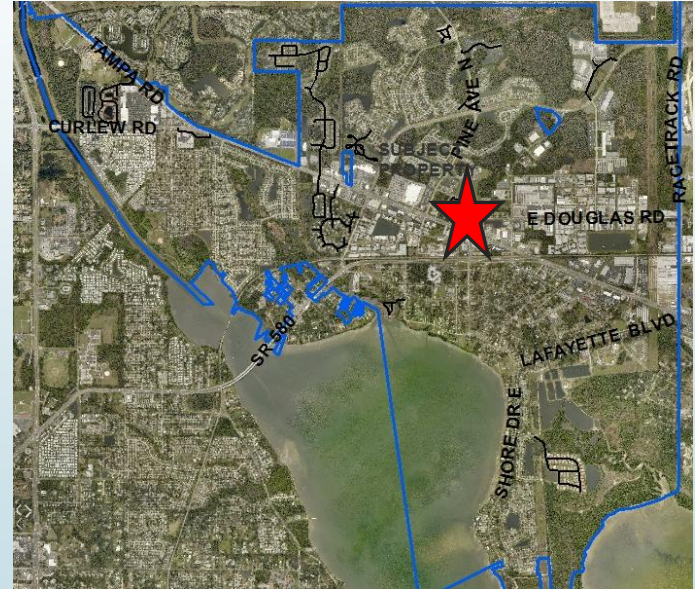
Forward Pinellas  
Missing Middle  
January 29, 2018

