

# A Summary of Community Redevelopment Areas in Pinellas County



*Updated: April 2013*

*Prepared by:*

*Pinellas County Planning Department*

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## **Introduction**

In 1969, the Florida Legislature enacted the “Community Redevelopment Act of 1969” (Chapter 69-305). This Act has been amended many times since its initial adoption and comprises Part III of Chapter 163 of the Florida Statutes. The Act is the enabling legislation that allows for the creation of community redevelopment agencies and Community Redevelopment Areas within the State of Florida. The primary purpose of the Act is to support redevelopment of slum or blighted areas through preparation of community redevelopment plans and their implementation. To assist in plan implementation, the Act provides the option of establishing a redevelopment trust fund that may receive funds through the allocation of tax increment revenues.

The following Report has two purposes: (1) to provide a composite overview of community redevelopment pursued in Pinellas County through the authority of the Community Redevelopment Act, and (2) to provide basic information about each of the twenty two (22) Community Redevelopment Areas (CRAs) that have been created in Pinellas County since 1977. Out of the 22 CRAs that have been created, three have expired (Jamestown, Central Plaza, Tarpon Springs North Community) and two have not adopted a Community Redevelopment Plan (Belleair Belleview Biltmore Hotel and St. Pete Beach Gulf Boulevard and Downtown). Out of the 17 current CRAs that have adopted a Community Redevelopment Plan, five have not established a redevelopment trust fund (Clearwater-Largo Road, 16<sup>th</sup> Street South, Dome Industrial Park Pilot Project, Dome Industrial Park and Tangerine Avenue).

Since Pinellas is a county with a home rule charter, the powers conferred by the Act are the responsibility of the Board of County Commissioners (BCC), including the authority to approve the establishment of any CRA and redevelopment trust fund within Pinellas County. The BCC, however, has the discretion to delegate some or all of these redevelopment powers to the governing body of a municipality. Any redevelopment powers not specifically delegated to a municipality remain with the Board of County Commissioners.

## **Overview**

Figure 1a identifies the location of CRAs within Pinellas County. This map reveals that CRAs have been established in eleven municipalities, with three cities (St. Petersburg, Gulfport and Largo) having two or more redevelopment areas. Most of the CRAs include the municipality’s historic downtown area, which helps account for their distribution throughout the County from Tarpon Springs in the north to Gulfport in the south. Appendix A lists the different actions taken by the Board of County Commissioners over the years to establish CRAs, approve and amend CRA plans, and create redevelopment trust funds for the purpose of using tax increment financing (TIF) to implement the applicable CRA plan. The boundaries of each CRA are located on a separate map in the summaries for the redevelopment areas found in this report.

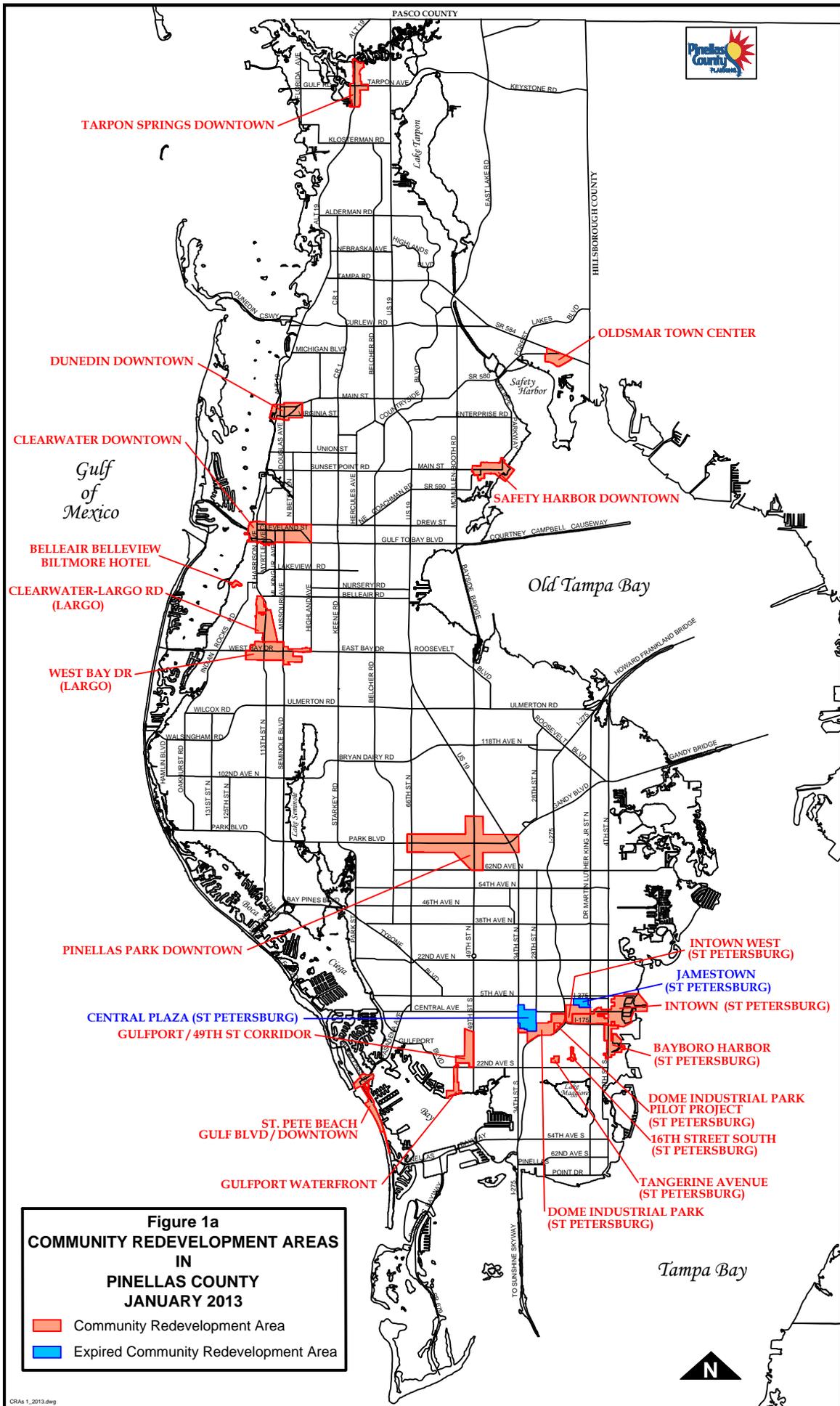
Not all of the CRAs within Pinellas County receive tax increment revenue; out of the 12 CRAs that have adopted a Community Redevelopment Plan and have established a redevelopment trust fund, 11 have been authorized to receive County

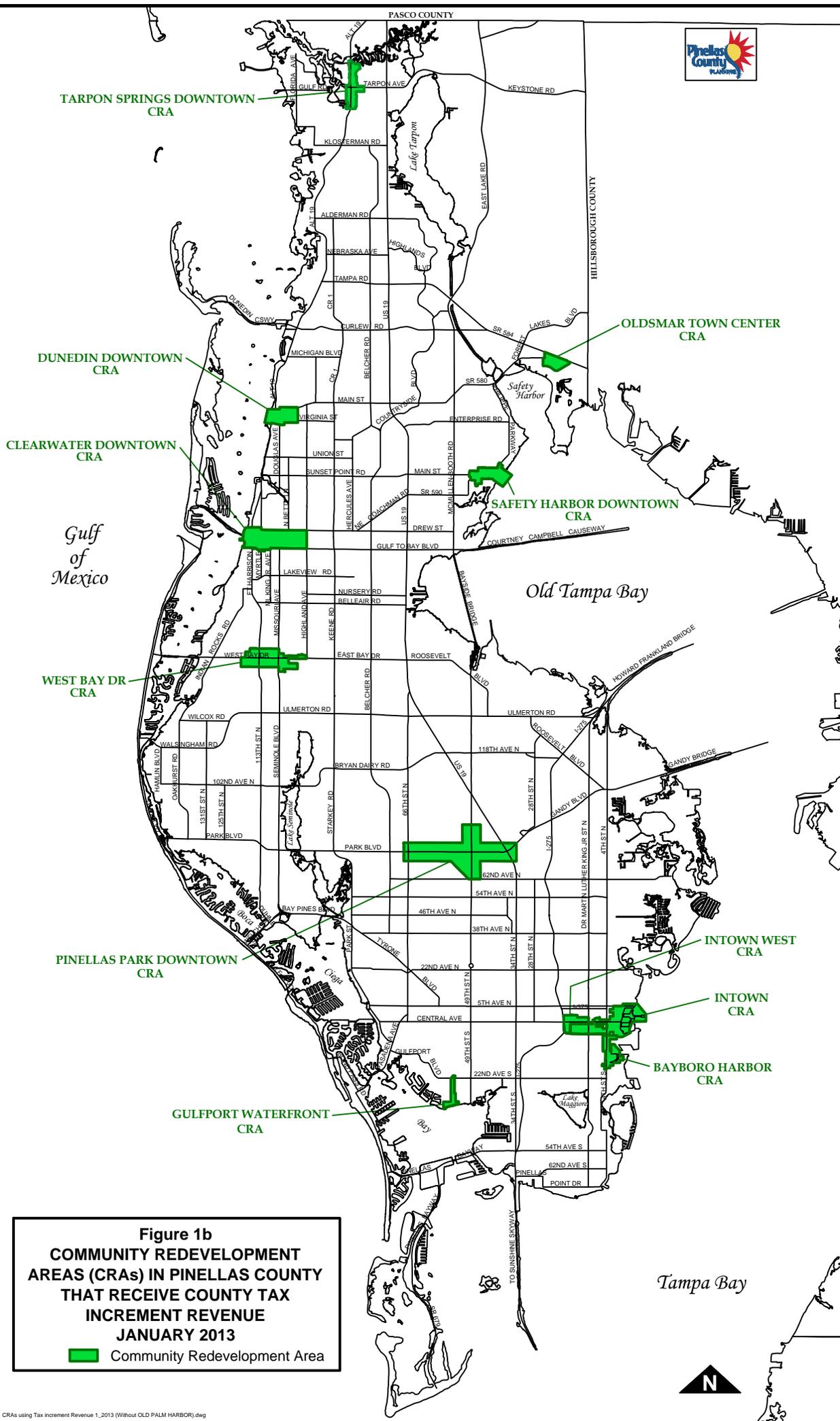
TIF contributions. Gulfport's 49<sup>th</sup> Street Corridor is the only CRA that has adopted a Plan and established a trust fund but does not receive County TIF contributions. The locations of the CRAs receiving tax increment revenue are shown in Figure 1b. Starting in 2002, a new CRA Plan approved by the BCC that has an accompanying redevelopment trust fund has included a requirement that the County conduct a review of the CRA's use of County TIF contributions halfway through the duration of the redevelopment trust fund. When an existing CRA Plan was amended after 2002, this review requirement was also added if the halfway point of the trust fund had not yet been reached. Based upon this comprehensive review, the BCC will determine whether the County's TIF contribution should be adjusted for the remaining years of the trust fund. Trust funds are normally established for 30 years, but the BCC has extended the length of three (St. Petersburg Intown, Clearwater Downtown and Downtown Dunedin) at the municipalities request.

The Report contains two tables that provide information on Pinellas County's contributions to implementation of community redevelopment plans through the allocation of tax increment revenues. The use of tax increment financing (TIF) involves three fundamental components: the current total taxable assessed value within a CRA, the total taxable assessed value at the time the redevelopment trust fund was established (the base year), and the applicable County millage rate. As the taxable assessed property value within the CRA increases above the value of the base year (i.e. the "increment"), the property taxes generated by the increment are allocated to the applicable redevelopment trust fund and must be spent on projects within the CRA that implement the adopted community redevelopment plan. Table 1 reveals how the annual TIF contributions from Pinellas County to CRAs have grown since 1981/82. Since 1996/97, TIF contributions from Pinellas County steadily increased until 2009/10, when the dampening effect of the recession reduced TIF revenues for that and subsequent years from the previous year's highpoint of \$8.7 million contributed in 2008/09. Table 2 provides more detail on tax increment revenue generation by providing information for individual CRAs, as well as cumulatively. Overall, since the early 1980s, Pinellas County has invested over \$83.8 million dollars in the 11 CRAs that receive TIF revenues. The right hand column of Table 2 identifies how much tax increment revenues Pinellas County has contributed to a particular CRA. For example, in the case of the St. Petersburg Intown CRA, Pinellas County has invested \$46.7 million since 1986. The municipality within which each of these 11 CRAs is located also contributes TIF dollars to the applicable CRA redevelopment trust fund. Six of the 11 CRAs that receive County TIF contributions are at least halfway through the duration of their redevelopment trust funds.

## **Individual CRA Summaries**

This report provides basic information about each CRA that has been established in Pinellas County. Information is provided about the year the CRA was established or modified, whether a redevelopment trust fund has been created and TIF revenues allocated an overview of key facts about the CRA and the applicable redevelopment plan, and recent activities and accomplishments that have occurred in the CRA. The Report also contains a fiscal year 2010/11 financial profile and the cumulative TIF contribution by the County through fiscal year 2011/12 for each CRA that receives a County TIF contribution.



