

## ABSTRACT

Title of Thesis:                   FACTORS THAT INFLUENCE REVITALIZATION  
  OF OLDER NEIGHBORHOODS:  
  HISTORIC PRESERVATION AND RENEWAL ISSUES  
  FACING PALMETTO BEACH, A NEIGHBORHOOD  
  OF TAMPA, FLORIDA

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This thesis undertakes an examination of factors that can contribute to the success of a neighborhood revitalization program. It discusses the revitalization of existing neighborhoods as an idea that deserves consideration as an alternative form of development to typical suburban development that occurs on the urban periphery. The concept of neighborhood identity through the preservation of historic context is discussed as a unique quality that historic neighborhoods can offer residents. Geographic factors, financial factors, political factors and social factors are identified as central aspects of the revitalization process. Redevelopment efforts in other neighborhoods of Tampa are reviewed. Application of the factors within the neighborhood of Palmetto Beach in Tampa, Florida is discussed.