Marie Dauphinais, CEcD, AICP, CFM  
Director, Planning & Redevelopment

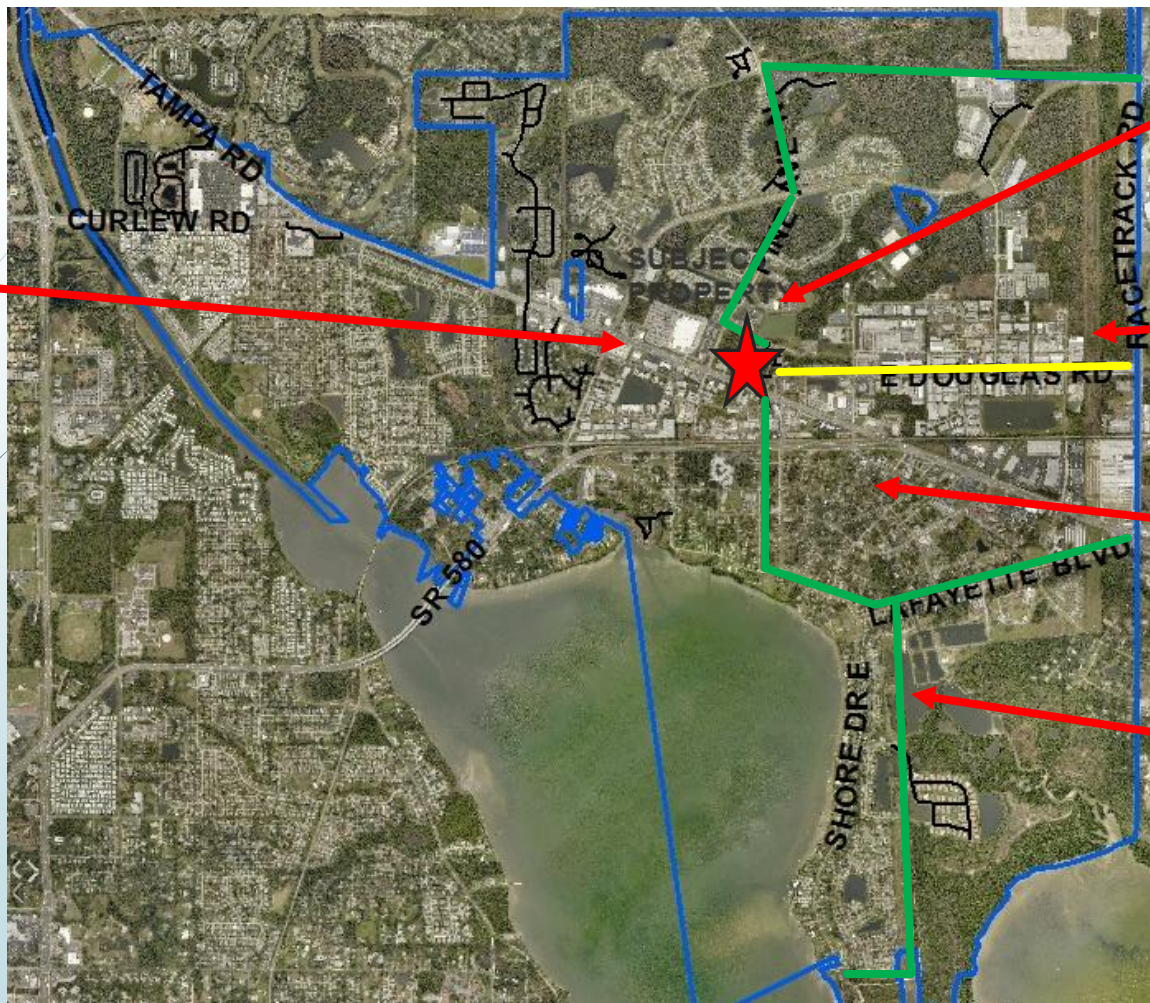


# Hayes Park Village

- 52 units
- 15 UPA/7.3 acres
- .42 acres of open space
- Cottage-Style Architecture
- Energy Efficient
- Sustainable community near centers of employment, education, dining, shopping, and entertainment
- Convenient location to Town Center
- Adjacent to City park and Oldsmar Trail and existing rail corridor
- A true Public/Private Partnership
- 840 to 1500 sf with numerous floor plans