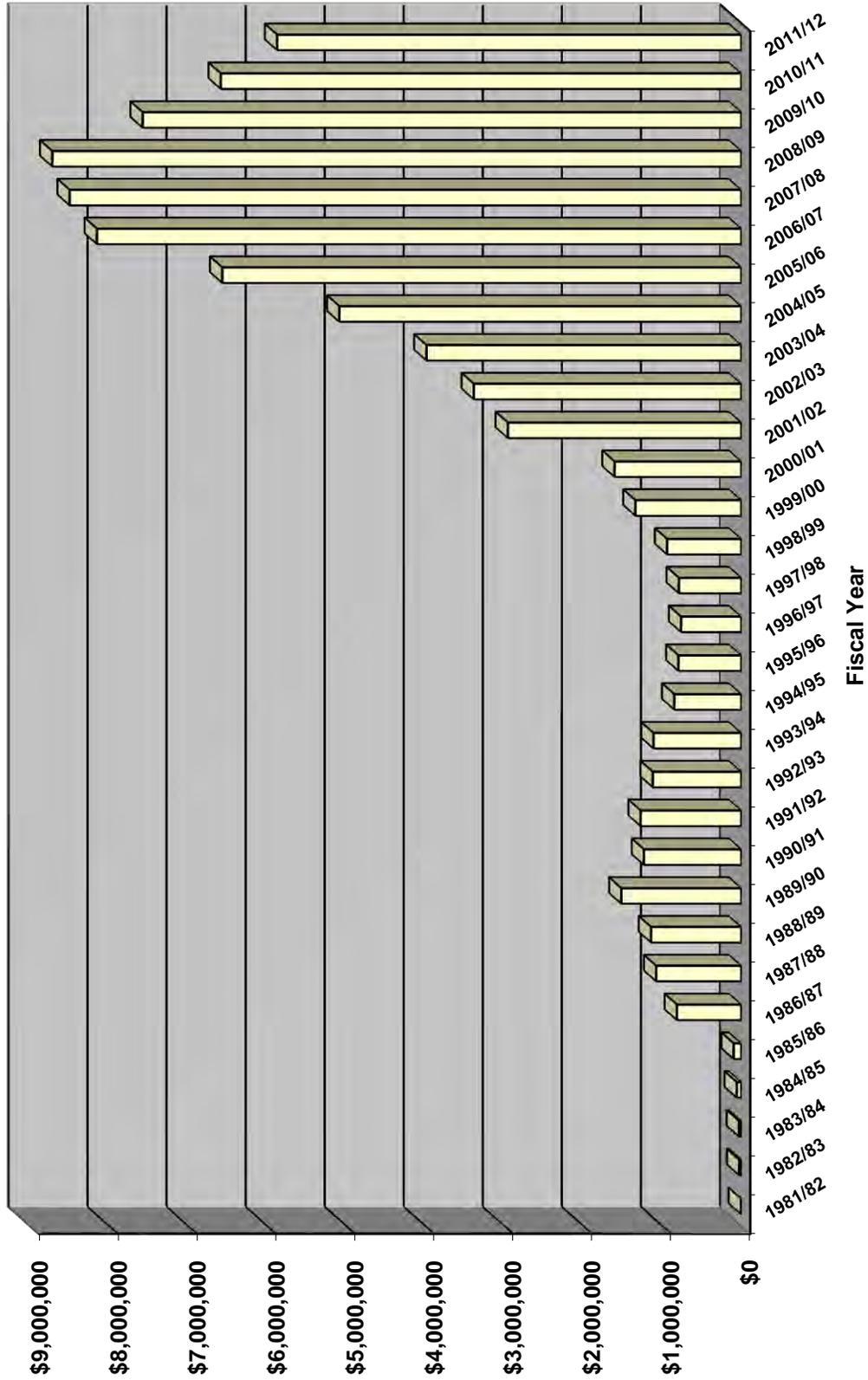


**Figure 1b**  
**COMMUNITY REDEVELOPMENT**  
**AREAS (CRAs) IN PINELLAS COUNTY**  
**THAT RECEIVE COUNTY TAX**  
**INCREMENT REVENUE**  
**JANUARY 2013**  
 Community Redevelopment Area



CRAs using Tax Increment Revenue 1, 2013 (Without OLD PALM HARBOR).dwg

**Table 1**  
**Annual History of Pinellas County Tax Increment Financing (TIF) Contributions**



Source: Pinellas County Office of Management and Budget; August 2012





# BELLEAIR BELLEVIEW BILTMORE HOTEL

Community Redevelopment Area (CRA) established by  
Board of County Commissioners (BCC) in 2012

Community Redevelopment Plan **has not been developed by the Town**

Redevelopment Trust Fund **has not been established by the Town or by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$0

2010/11 Current Financial Profile:

**2010/11 County TIF Contribution to the CRA: \$0**  
**2010/11 City TIF Contribution to the CRA: \$0**

Acreage of the CRA: **20.32**

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## Overview of the CRA

The Town of Belleair was delegated redevelopment authority by the BCC in June 2012 for the Belleview Biltmore Hotel property. The Community Redevelopment Area encompasses the Belleview Biltmore Hotel property, including a spa and fitness building, three cottages, and the immediate grounds, parking and tennis court areas. The CRA does not include the adjacent Belleair Country Club and golf course, the Belleview Biltmore golf course or the cabana club property in Clearwater.

The purpose of the delegation was to assist the Town in restoring the Belleview Biltmore Hotel by using the redevelopment tools from the Florida Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to help address deteriorated physical conditions and economic distress of the Belleview Biltmore Hotel site.

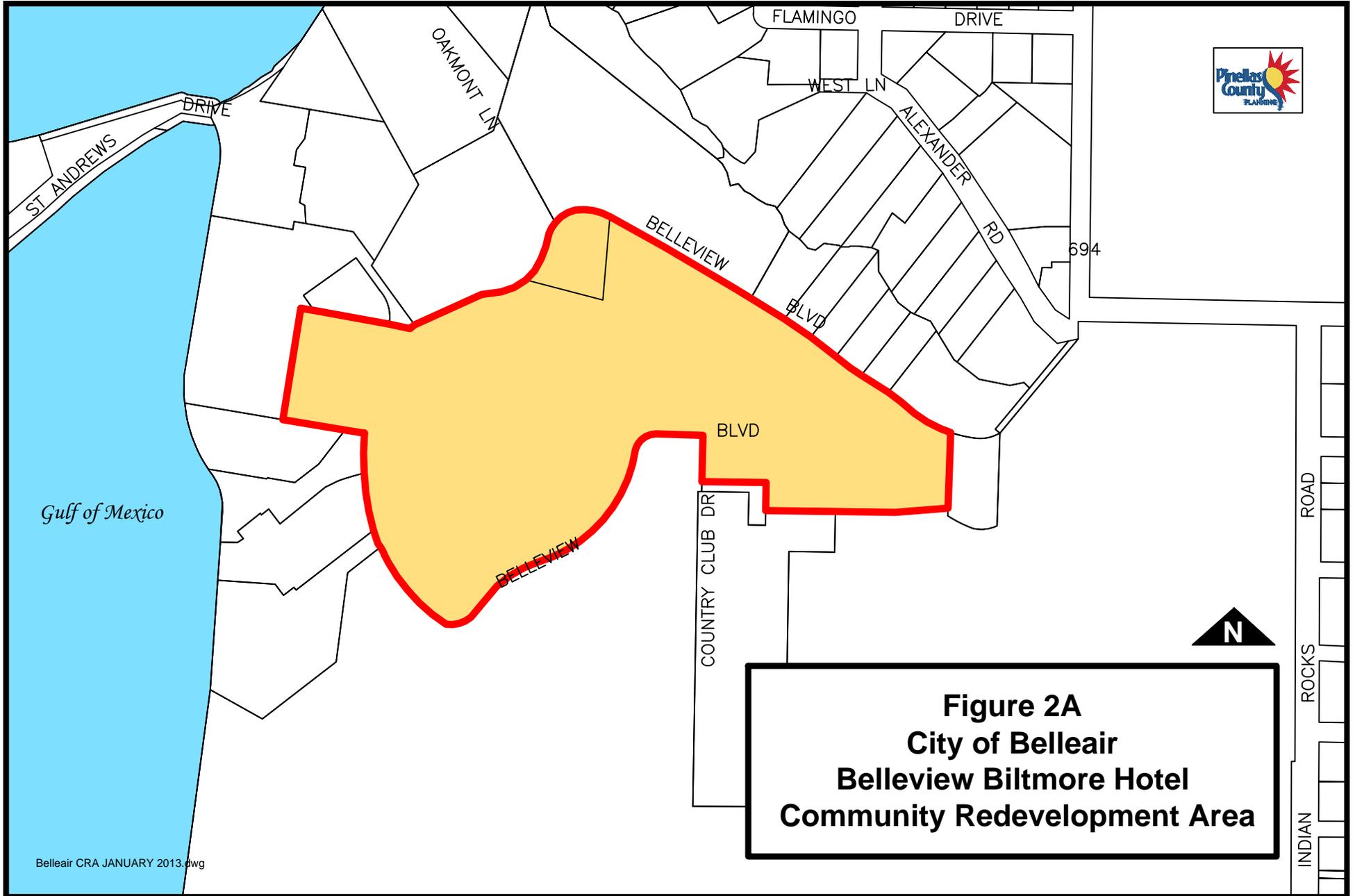
In July 2012, the Town Manager informed the County that the developer of the Belleview Biltmore Hotel was no longer interested in pursuing a Community Development Plan and an associated TIF that would assist with the hotel's repairs and redevelopment and are evaluating the feasibility of the historic tax exemption.

## Community Redevelopment Plan

A Redevelopment Plan has not been established for the area.

## Recent Activities and Accomplishments

None have occurred.



Belleair CRA JANUARY 2013.dwg



# CLEARWATER DOWNTOWN

Community Redevelopment Area **(CRA)** established by **Board of County Commissioners (BCC)** in 1981; expanded in 2002

Community Redevelopment Plan **originally approved by the BCC in 1981 (a new Plan for the expanded CRA was approved by the BCC in 2003; amended in 2005, 2009, and 2010)**

15-Year Review **of the Redevelopment Plan by the BCC is required:** per County Ordinance 04-10, the City is required to submit applicable data and analysis to County staff by October 1, 2018 for review; County findings are due to the City by March 1, 2019.

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 1982; amended in 1986 and in 2004**

County TIF Contribution **expires in 2034**

Cumulative TIF Contribution by the County through fiscal year 2011/12: \$12,148,200

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$825,028
<b>2010/11 City TIF Contribution to the CRA:</b>	\$871,243

Current Acreage of the CRA: **450 acres (248 acres in 1981; expanded in 2004 by 202 acres)**

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## Overview of the CRA

The City of Clearwater’s Downtown CRA is the second largest, as well as one of the oldest, CRAs to be created in Pinellas County, totaling 450 acres in size. In 1981, following the BCC’s delegation of redevelopment authority, the original Community Redevelopment Plan for the Downtown area was approved. Subsequently, in October of 1982, a Redevelopment Trust Fund was established by the BCC, allowing for the contribution of tax increment revenues from the County’s ad valorem taxes. In 2003, the City reassessed the original downtown CRA boundaries and established the need for revitalization outside the original downtown core. As a result, the BCC approved expansion of the boundaries of the CRA eastward to pick up the Gateway Area, thereby adding almost 202 acres. The original and expanded boundaries of the CRA are depicted in Figure 2. In 2004, the BCC authorized the

contribution of tax increment revenues from the County's ad valorem taxes for the Gateway Expansion Area, and authorized an extension to the County's TIF contribution to the original Downtown area for another 30 years.

## The Community Redevelopment Plan

The Downtown Clearwater Redevelopment Plan controls 539 acres, a larger area than the CRA boundaries. The current Plan, which was approved by the BCC in 2003 is a totally revamped Plan that replaced the previously approved Clearwater Downtown Redevelopment Plan that governed the originally established CRA boundaries.

The main objectives included in the Plan are to improve the City's downtown economy by leveraging public-private partnerships and creating residential and commercial stability, and to provide for the stabilization of commercial buildings and residential neighborhoods to support the local economy.

Since approval of the 2003 Plan, the BCC has approved three amendments, in 2005, 2009 and 2010. In 2005, the amendments clarified that the transfer of development rights must be consistent with Countywide Rules, added adult uses to the list of prohibited uses within the Downtown Core character district, reduced the maximum density standard for hotel uses in the East Gateway character district from 70 units per acre to 40 units per acre and incorporated Downtown Design Guidelines.

The 2009 amendments minimally affected the goals, objectives, and policies of the Downtown Strategies, and also revised the County and City tax increment revenue projections in the Plan.

The 2010 amendments created a new policy regarding the potential outdoor display of bicycles for retail bicycle establishments along the Pinellas Trail within the Downtown and expanded the variety of permissible uses for parcels in the vicinity of the Clearwater Gas property on Myrtle Avenue and for properties east of the Pinellas Trail/CSX rail line near Myrtle Avenue/Drew Street.

## Recent Activities and Accomplishments

The following list of activities and achievements is based on information provided by the City in their 2010/11 Annual Report:

- **Royalty Theatre/Capitol Theatre:** To assist with fund raising and ticket sales, the City approved an agreement with Ruth Eckerd Hall to expand the theatres schedule of programming until the planned facility renovations begin. Ruth Eckerd Hall has proposed an increase of performances from 36 to 100 performances annually, with 52 of them live, self-presented events and the remaining 48 performances either films or third party rentals.
- **Property Acquisition: 274 Cleveland Street (Economy Inn Motel) and Surrounding Parcels:** On Sept. 7, 2010, the CRA approved the purchase of real property comprising the bulk of the East Gateway block bounded by

Cleveland Street, North Betty Lane, Grove Street and North Lincoln Avenue. The parcels include the Economy Inn Motel; former Royal Palm Motel; Viva Mexico restaurant; two duplexes; and one single family residence for a total of 2.2 acres.

- **Country Club Townhomes:** This multi-family housing project is intended to increase the supply of owner-occupied, workforce-housing units in the East Gateway District. The City provided a \$700,000 loan, for the purchase of the property to construct a 31-unit townhouse project located at Drew Street and North Betty Lane.





## DUNEDIN DOWNTOWN

Community Redevelopment Area (**CRA**) established by  
**Board of County Commissioners (BCC)** in 1988

Community Redevelopment Plan **originally approved by the BCC** in 1988,  
and **updated Plan was approved by the BCC** in 2012

15-Year Review of **Redevelopment Plan by the BCC** is **NOT** required

Redevelopment Trust Fund **and** County TIF Contribution **established by  
the BCC** in 1988 (**amended in July 2012 to extend timetable of the TIF  
contribution**)

County TIF Contribution **expires** in 2033

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$3,002,070

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$ 239,555
<b>2010/11 City TIF Contribution to the CRA:</b>	\$ 152,246

Current Acreage of the CRA: **154 acres**

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### Overview of the CRA

The City of Dunedin's Downtown CRA is 154 acres in size and was established by the BCC in 1988. The boundaries of the CRA are depicted on Figure 3. The CRA has one Redevelopment Trust Fund, which receives both City and County TIF contributions.

Since the establishment of the CRA, the City's downtown has seen numerous changes over the years, and today is a vibrant walkable area, readily accessible to the Pinellas Trail, offering boutique retail shops, quaint art galleries, specialty antique stores, and a variety of casual to fine dining restaurants.

### The Community Redevelopment Plan

The Downtown Redevelopment Plan was approved by the BCC in 1988 and provides direction to the revitalization of the area. According to City staff,

approximately 90% of the improvements identified in this Plan have been completed, including streetscaping, traffic calming, entryway monuments, underground utility lines, public parking, decorative lighting and many other elements designed to lend the area a sense of place.

While the downtown area has come a long way since the creation of the CRA, there are several more improvements planned.

In 2012, after two decades of carrying out redevelopment activities in the downtown, the City assessed its progress and provided direction by updating the Redevelopment Plan in order to meet future challenges. After City staff and consultant analysis of existing conditions and after an extensive outreach effort to public and private stakeholders using Strength/Weakness/Opportunity/Threat (SWOT) analysis techniques regarding the direction of the downtown development, the updated Redevelopment Plan outlines 10 primary goals and major strategies and capital investments in streets, recreation, utilities, parking, planning and design, signage, and marketing. The goals of the updated Plan are:

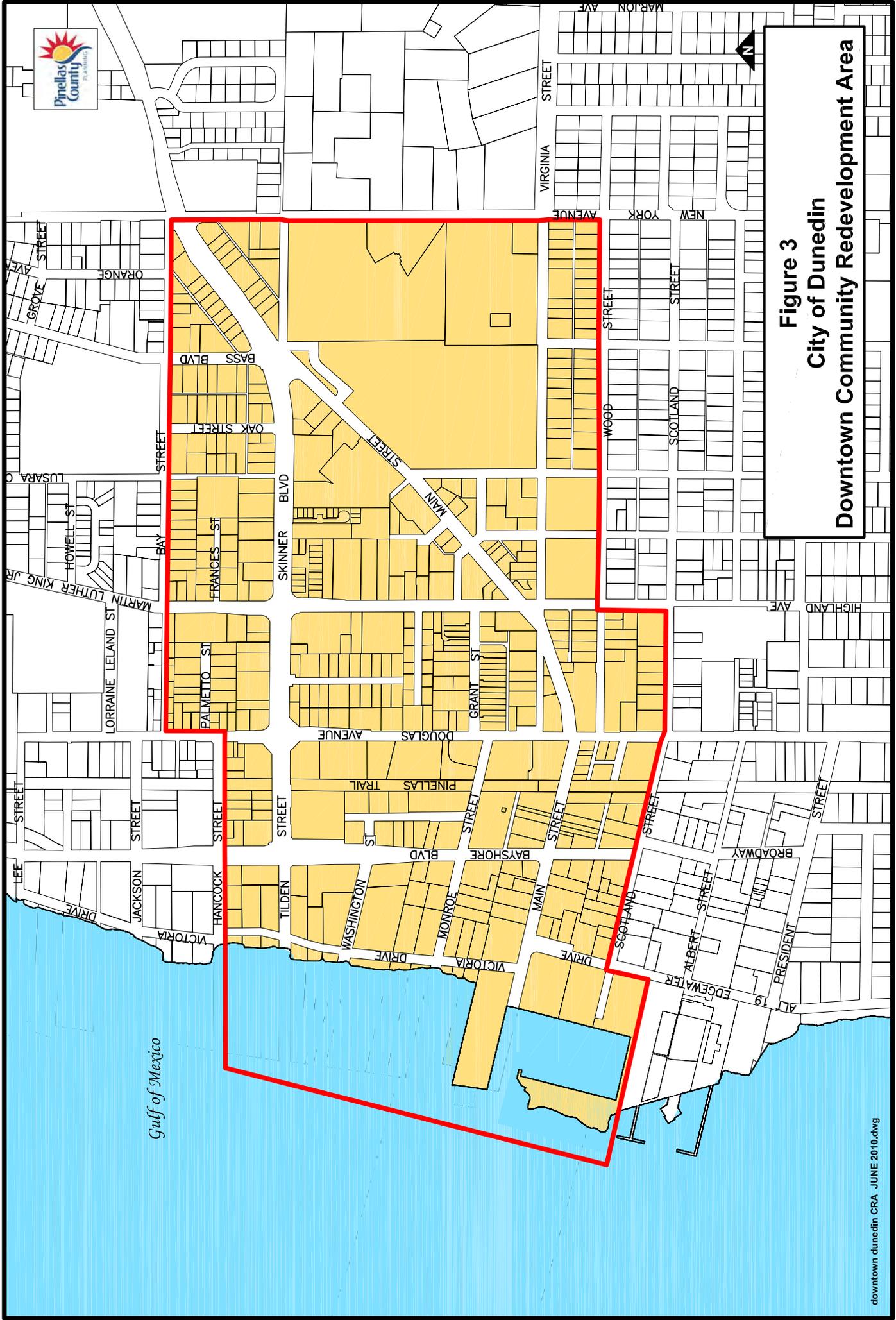
- 1) Maintain and expand financing mechanisms such as matching grants, tax increment financing and the Penny for Pinellas;
- 2) Maintain “coastal small town” character through revising codes to be commensurate with scale;
- 3) Leverage waterfront as an asset with better connectivity with downtown core;
- 4) Capitalize on strategic vacant parcels to foster economic development with a strategy for appropriate land acquisition;
- 5) Enhance walkability and public spaces with emphasis on pedestrian safety, increased shade, and wayfinding;
- 6) Improve transportation and parking to support future development;
- 7) Continue to offer downtown redevelopment assistance, such as signage and a “parking bank”;
- 8) Expand marketing efforts through a branding strategy, marketing materials and business focus group;
- 9) Continue to make downtown as a destination with community events, the arts, and historical heritage; and
- 10) Contribute to the City’s Green Initiative through promotion of green building and green business practices.

Most of the County-contributed tax increment revenues are slated for major street projects (North Douglas Avenue, Main Street, and Highland Avenue), recreation (Trail enhancements), and parking (structure on west part of Downtown). A capital program was developed for the extended redevelopment planning horizon to Year 2033. These capital projects include: street improvements such as North Highland Avenue and Skinner Boulevard; recreation enhancements on waterfront; utility improvements such as a regional stormwater detention facility; and a parking structure on the east/central side of Downtown.

## Recent Activities and Accomplishments

The following activities and achievements are based on information provided in the City's 2010/11 Annual Report for the CRA:

- **Douglas Avenue parking lot** – The City improved the former Keller Sales & Engineering buildings into an 84-space public parking lot;
- **Highland Avenue/Main Street** – The City completed a streetscape enhancement project at the intersection with pedestrian crossings, landscaping, brick sidewalks, underground utilities, realign curb/street lines, and a decorative fountain;
- **Oak Tree Park** – Pedestrian and recreational enhancements were completed to an area near the intersection of the Pinellas Trail and Main Street.



**Figure 3**  
**City of Dunedin**  
**Downtown Community Redevelopment Area**



# GULFPORT WATERFRONT DISTRICT

Community Redevelopment Area (CRA) established by  
**Board of County Commissioners (BCC) in 1992**

Community Redevelopment Plan **originally approved by the BCC in 1993 (amended the Plan in 2000 and 2009)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 1993**

County TIF Contribution **expires in 2023**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$1,264,989

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$102,762
<b>2010/11 City TIF Contribution to the CRA:</b>	\$176,801

Current Acreage of the CRA: **84 acres**

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## Overview of the CRA

The City of Gulfport’s Waterfront CRA is the smallest CRA currently receiving County TIF contributions, totaling 84 acres. The general boundaries of the CRA are depicted in Figure 4. The CRA boundaries, which have not changed since its establishment, were originally based on the following main factors: creating a redevelopment area of a manageable size, concentrating commercial activity along Beach and Shore Boulevards, and the inclusion of historic residential and non-residential areas. A Redevelopment Trust Fund was approved in 1993 by the BCC and currently receives both City and County TIF contributions.

## The Community Redevelopment Plan

The Waterfront District Redevelopment Plan was adopted in 1993 by the BCC and was created for the purpose of conservation, rehabilitation, and revitalization of the Waterfront area. The Plan establishes general project objectives for the rehabilitation and revitalization of the historic commercial and residential corridors. In addition, the Plan stresses the redevelopment of deteriorating properties in

conjunction with the improvement and addition of urban design features.

Since adoption of the Plan, the BCC approved two amendments (in 2000 and in 2009). The 2000 amendment modified the City's Future Land Use Map within the Plan to facilitate the construction of Veteran's Park. In 2009, amendments were made to provide incentives that support small-scale mixed-use development and assist with the creation of a live-work concept.

#### Recent Activities and Accomplishments

The City was able to add several new pieces of artwork to the Waterfront Redevelopment Area, that were created by local artists, including an entryway sign on Gulfport Boulevard. Also, the City began rehabilitation work on the pavilions located along Shore Boulevard which are anticipated to be completed next fiscal year.





# GULFPORT 49TH STREET CORRIDOR

Community Redevelopment Area (CRA) established by  
**Board of County Commissioners (BCC) in 1999**

Community Redevelopment Plan **originally approved by the BCC in 2000 (amended in 2009)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required.**

Redevelopment Trust Fund **established by the BCC in 2000 (Tax increment revenues are not contributed to the Trust Fund by either the City or the County)**

County TIF Contribution **never established**

Cumulative TIF Contribution by the County through fiscal year 2011/12: **\$0**

2010/11 Financial Profile:

**2010/11 County TIF Contribution to the CRA:       \$0**  
**2010/11 City TIF Contribution to the CRA:         \$0**

Current Acreage of the CRA: **185 acres**

## Overview of the CRA

On September 7, 1999, Gulfport’s City Council adopted a Resolution declaring that an area along 49<sup>th</sup> Street South was in desperate need of revitalization. Subsequently, the City requested that the BCC delegate redevelopment authority to the City. That authority was delegated by County Resolution 99-246 on November 23, 1999. Notably though, this Resolution prohibited Gulfport from seeking the use of tax increment financing, and prevented the City from establishing a Redevelopment Trust Fund. It further stipulated that if a Trust Fund was established, the delegation of redevelopment authority and powers would be automatically rescinded. This action was consistent with the BCC position of not endorsing the use of TIF for redevelopment activities that were located outside a recognized downtown area.

On October 31, 2000, the BCC clarified the intent of Resolution 99-246 by adopting Ordinance 00-86, which approved the creation of a Redevelopment Trust Fund for the CRA. County Ordinance 00-86 does not allow the use of tax increments to provide revenues for the Trust Fund, but does allow the City to allocate other

revenue sources to the Trust Fund.

The CRA boundaries have not changed since its establishment and were originally influenced by conditions such as deteriorated structures, poor maintenance of commercial and residential properties, inadequate sidewalks and roadway curbing, and high crime rates. The boundaries of the CRA are depicted in Figure 5.

### The Community Redevelopment Plan

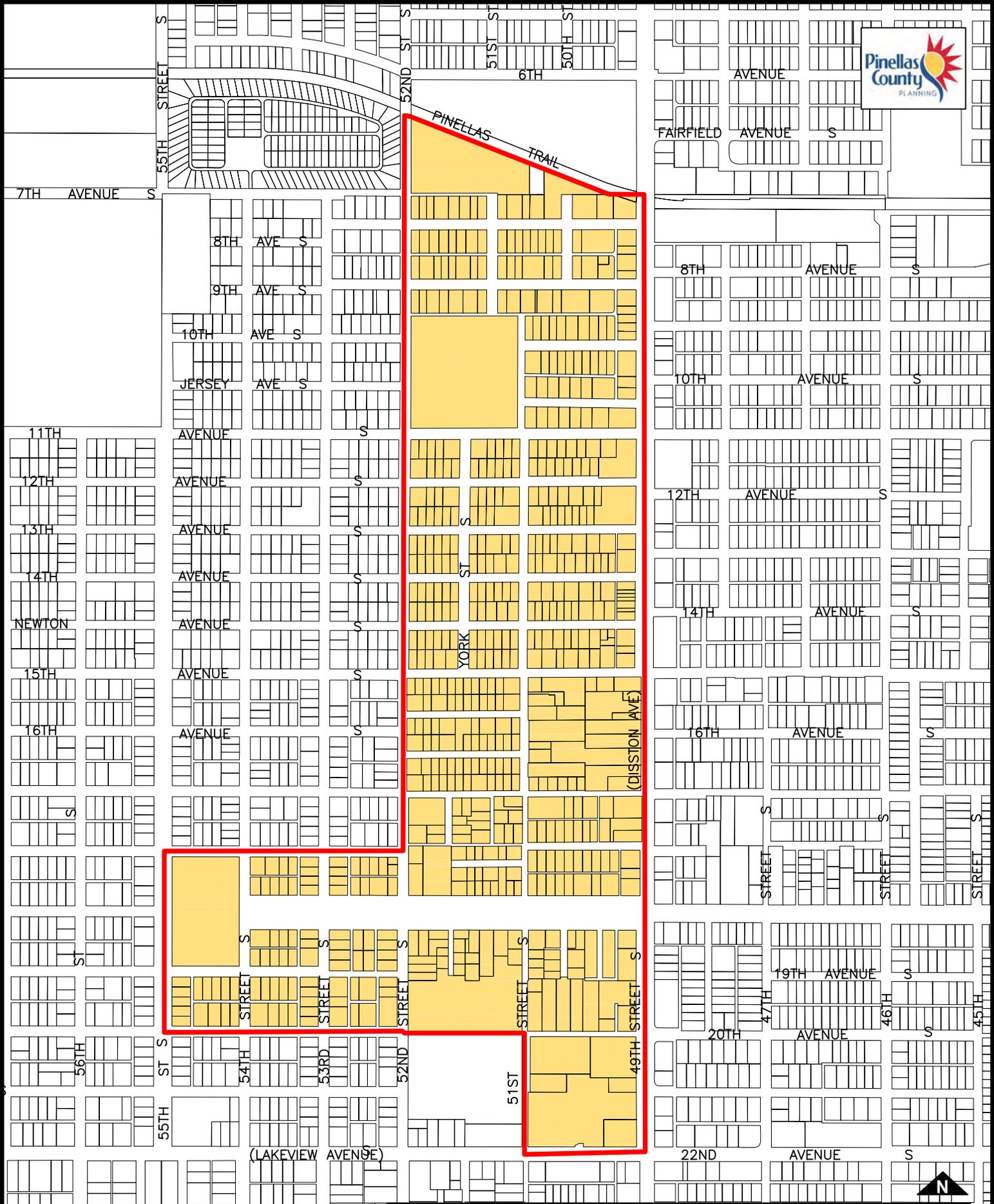
The purpose of this Plan is to stabilize, revitalize and enhance property values within the 49<sup>th</sup> Street CRA boundary by adopting a definitive action plan containing specific projects and programs, many of which have already been completed. The principal objectives of the Plan are to:

- Promote mixed uses as part of a “Live-Work” and “Mixed-Use” arrangement;
- Provide added flexibility for property owners with regard to the types of uses permitted;
- Eliminate unsightly activities and uses;
- Better control outdoor sales and display;
- Attract working professionals and home-based businesses; and
- Preserve and enhance residential neighborhoods and the overall residential character of the area.