Retail



School/Park

CLIP

Town Center

Trail

Oldsmar Trail



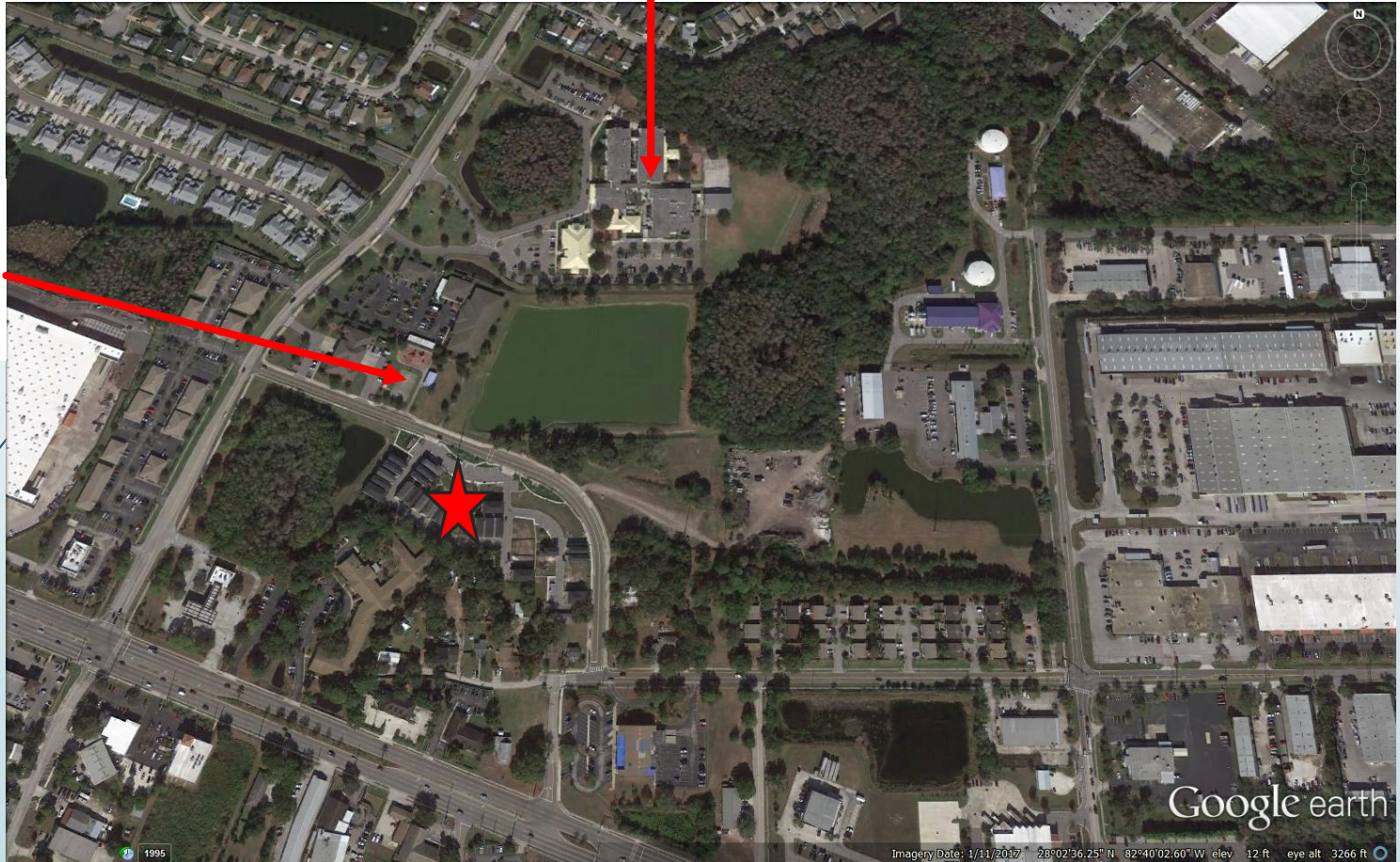
Douglas Road/Future Trail

CSX

Google earth

Elementary School

Richard  
Rogers  
Park





SR 580

Tampa Road

Google earth



Forest Lakes Blvd

Tampa Road

SR 580

Google earth

1995

Imagery Date: 1/11/2017 28°02'34.37" N 82°40'27.76" W elev 13 ft eye alt 6155 ft

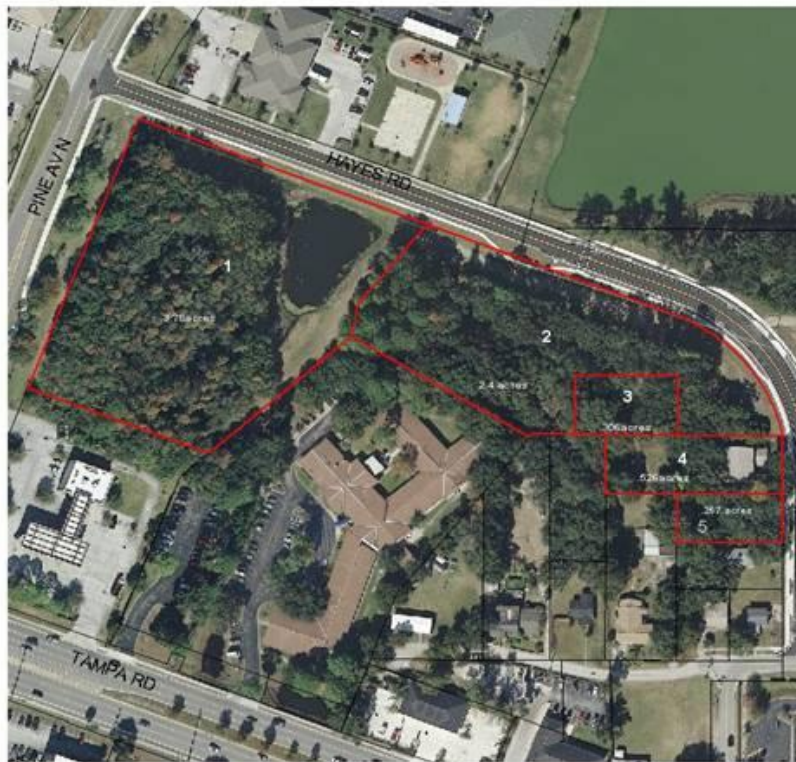


EXHIBIT "A"  
HAYES PARK COTTAGES  
LOCATOR MAP

1. 14/28/16/00000/430/0200
2. 14/28/16/37911/000/0010
3. 23/28/16/63936/208/0020
4. 23/28/16/63936/209/0120
5. 23/28/16/63936/209/0020

updated 6/12





# Public/Private Partnership

## Development Agreement

Development Agreement approved in 2013

Developer contributed half of \$1.3 million infrastructure costs (\$650,000)

Developer paid \$20,000 per lot when CO issued. City transferred title.