Since approval of the Plan, there was one amendment in 2009, which created overlays that added flexibility and incentives to support small-scale mixed-use development and to assist with the creation of a live-work concept.

### Recent Activities and Accomplishments

The City completed the Tangerine Parkway project, which was constructed with transportation improvement grant funds provided by the Florida Department of Transportation.



**Figure 5**  
**City of Gulfport**  
**49th St Corridor Community Redevelopment Area**



# LARGO WEST BAY DRIVE

Community Redevelopment Area **(CRA)** established by **Board of County Commissioners (BCC)** in 1991; expanded in 2002

Community Redevelopment Plan **originally approved by the BCC in 1997(a new Plan for the expanded CRA approved by the BCC in 2010)**

15-Year Review **of the Redevelopment Plan by the BCC is required:** per County Ordinance 10-08, the City is required to submit applicable data and analysis to County staff by July 1, 2016 for review; County findings are due to the City by December 31, 2016.

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 2000**

County TIF Contribution **expires in 2030**

Cumulative TIF Contribution by the County through fiscal year 2011/12: **\$3,622,851**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$349,883</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$262,540</b>

Current Acreage of the CRA: **445 acres**

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## Overview of the CRA

The City of Largo's West Bay Drive CRA is approximately 445 acres in size and received delegation of redevelopment authority from the BCC in 1991. In 2002, the City received BCC approval to expand the CRA boundary to the east. The original and expanded boundaries of the CRA are depicted in Figure 6. A Redevelopment Trust Fund was approved in 2000 by the BCC and currently receives both City and County TIF contributions.

## The Community Redevelopment Plan

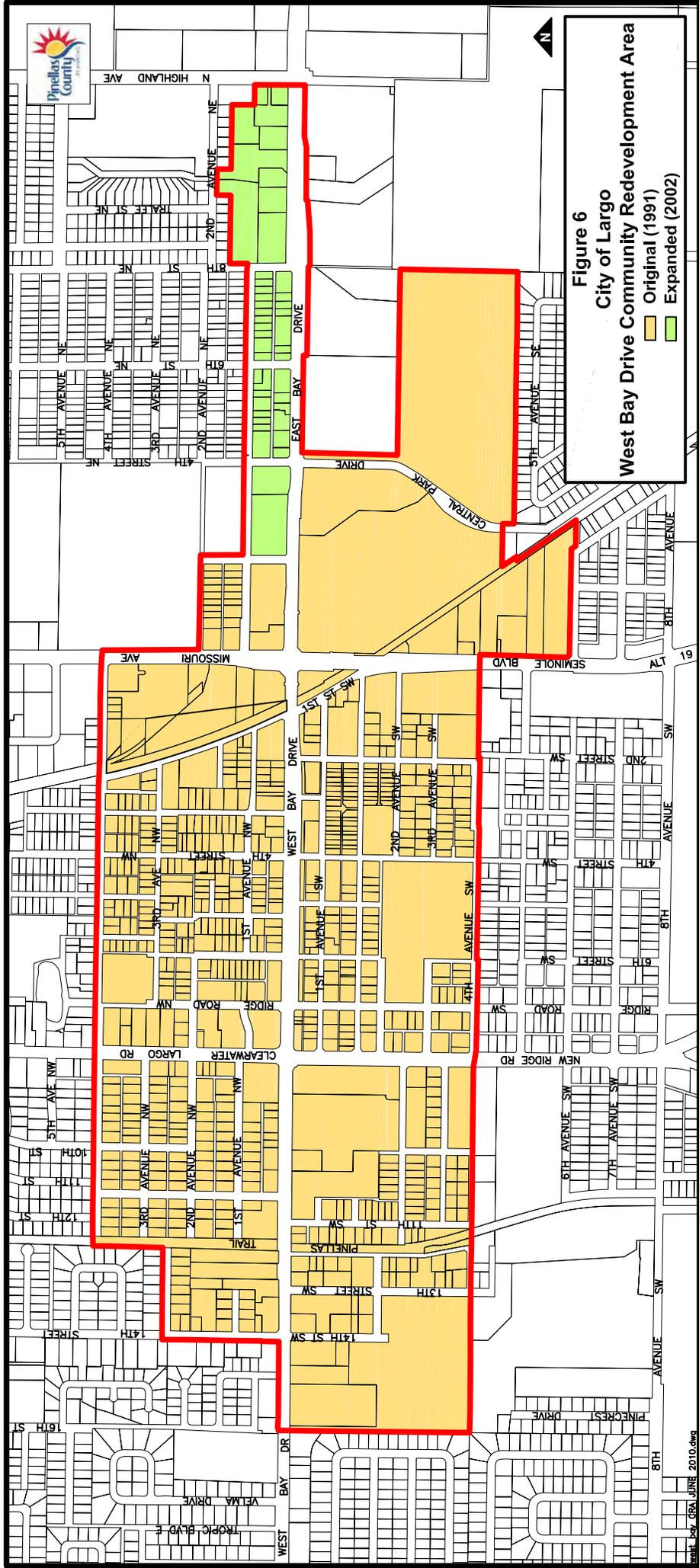
The Redevelopment Plan was originally approved in 1997 by the BCC. A new Plan was approved in 2010, but did not include the expansion area to the east due to property owner opposition. The goals and objectives of the recently approved Plan specifically relate to mobility and pedestrian improvements/enhancements to

facilitate transformation of the area from an automobile-dependent commercial corridor to a vibrant, mixed-use, walkable area.

### Recent Activities and Accomplishments

The following is a list of some of the activities and achievements provided by City staff:

- The reconstruction of 4th Street SW from West Bay Drive to 8th Avenue SW was completed. The reconstruction included re-bricking of the street, new curb, and an urban sidewalk installed on both sides of the street.
- New retail and office establishments opened in the District including Keller Williams Realty, Deuces Restaurant, and Dr. Mahajan's Medical office complex.
- The City started a new Capital Improvement Project that will enhance an area adjacent to the Pinellas Trail within the West Bay Drive District, which will connect many downtown businesses to the trail.





## LARGO/CLEARWATER-LARGO ROAD

Community Redevelopment Area (**CRA**) established by  
**Board of County Commissioners (BCC)** in 1995;  
expanded in 2002 and 2008

Community Redevelopment Plan **originally approved by the BCC in 1996 (a new Plan for the expanded CRA was approved by the BCC in 2006, and amended in 2008)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **WAS NOT ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$0</b>

Current Acreage of the CRA: **306 acres**

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### Overview of the CRA

The 306 acre Clearwater-Largo Road CRA was established in 1995 and includes commercial properties along the Clearwater-Largo Road corridor and the adjacent residential neighborhoods. The original boundaries of this area have been expanded twice, once in 2002 and again in 2008. The latter expansion includes recently annexed properties. The original and expanded boundaries of the CRA are depicted in Figure 7. A Redevelopment Trust Fund has not been established for this CRA.

### The Community Redevelopment Plan

The initial Clearwater-Largo Road CRA Redevelopment Plan was approved by the BCC in 1996. In 2006, the BCC approved a new Plan for the CRA that included the expanded area and addressed affordable housing initiatives and a mobile home park transition program for displaced residents. In 2008, the Plan was amended to incorporate annexed properties.

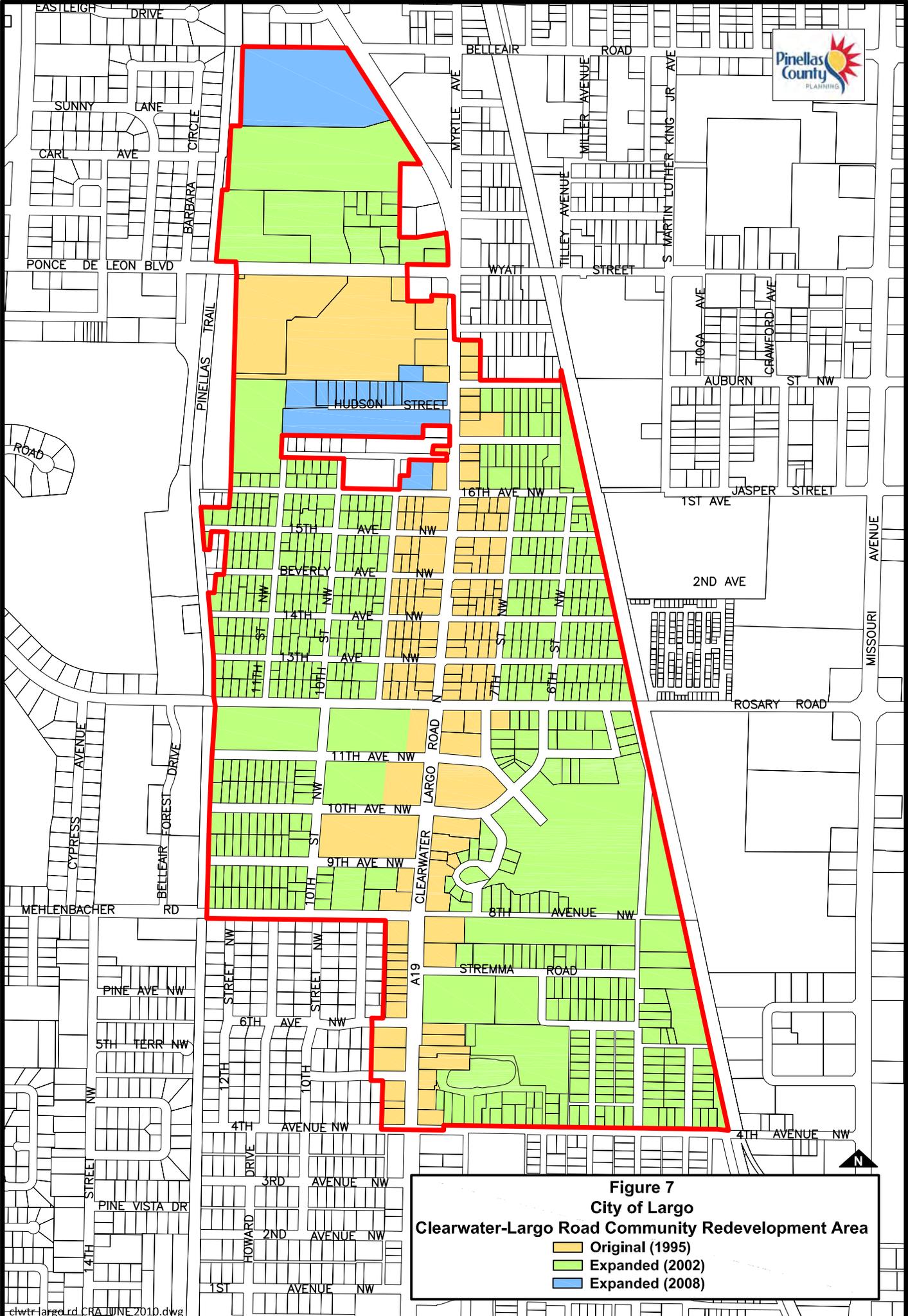
The main intent of the Redevelopment Plan is to transform the Clearwater-Largo Road Corridor into a vibrant mixed-use area. The Plan focuses on four main

implementation programs: streetscaping and pedestrian orientated development, business development, strengthening neighborhoods, and providing flexible regulations to permit mixed-use development.

### Recent Activities and Accomplishments

The activities and accomplishments listed below have been funded through either the City of Largo's general fund and/or Community Development Block Grant (CDBG) allocations, since a Redevelopment Trust Fund does not exist for this CRA. Accomplishments include:

- A new Capital Improvement Project has been dedicated to resolve stormwater run-off related issues within the District.
- The Bayside Court Apartment complex has been constructed, which has added 244 workforce housing units to the District.



**Figure 7**  
**City of Largo**  
**Clearwater-Largo Road Community Redevelopment Area**

- Original (1995)
- Expanded (2002)
- Expanded (2008)



# OLDSMAR TOWN CENTER

Community Redevelopment Area (**CRA**) established by **Board of County Commissioners (BCC)** in 1993; expanded in 1995

Community Redevelopment Plan **originally approved by the BCC** in 1996

15-Year Review **of the Redevelopment Plan by the BCC** is **NOT** required

Redevelopment Trust Fund and County TIF Contribution **established by the BCC** in 1996

County TIF Contribution **expires in 2026**

Cumulative TIF Contribution by the County through fiscal year 2011/12: \$2,086,802

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$198,647
<b>2010/11 City TIF Contribution to the CRA:</b>	\$163,845

Current Acreage of the CRA: **106 acres**

## Overview of the CRA

The City of Oldsmar’s CRA was established in 1993 and originally encompassed an area generally south of the intersection of State Road 580 and Tampa Road. This area was expanded in 1995 to include land wedged between SR584/Tampa Road and SR 580, as well as portions of land east of St. Petersburg Drive. Currently, the CRA is approximately 106 acres in size. The original and expanded boundaries of the CRA are depicted in Figure 8. The CRA has one Redevelopment Trust Fund account, which receives both City and County TIF contributions.

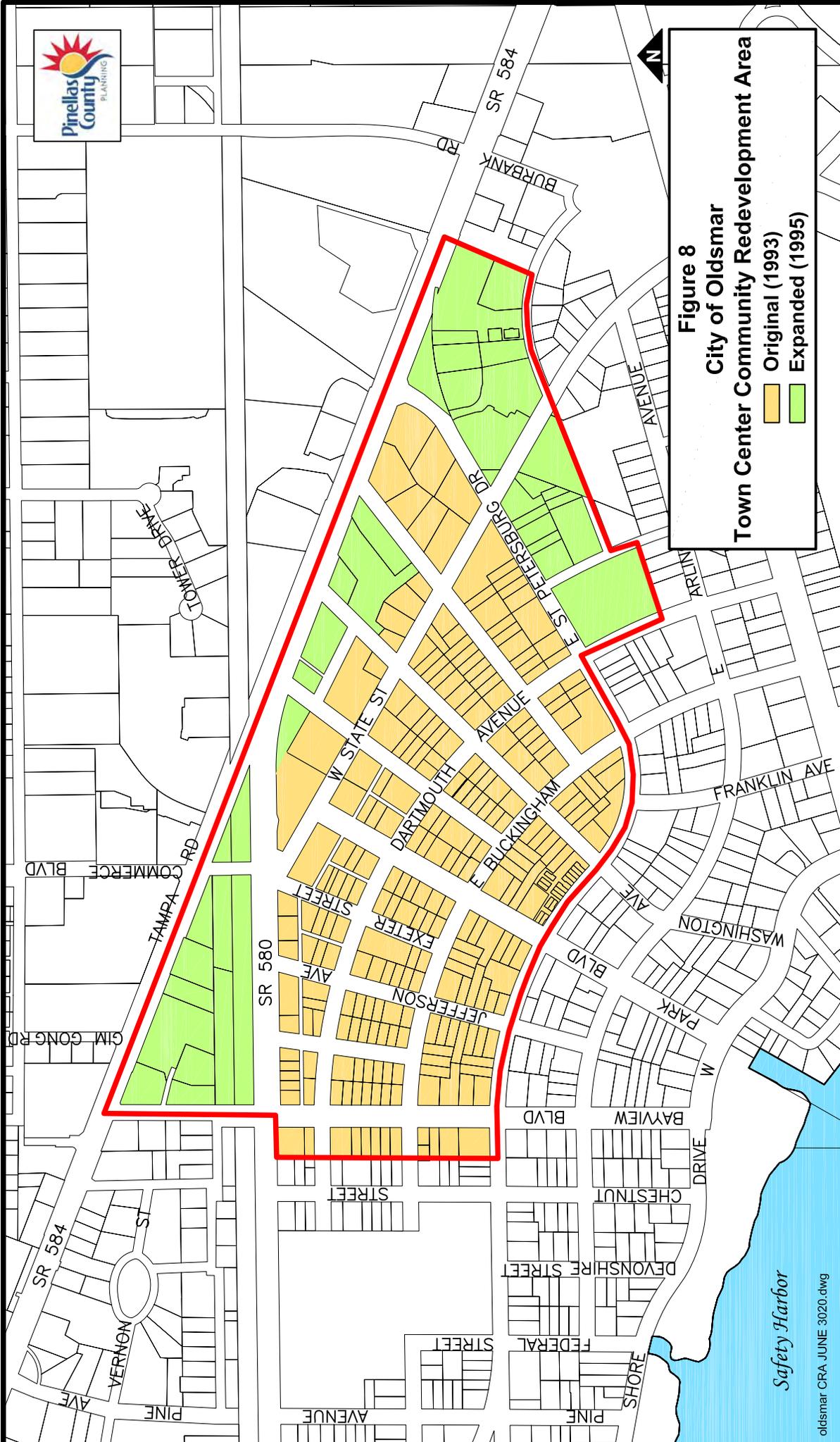
## The Community Redevelopment Plan

In 1996, the Oldsmar Town Center Plan was approved by the BCC. The Plan includes an overall vision for the CRA in 2015, and identifies goals that emphasize the importance of maintaining Oldsmar's small town character and unique appeal. In addition, the Plan focuses on infrastructure improvements, traffic calming, on-street parking, streetscaping, and street signage.

## Recent Activities and Accomplishments

The following is a list of some of the activities and achievements provided by City staff:

- Completed renovations to the Oldsmar Bank building, which now houses the City Council Chambers, the Upper Tampa Bay Chamber of Commerce, the Historical Society and an office for the Pinellas County Sheriff;
- Completed streetscaping along St. Petersburg Drive, which includes 40 new on-street diagonal parking spaces, sidewalks and crosswalks, LED Victorian style street lights and two designated electric car charging stations. There are currently six electric car charging stations in the CRA.



**Figure 8**  
**City of Oldsmar**  
**Town Center Community Redevelopment Area**

- Original (1993)
- Expanded (1995)



# PINELLAS PARK DOWNTOWN

Community Redevelopment Area **(CRA)** established by  
**Board of County Commissioners (BCC)** in 1988

Community Redevelopment Plan **originally approved by the BCC in 1990 (amended the Plan in 1994 and 1997)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 1990 (reset base year in 1998)**

County TIF Contribution **expires in 2020**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$9,544,269

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$758,367
<b>2010/11 City TIF Contribution to the CRA:</b>	\$786,392

Current Acreage of the CRA: **1,339 acres**

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## Overview of the CRA

The City of Pinellas Park’s Downtown CRA, at 1,339 acres, is the largest CRA in Pinellas County. The boundaries generally extend along the Park Boulevard corridor, bounded by 34th Street to the east and 67th Street to the west, between 78th Avenue to the north and 70th Avenue to the south, and north and south along the 49<sup>th</sup> Street corridor (see Figure 9).

The CRA’s Redevelopment Trust Fund was created in 1990, and receives both City and County TIF contributions. However, it should be noted that in 1998 the City received BCC approval to “reset” the base year of the Trust Fund. This request was made to address the fact that after 1992 the taxable values of properties within the CRA fell below that of the established base year in 1990, thus no tax increment revenues were being generated. Prior to establishing a new base year for the Trust Fund, funding of CRA activities was accomplished primarily through other revenue sources. The City felt, however, that the intent and purpose of the Redevelopment Plan could not be fulfilled without receiving tax increment revenue. The “resetting” of the base year did not reset the timeframe for the Plan implementation or extend

the County's commitment to contribute TIF funds beyond 2020.

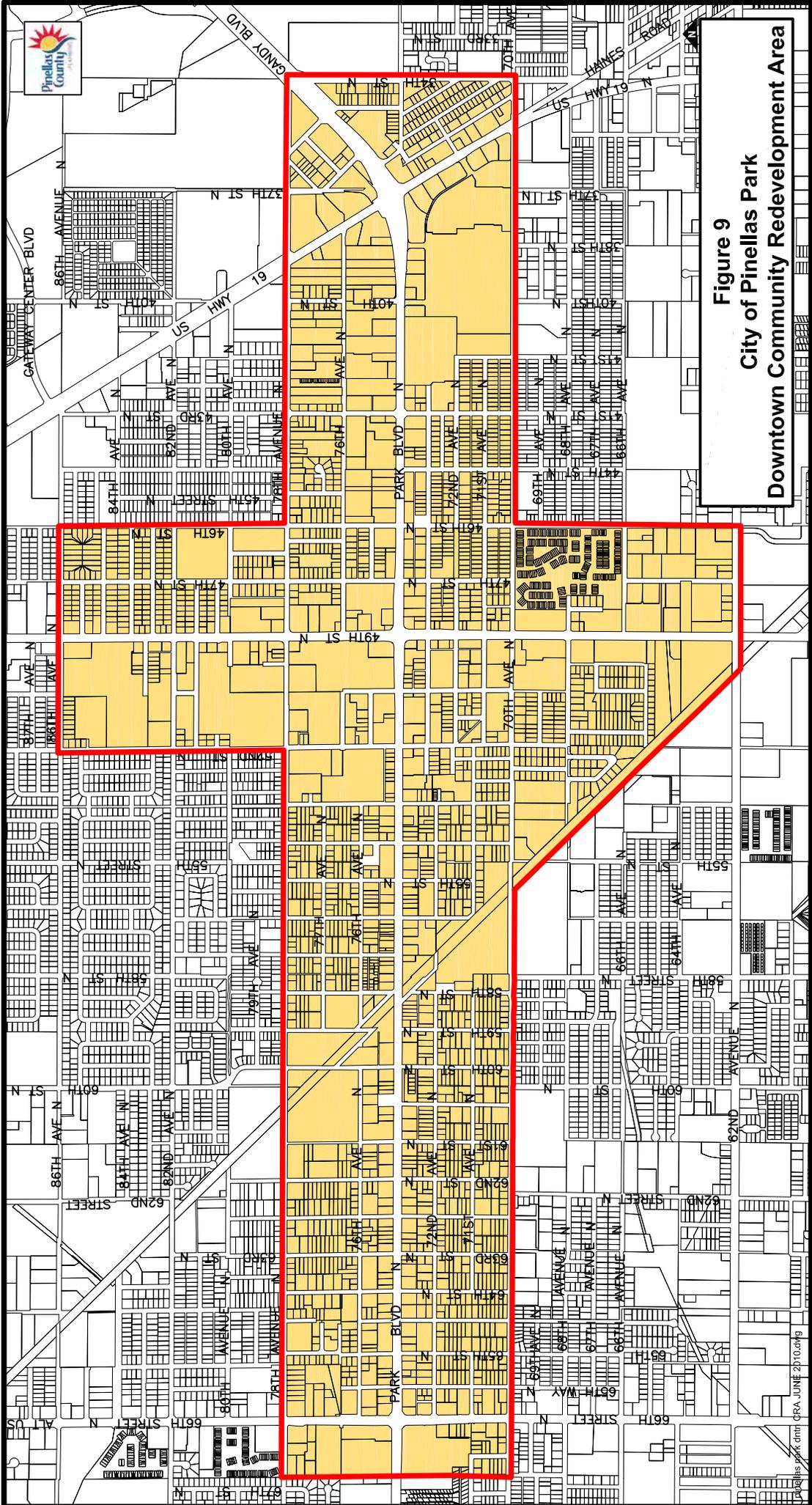
## The Community Redevelopment Plan

The Downtown Redevelopment Plan was approved in 1990 by the BCC. Overall, the Plan establishes goals and objectives to eliminate blighted conditions, maximize location advantages, promote new investment and re-investment in properties and create a strong, vibrant downtown area. In 1994, the Plan was amended to address density bonus incentives to encourage larger scale development, as well as to revise relocation procedures for displaced residents to correspond with the County's minimum relocation guidelines adopted in 1993. The Plan was subsequently amended in 1997 to update references to the City's Land Development Code and to enable the transfer of development rights within the CRA boundaries.

## Recent Activities and Accomplishments

The following is a list provided by city staff of some of the activities and achievements within the CRA:

- 135 new businesses were established within the CRA;
- The City completed construction of a new "green" parking lot at the Performing Arts Center;
- The City completed construction of a storm water pond at 46th St. & Park Blvd;
- A cooperative revitalization project is underway between the CRA and United Cottages Corporation (a subdivision of cottages located on 75th Terrace). The area began as a trailer-converted tourist development in the 1940's, and was rezoned in 2011 as a mixed-use district with the hope that businesses might invest in a downtown, "live-work" location. So far the CRA has invested over \$1,000,000 in the neighborhood and has initiated projects that include the replacement of existing utility poles with underground electric utility infrastructure; drainage improvements; street upgrades (brick pavers, curbs, and gutters); new driveways; uniform street address signage for each lot; a mail kiosk; and decorative street lighting.



**Figure 9**  
**City of Pinellas Park**  
**Downtown Community Redevelopment Area**

Pinellas Park dmmr GRA JUNE 2010.dwg



## SAFETY HARBOR DOWNTOWN

Community Redevelopment Area (**CRA**) established by  
**Board of County Commissioners (BCC)** in 1992; expanded in 2004

Community Redevelopment Plan **originally approved by the BCC in 1992 (a new Plan for the expanded CRA was approved by the BCC in 2009 and was amended in 2012).**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 1992**

County TIF Contribution **expires in 2022**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$2,132,895

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$181,703
<b>2010/11 City TIF Contribution to the CRA:</b>	\$125,354

Current Acreage of the CRA: **157 acres (108 acres in 1992; expanded by 49 acres in 2004)**

---

### Overview of the CRA

The City of Safety Harbor was given redevelopment authority by the BCC in 1992 to address deteriorating conditions in the downtown area. The original CRA boundary generally extended from Old Tampa Bay to 11th Avenue (east to west) and from 3rd Street North to 3rd Street South (north to south). In November of 2004, the BCC approved an expansion of the original area to include redevelopment activities within three adjacent areas. Both the original and expanded boundaries of the CRA are depicted in Figure 10.

A Redevelopment Trust Fund was approved in 1992 by the BCC and currently receives both City and County TIF contributions. However, the County TIF contribution is only applicable for properties located in the original CRA. As of yet, the City has not elected to pursue the establishment of a separate Redevelopment Trust Fund for the expanded area.

## The Community Redevelopment Plan

In March 2009, the BCC approved a new CRA Downtown Master Plan, which included both the original CRA and the expansion area.

The 2009 Downtown Master Plan follows the direction and practices contained in the Pinellas County Metropolitan Planning Organization's *Livable Communities Model Code*. The Plan stresses the importance of creating a sense of place and strives to preserve the nearby historic neo-traditional residential neighborhoods.

The new Plan was subsequently amended in 2012 to update references to the City's Comprehensive Plan and Land Development Code. Also there were amendments made to the Tax Increment Financing section, reflecting new revenue projections that account for the downturn in property values.

## Recent Activities and Accomplishments

The following is a list provided by City staff of some of the activities and achievements within the CRA:

- Completed the construction of 42 new parking spaces along 2nd Street South and also reconfigured and improved 14 on-street parking spaces along North Bayshore Boulevard;
- Completed the Jefferson Street sidewalk improvements;
- Installed six new bicycle racks and purchased seasonal welcome banners that will be hung from the light poles throughout the downtown;
- Completed dock and boat slip improvements to the City-Owned Marina Park; and
- Funded and preformed a variety of environmental restoration activities inside the recently acquired greenway and trail easement along Mullet Creek.