Project had 5 phases for completion

## City Contributions

Property Purchase

Contributed half of infrastructure

Boundary and topographic survey

Demolition of residential structure at 8 Hayes Road

Site plan and construction documents

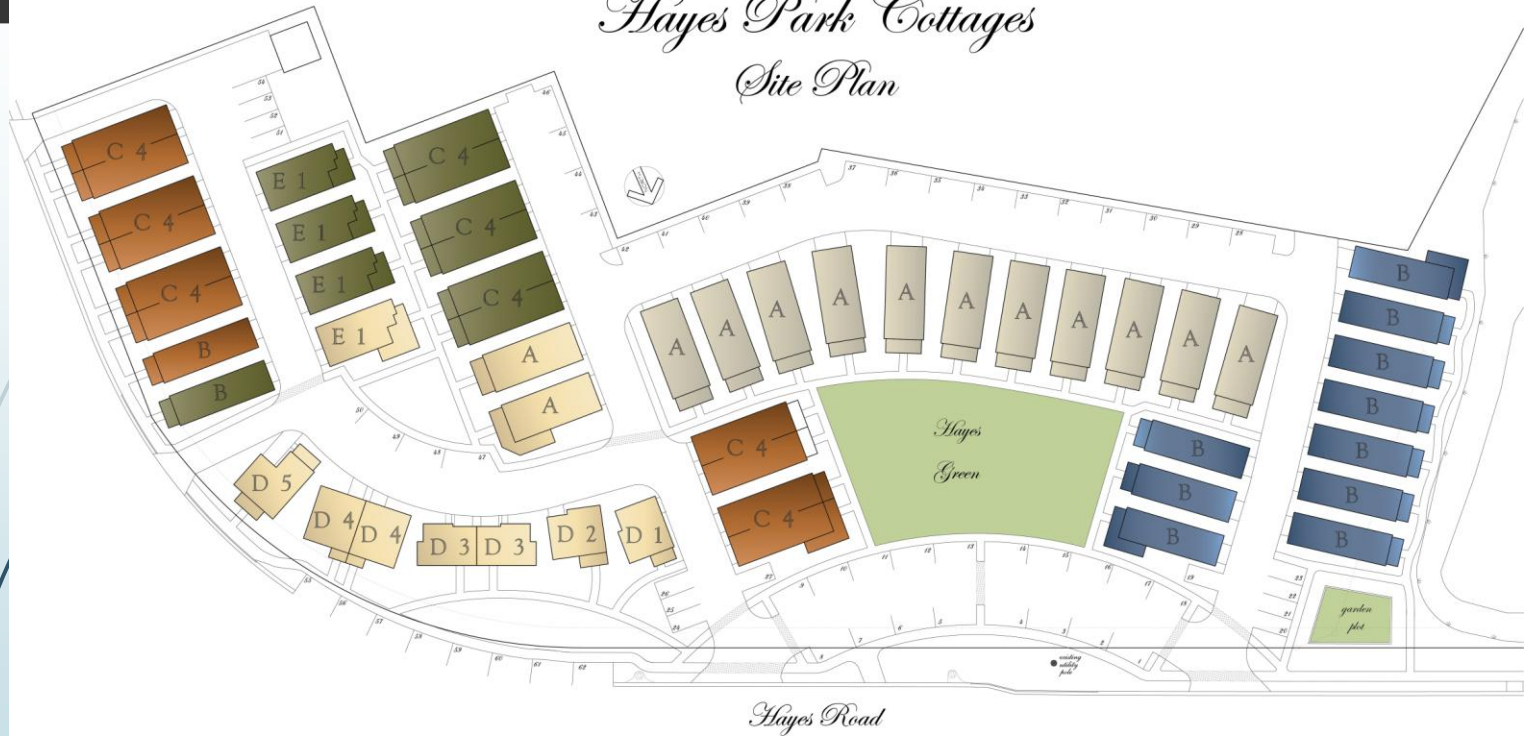


# Variances/PUD = Flexibility

- Reduction to the perimeter landscape buffer from 5 feet to 2 feet
- Reduction to side yard set-backs from 6 feet to 3 ½ for single family homes  
Reduction to front yard set-backs from 25 feet to 4 feet for single family homes  
Reduction to rear yard set-backs from 10 feet to 2 feet for single family homes
- Reduction to drive aisles (lanes) from 24 feet to 22 feet
- Reduction to required off street parking of 2 spaces per unit to 1 space per unit.
- Reduction to on-street perpendicular parking spaces from 10' x 20' to 9' x 18'
- Reduction to on-street parallel parking spaces from 10' x 23' to 10' by 22'

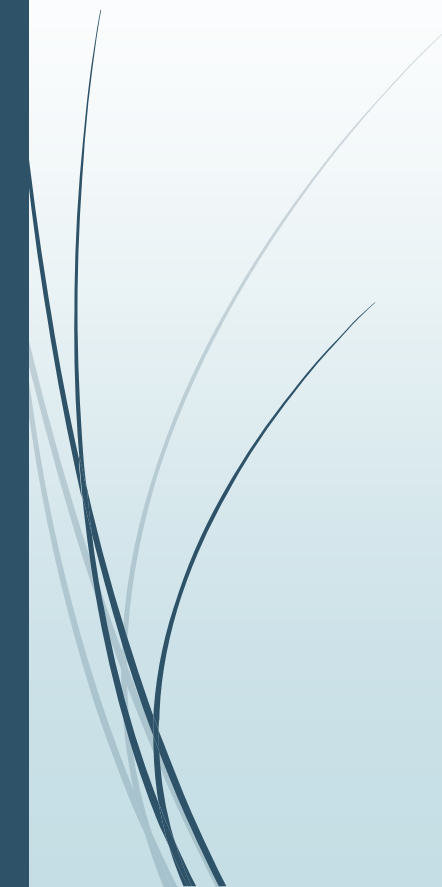
# *Hayes Park Cottages*

## *Site Plan*





Proposed Hayes Park Cottages  
Rendering







01.24.2018



# Questions?

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