# ST. PETE BEACH GULF BOULEVARD & DOWNTOWN

Community Redevelopment Area (CRA) established by  
Board of County Commissioners (BCC) in 2006

Community Redevelopment Plan **has not been submitted for approval by the BCC to date**

Redevelopment Trust Fund **HAS NOT BEEN ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$0</b>

Current Acreage of the CRA: **135 acres**

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## Overview of the CRA

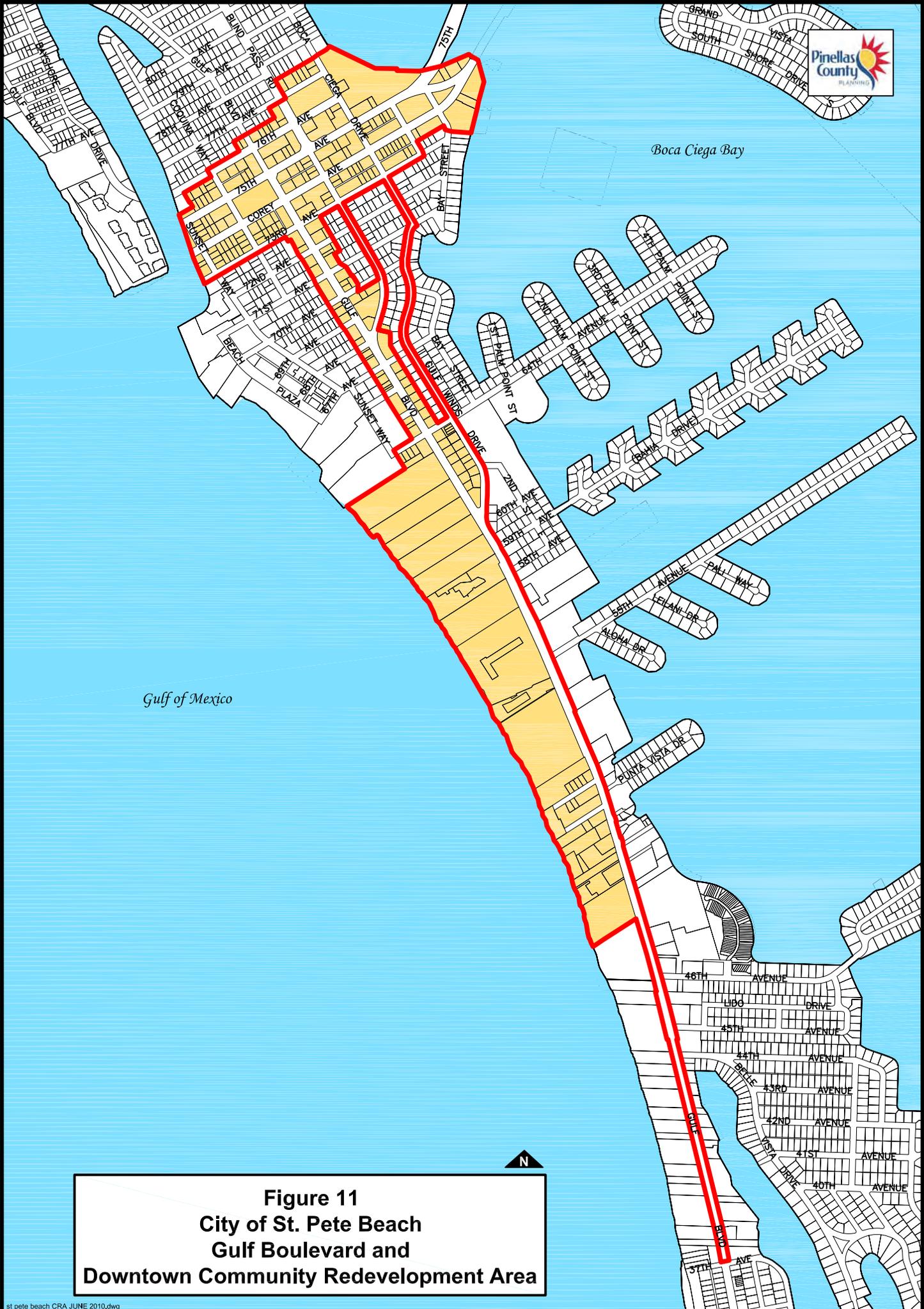
The City of St. Pete Beach was delegated redevelopment authority by the BCC in October 2006 for the 135 acre St. Pete Beach CRA. The CRA boundaries have not changed since its establishment and are depicted on Figure 11. A Redevelopment Trust Fund has not been established for this CRA.

## The Community Redevelopment Plan

In March 2010, a Redevelopment Plan was approved by a citizen referendum. However, the Plan still needs City Commission and BCC approval before it can be implemented. A local public hearing date has not been scheduled by the City for consideration of the Plan.

## Recent Activities and Accomplishments

No development activity has occurred in association with the CRA.



**Figure 11**  
**City of St. Pete Beach**  
**Gulf Boulevard and**  
**Downtown Community Redevelopment Area**



## ST. PETERSBURG JAMESTOWN

Community Redevelopment Area (CRA) established by  
The City of St. Petersburg in 1977; expired in 2007

Community Redevelopment Plan **was not developed by the City**

Redevelopment Trust Fund **WAS NOT ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$0</b>

Acres of the CRA: **58 acres**

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### Overview of the CRA

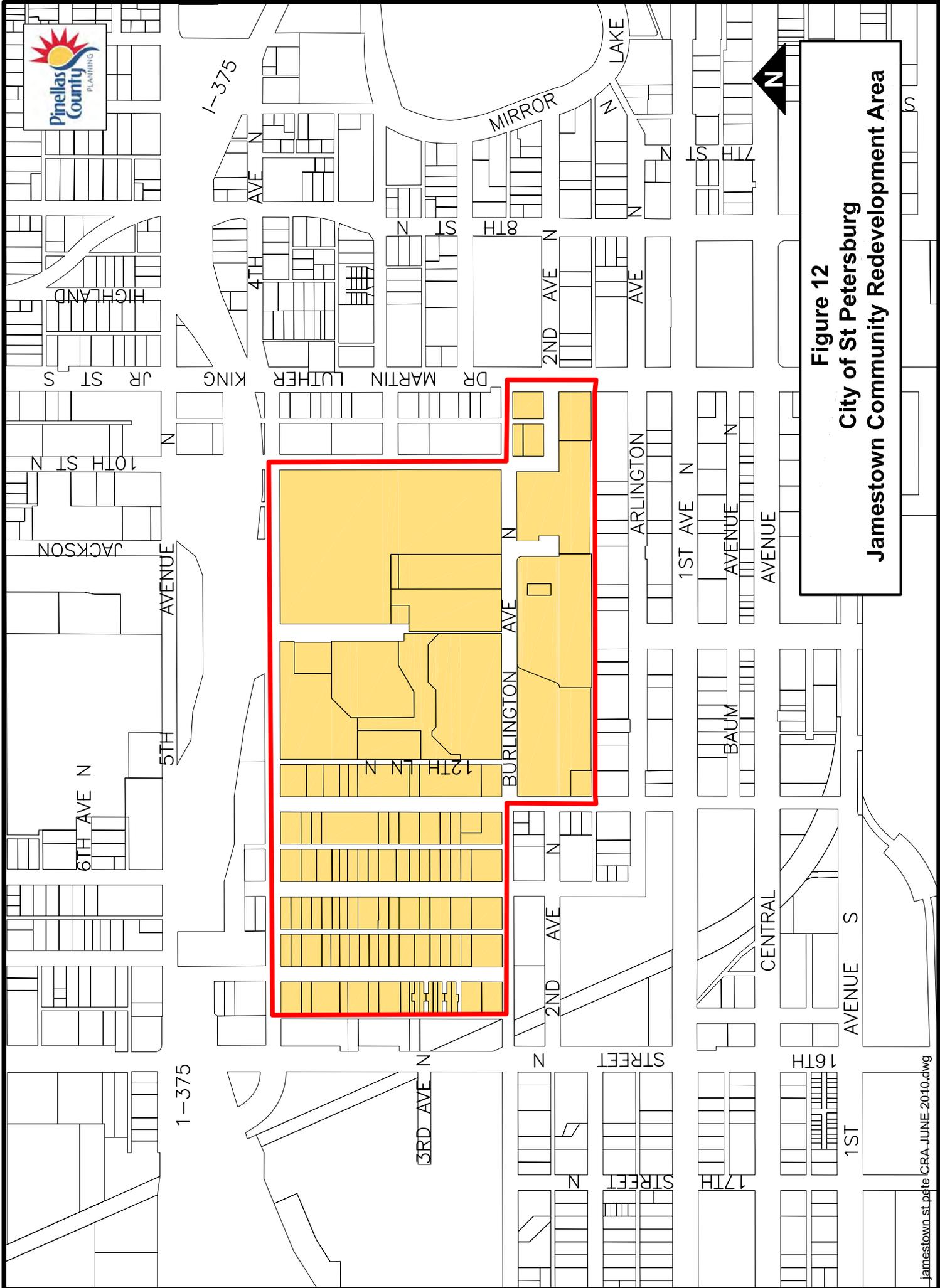
The Jamestown CRA was established in 1977, before Pinellas County's Home Rule Charter. As such, it did not require approval by the BCC. The CRA expired in 2007. Please refer to Figure 12 for general boundaries. A Redevelopment Trust Fund was not established for this CRA.

### The Community Redevelopment Plan

A Redevelopment Plan was never established for the area.

### Recent Activities and Accomplishments

No development activity in association with the CRA.



**Figure 12**  
**City of St Petersburg**  
**Jamestown Community Redevelopment Area**





# ST. PETERSBURG 16TH STREET SOUTH

Community Redevelopment Area (CRA) established by  
**Board of County Commissioners (BCC) in 1982**

Community Redevelopment Plan **approved by the BCC in 2008**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **HAS NOT BEEN ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$0</b>

Current Acreage of the CRA: **22 acres**

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## Overview of the CRA

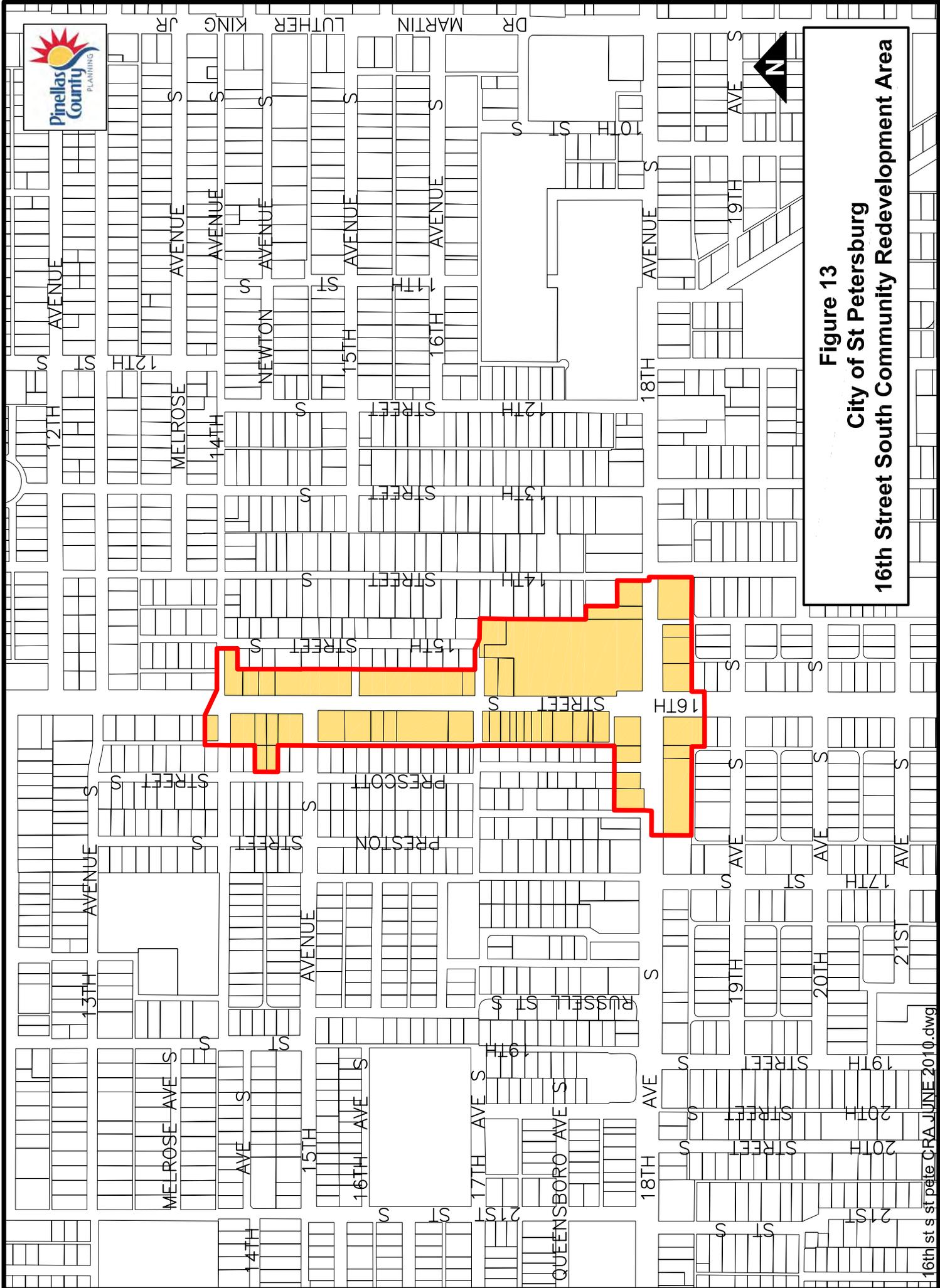
The 16th Street South CRA is a narrow (roughly one-block wide) 22 acre corridor straddling 16th Street South, between 14th Avenue South and north of 19th Avenue South (please refer to Figure 13). A Redevelopment Trust Fund has not been established for this CRA.

## The Community Redevelopment Plan

The foremost goal of the Redevelopment Plan is to improve the economic viability of businesses along the corridor by creating a retail commercial business district. Business development goals concentrate on expanding the market potential of existing small businesses and creating a broader mix of commercial activity, especially those involving both specialty and convenience retail. Some design-related goals involve upgrading the physical environment through façade enhancement and landscaping, drainage and traffic circulation improvements. The Plan also calls for creating a “healthy” pedestrian experience to serve its residents and visitors.

## Recent Activities and Accomplishments

In 2011, the City did not expend or program funds for capital improvements for this redevelopment area. The City issued twelve building permits, totaling \$278,000 in construction value.



**Figure 13**  
**City of St Petersburg**  
**16th Street South Community Redevelopment Area**



# ST. PETERSBURG CENTRAL PLAZA

Community Redevelopment Area (CRA) established by  
**Board of County Commissioners (BCC) in 1985**

Community Redevelopment Plan **has not been developed by the City, or approved by the BCC**

Redevelopment Trust Fund **HAS NOT BEEN ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

**2010/11 County TIF Contribution to the CRA: \$0**  
**2010/11 City TIF Contribution to the CRA: \$0**

Current Acreage of the CRA: **193 acres**

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## Overview of the CRA

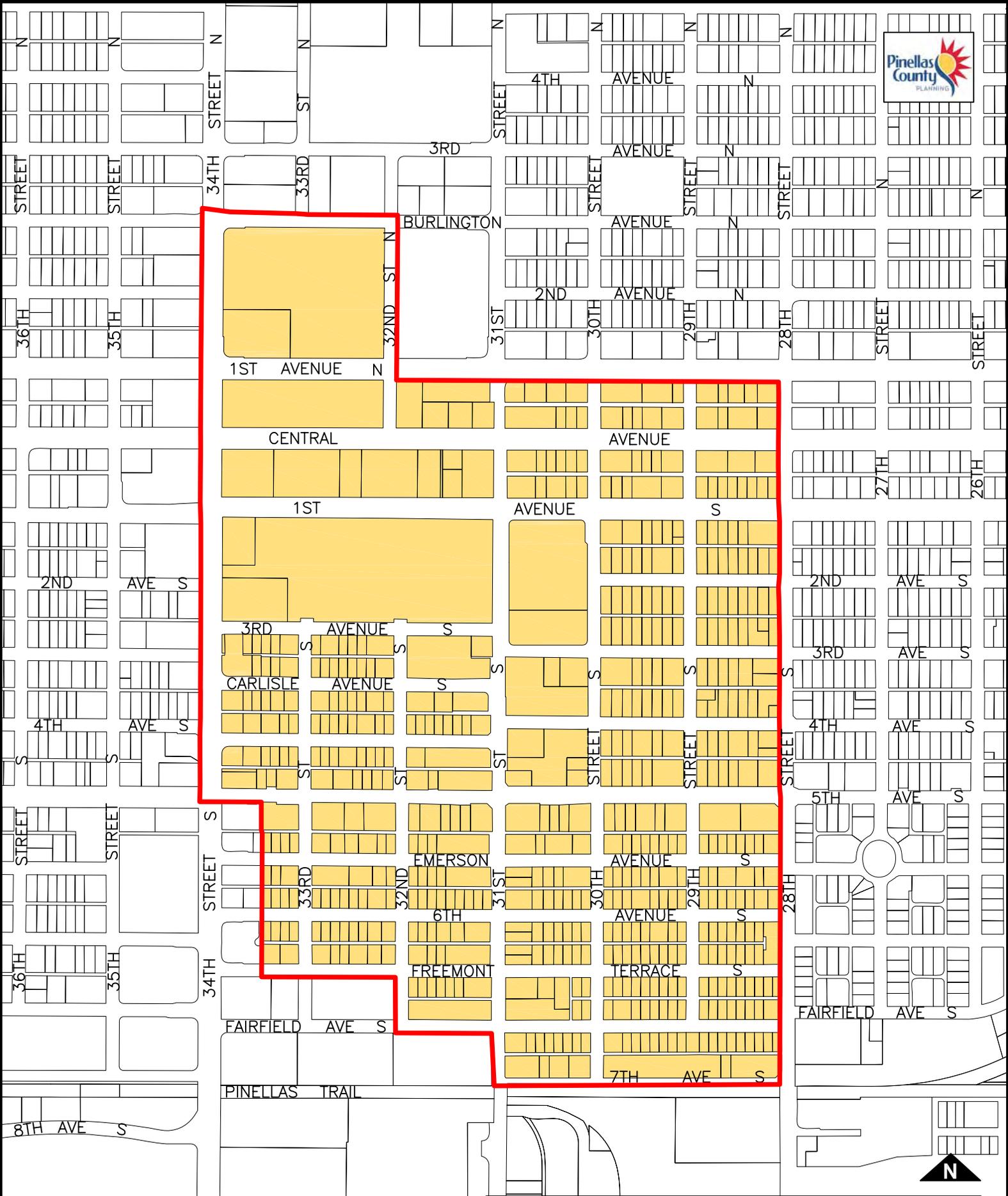
The City of St. Petersburg was delegated redevelopment authority from the BCC in May 1985 for the 193 acre Central Plaza CRA. The CRA boundaries have not changed since its establishment and are depicted on Figure 14. A Redevelopment Trust Fund has not been established for this CRA.

## The Community Redevelopment Plan

A Redevelopment Plan was never established for the area.

## Recent Activities and Accomplishments

No development activity in association with the CRA.



**Figure 14**  
**City of St Petersburg**  
**Central Plaza Community Redevelopment Area**



# ST. PETERSBURG BAYBORO HARBOR

Community Redevelopment Area (CRA) established by  
**Board of County Commissioners (BCC) in 1985**

Community Redevelopment Plan **originally approved by the BCC in 1985**  
**(amended the Plan in 2008 and 2009)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **and** County TIF Contribution **established by**  
**the BCC in 1988**

County TIF Contribution **expires in 2018**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$ 463,398

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$31,056
<b>2010/11 City TIF Contribution to the CRA:</b>	\$37,681

Current Acreage of the CRA: **193 acres**

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## Overview of the CRA

The 193 acre Bayboro Harbor CRA was established by the BCC in 1985. The boundaries for this area are depicted on Figure 15. The CRA has one Redevelopment Trust Fund, approved by the BCC in 1988, which receives both City and County TIF contributions.

The majority of the Bayboro Harbor CRA is characterized by institutional/non-profit organizations such as the National Oceanic and Atmospheric Administration (NOAA), Florida Marine Research Institute (FMRI), Florida Wildlife Commission (FWC), the United States Geological Survey Institute, All Children's Hospital, Bayfront Medical Center, and the University of South Florida-St. Petersburg. All of these large organizations are exempt from paying property taxes and occupy much of the CRA land on its northern and western boundaries, which explains why TIF revenues have not increased significantly in recent years, in comparison with other CRAs within the City.

Continued expansion of these tax-exempt institutional uses has constrained the generation of TIF revenues within the CRA. For example, the City acquired a 15

acre parcel of land that was conveyed to USF-St. Petersburg to expand its student housing. Additionally, All Children's Hospital and the Bayfront Hospital Medical Center have expanded their facilities between 4th Street South and the CRA's western boundaries, removing additional properties from the tax rolls.

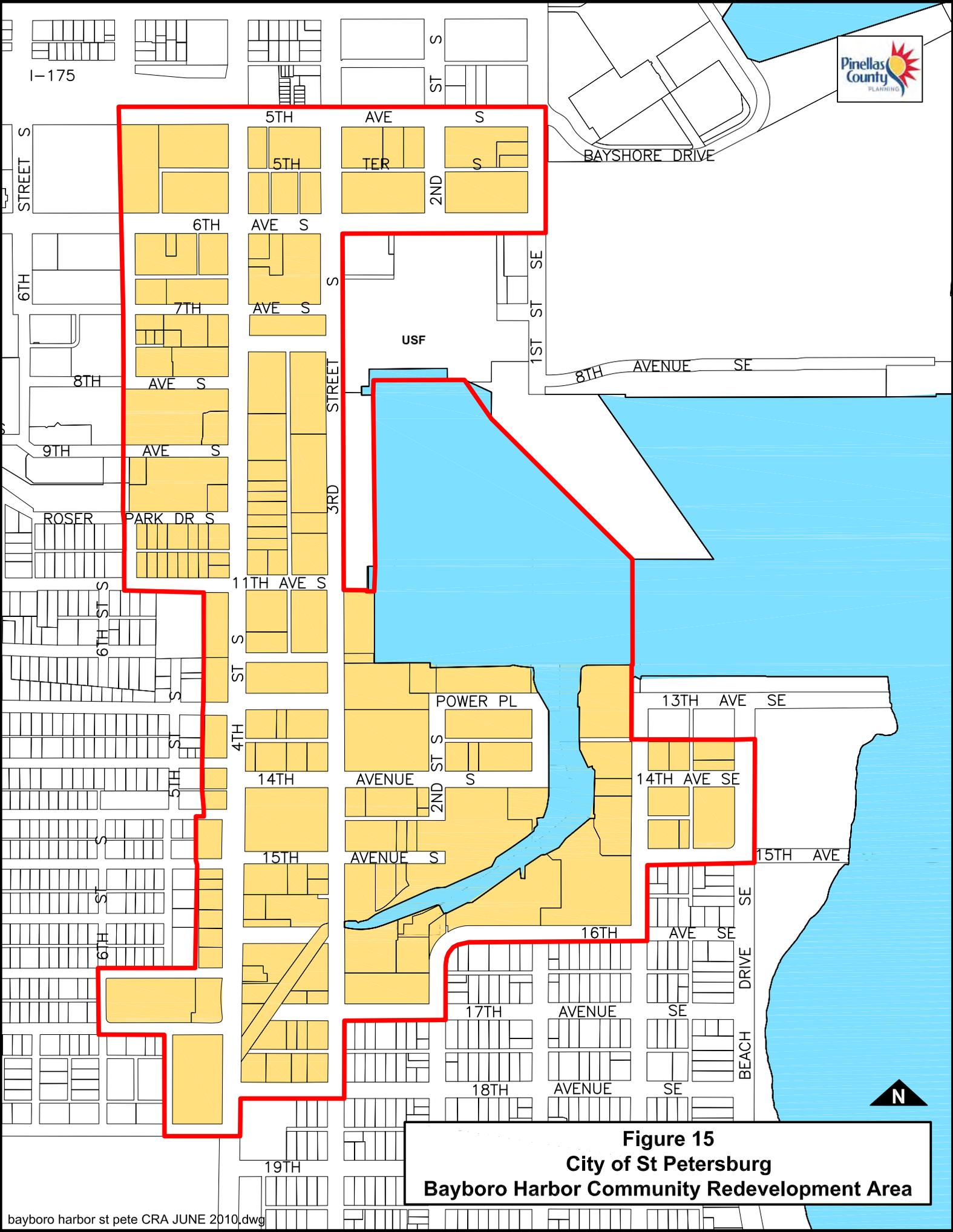
Even though these tax-exempt organizations do not contribute to the TIF revenues in the CRA, they provide a large amount of employment opportunities, which is beneficial to the City of St. Petersburg and Pinellas County. For example, All Children's Hospital and the Bayfront Medical Center employ more than 10,000 people, while USF-St. Petersburg employs nearly 500 people and serves 4,500 students. Finally, the USF College of Marine Science on Bayboro Harbor employs roughly 1,622 persons.

### The Community Redevelopment Plan

The Bayboro Harbor Redevelopment Plan was approved in 1985 by the BCC and focuses on the expansion of educational and health care facilities, residential development, expansion of the Waterfront Park System and reinforcing Salt Creek as a marine industry service center. Since its original approval, the Plan has been amended twice, in 2008 and in 2009. Both amendments were minor, modifying several public improvement projects to add public access to the waterfront and transportation improvements/amenities to the Plan.

### Recent Activities and Accomplishments

During 2011, the City issued 21 building permits totaling \$350,000 in construction value. However, most of the permits were for roofing or mechanical work.



**Figure 15**  
**City of St Petersburg**  
**Bayboro Harbor Community Redevelopment Area**



# ST. PETERSBURG INTOWN

Community Redevelopment Area **(CRA)** established by  
**Board of County Commissioners (BCC)** in 1981

Community Redevelopment Plan **originally approved by the BCC in 1981(amended the Plan in 2005, 2006, 2008 and 2011)**

15-Year Review **of the Redevelopment Plan by the BCC is required:** per County Ordinance 05-25, the City is required to submit applicable data and analysis to County staff by October 1, 2019 for review; County findings are due to the City by April 7, 2020.

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 1982; amended in 1986 and in 2005**

County TIF Contribution **expires in 2035**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$46,724,264

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$ 3,606,742</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$ 4,385,917</b>

Current Acreage of the CRA: **310 acres**

## Overview of the CRA

The City of St. Petersburg’s Intown CRA is the third largest, as well as one of the oldest (tying with the City of Clearwater) CRAs to be created in Pinellas County. The City was delegated redevelopment authority for the CRA from the BCC in 1981. The CRA boundaries are depicted in Figure 16. One year later, in 1982, the BCC established a Redevelopment Trust Fund for the area and authorized the allocation of County TIF revenues. In 1986, the BCC approved an ordinance to revise the County’s TIF contribution date to January 1<sup>st</sup> of each taxable year, instead of October 1<sup>st</sup> of the fiscal year. In 2005, the BCC approved an extension of the County TIF contribution for another 30 years primarily to help fund major improvements such as the new Mahaffey Theater and Pier renovations.

Compared to any other CRA within the County, the Intown CRA annually receives the largest amount of County TIF revenues, largely attributed to the recent

significant development activity in the area.

## The Community Redevelopment Plan

The Intown Redevelopment Plan was approved by the BCC in 1981. Overall, the Plan emphasizes development of a retail core, supporting residential areas as well as the stadium district.

Since its original approval, the Plan has been amended three times. In 2005, a revised list of public improvement projects was added, and in 2006, an amendment increased the maximum amount of TIF funds available for downtown improvement projects from \$95.4 million to \$97.4 million and allowed the Florida Orchestra to utilize a \$2 million private donation to construct their headquarters. In 2008, minor amendments were made to the Plan consisting of updating text, maps, related graphics, and correcting outdated zoning and future land use references (to ensure consistency with recent amendments to the City's Future Land Use Element of their Comprehensive Plan).

In November 2010, the BCC amended the Interlocal Agreement for the Intown Redevelopment Area to reallocate \$2.5 million from Pedestrian System/Streetscape Improvements to help fund public site improvements for the Dali Museum. This amendment to the Interlocal Agreement subsequently required a corresponding amendment to the Intown Redevelopment Plan that was completed in July 2011.

## Recent Activities and Accomplishments

In 2011, the City issued 264 building permits in the Intown CRA, totaling more than \$7.9 million in construction value. All of the projects involved renovations to condominiums or commercial and government establishments. The Development Review Commission and Community Redevelopment Agency approved one project in Intown, a 10,000-SF rooftop addition to the Birchwood Inn (formerly known as Grayl's Hotel).

Also, the City has initiated plans to relocate its downtown PSTA transit hub at Williams Park to a new transportation facility, and is considering several locations that would support the future trolley and BRT transit plans. In addition, the City has started on a multi-tiered program focused on transit service improvements along the Central Avenue corridor and to nearby areas located west of the downtown.

Lastly, on November 8, 2011, St. Petersburg voters approved an amendment to the City Charter requiring City Council to develop and approve an inclusive Downtown Waterfront Master Plan by July 1, 2015. The Master Plan will guide the development not only of the City's waterfront park system but also other major facilities including the Municipal Port, Albert Whitted Airport, Al Lang Field, the Progress Energy Center for the Arts, and the Municipal Marina.





## ST. PETERSBURG INTOWN WEST

Community Redevelopment Area (CRA) established by  
Board of County Commissioners (BCC) in 1990

Community Redevelopment Plan **originally approved by the BCC in 1990 (amended the Plan in 2008 and 2009)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **and** County TIF Contribution **established by the BCC in 1991**

County TIF Contribution **expires in 2021**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$1,198,934

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$141,460
<b>2010/11 City TIF Contribution to the CRA:</b>	\$171,636

Current Acreage of the CRA: **123 acres**

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### Overview of the CRA

The Intown West CRA is approximately 123 acres in size and lies north and west of Tropicana Field, bounded by I-275 to the west and I-175 to the south, and Martin Luther King Boulevard to the east. Please refer to Figure 17 for the CRA boundaries. The CRA was created to capitalize on the development of Tropicana Field and the eventual awarding of a Major League Baseball franchise. In 1991, the BCC established a Redevelopment Trust Fund for the area and authorized the allocation of County TIF revenues.

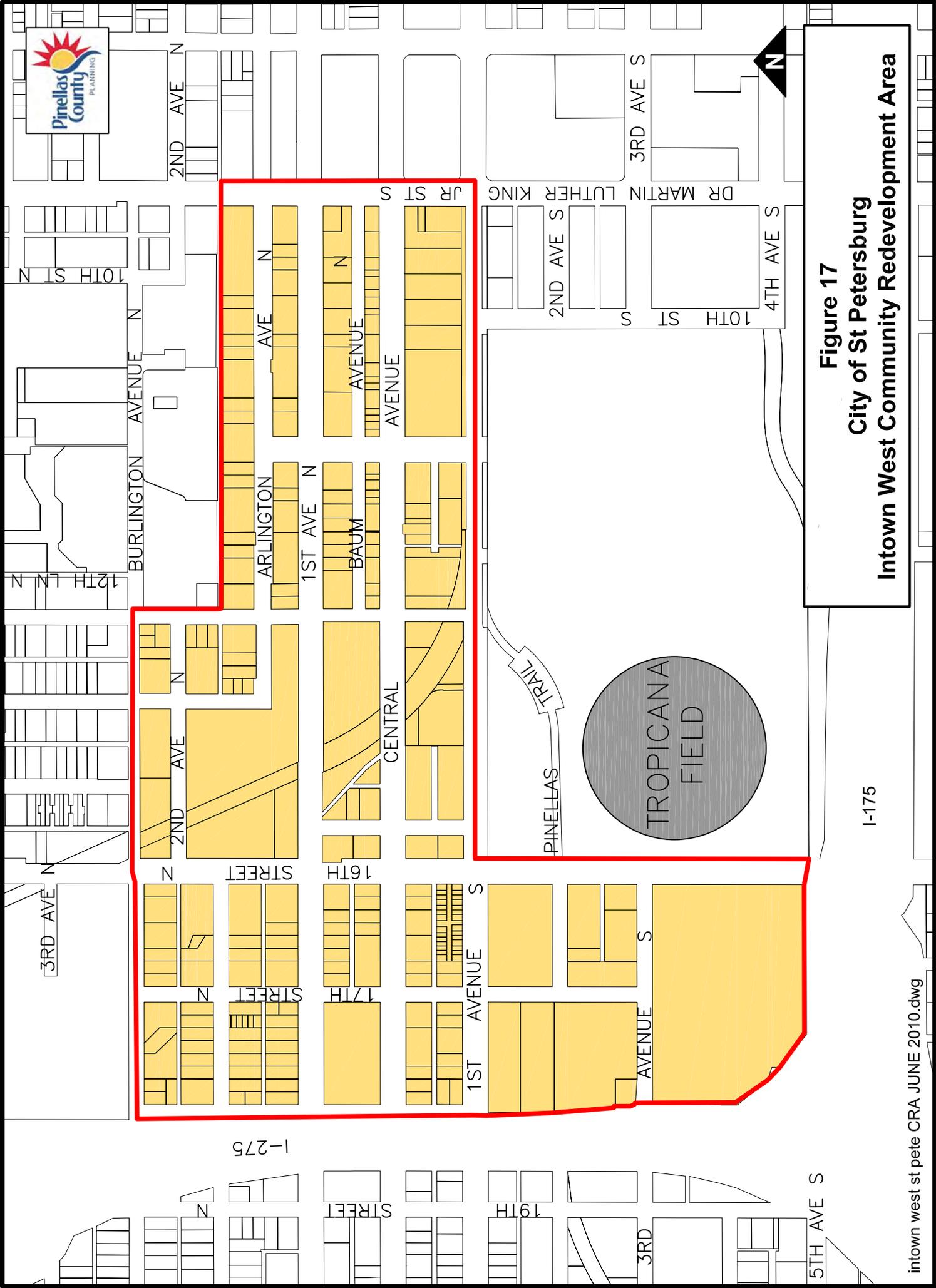
### The Community Redevelopment Plan

The Intown West Redevelopment Plan was approved by the BCC in 1990. Overall, the Plan attempts to address building deterioration, poor visual identity and the lack of a unified architectural theme surrounding Tropicana Field. Since its original adoption, two amendments have occurred. In 2008, the amendments consisted of updating text, maps and related graphics. In 2009, the amendments modified the list of public improvement projects and corrected outdated zoning and future land use

references to ensure consistency with recent amendments to the City's Future Land Use Element of their Comprehensive Plan.

### Recent Activities and Accomplishments

During 2011, the City issued 40 building permits totaling more than \$550,000 in the Intown West district. Also, two new residential projects, that were permitted in earlier years, opened – Bob Pitts Villas (1007 Arlington Ave N) and Fusion 1560 (1560 Central Ave). Also, City staff approved a site plan for a 12-story, 64-dwelling unit development at 1325 Arlington Avenue North and the Development Review Commission approved an 11-story, 70-unit apartment complex at 1050 1st Avenue North. However, neither development has applied for building permits.



**Figure 17**  
**City of St Petersburg**  
**Intown West Community Redevelopment Area**



# ST. PETERSBURG DOME INDUSTRIAL PARK PILOT PROJECT

Community Redevelopment Area (CRA) established by  
Board of County Commissioners (BCC) in 2000

Community Redevelopment Plan **originally approved by the BCC in 2000 (amended the Plan in 2005 and 2008)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **HAS NOT BEEN ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

**2010/11 County TIF Contribution to the CRA: \$0**  
**2010/11 City TIF Contribution to the CRA: \$0**

Current Acreage of the CRA: **20 acres**

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## Overview of the CRA

The Dome Industrial Park Pilot Project Redevelopment Area is located in the area known as Midtown. It is bounded by I-275 on its east and southeast, 22<sup>nd</sup> Street South on its west, and 5th Avenue South to its north. Please refer to Figure 18. This CRA was established in 2000 to energize investment in the neighboring Dome Industrial Park CRA (the City's first brownfield site). A Redevelopment Trust Fund has not been established for this CRA.

## The Community Redevelopment Plan

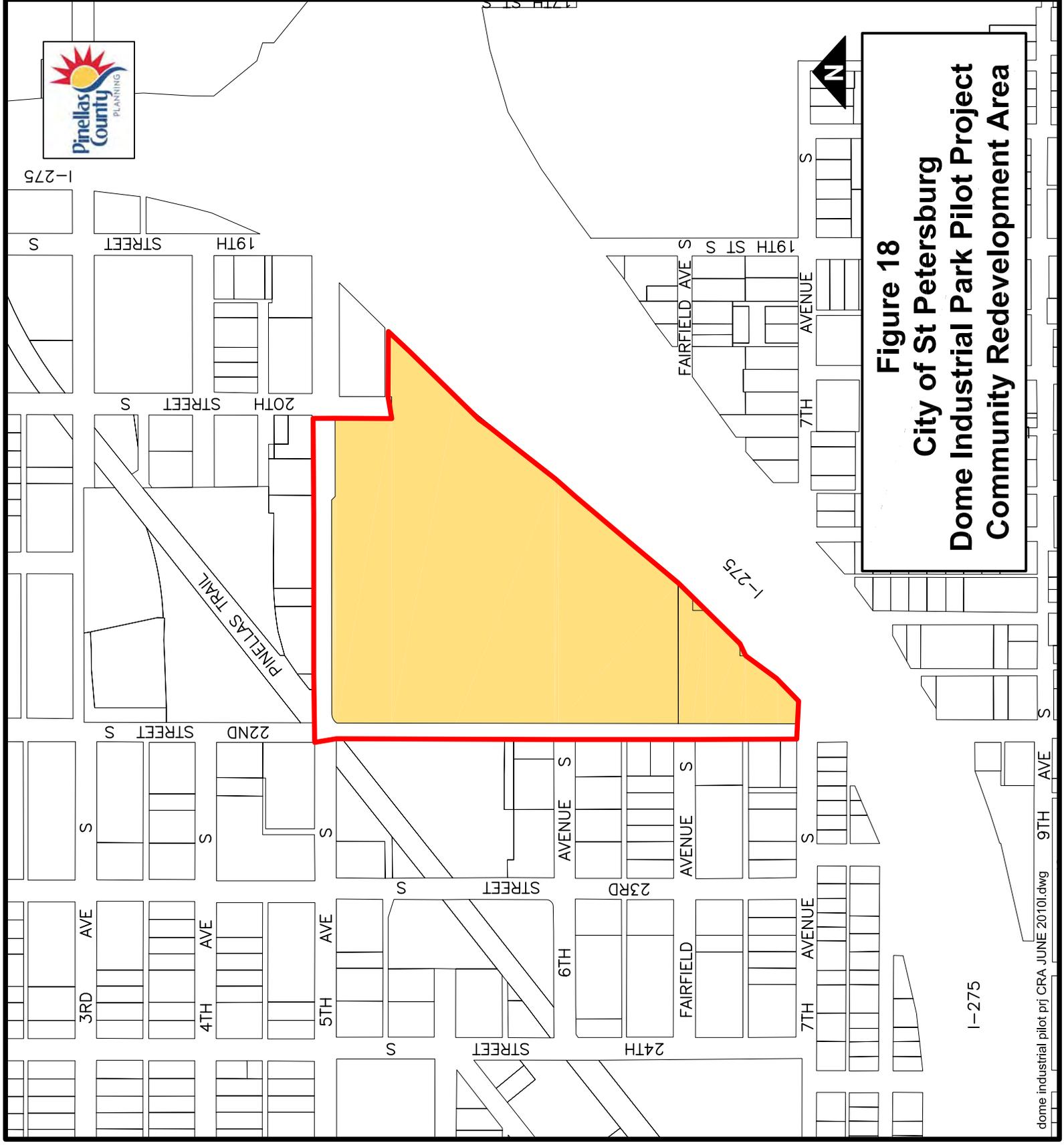
The Redevelopment Plan for this CRA was approved by the BCC in 2000 and was designed to encourage redevelopment activity that generates additional investment and jobs in the Pilot Project area. Major components of the Plan include land assembly, relocation of displaced residents, demolition of structures, and infrastructure upgrades necessary to eliminate the blight conditions.

Since the adoption in the Plan in 2000, two amendments have been approved by the BCC. In 2005, amendments were made to support the proposed location of the Job Corps facility. In 2008, the amendments consisted of updating City Council and

BCC dates/actions, text, maps, related graphics, and changes to outdated future land use and zoning references.

#### Recent Activities and Accomplishments

There has not been any recent development activity in association with the CRA.



**Figure 18**  
**City of St Petersburg**  
**Dome Industrial Park Pilot Project**  
**Community Redevelopment Area**



# ST. PETERSBURG DOME INDUSTRIAL PARK

Community Redevelopment Area (**CRA**) established by  
**Board of County Commissioners (BCC)** in 2005; amended in 2006

Community Redevelopment Plan **originally approved by the BCC in 2007 (amended the Plan in 2008)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **HAS NOT BEEN ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$0</b>

Current Acreage of the CRA: **158 acres**

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## Overview of the CRA

The BCC delegated redevelopment authority to the Dome Industrial Park CRA in 2005. The CRA totals 158 acres and borders both I-275 and 34<sup>th</sup> Street South. In 2006, the BCC approved an amendment to reduce the original size of the CRA based upon the City's revised Slum and Blight Study. The original and amended boundaries of the CRA are depicted in Figure 19.

A Redevelopment Trust Fund has not been established for this CRA.

## The Community Redevelopment Plan

The three main objectives of the Plan are business retention, expansion and recruitment. The overall implementation of the Plan centers on land assembly, infrastructure improvements, transportation improvements, and business assistance programs. It is anticipated that once the Job Corps facility opens in the fall of 2010, which is located in the neighboring Dome Industrial Park Pilot Project CRA, new development in this district should commence.

In 2008, the Plan was amended, although amendments were minor in nature and consisted of updating text, maps, related graphics, and correcting outdated zoning

and future land use references to ensure consistency with recent amendments to the City's Future Land Use Element of their Comprehensive Plan.

### Recent Activities and Accomplishments

During 2011, the City acquired six properties for approximately \$500,000 funded by a U.S. Housing and Urban Development Economic Development Initiative grant, which implements the City's objective to consolidate land for future redevelopment in the southeastern quadrant of the CRA. Also during 2011, the City issued 33 building permits in the DIP for a total value of \$471,254, approximately \$220,000 for renovations to the building of a paving business located at 800 31st Street South. The remaining permits were associated with demolition, roofing, mechanical or electrical work or interior renovations to existing buildings.

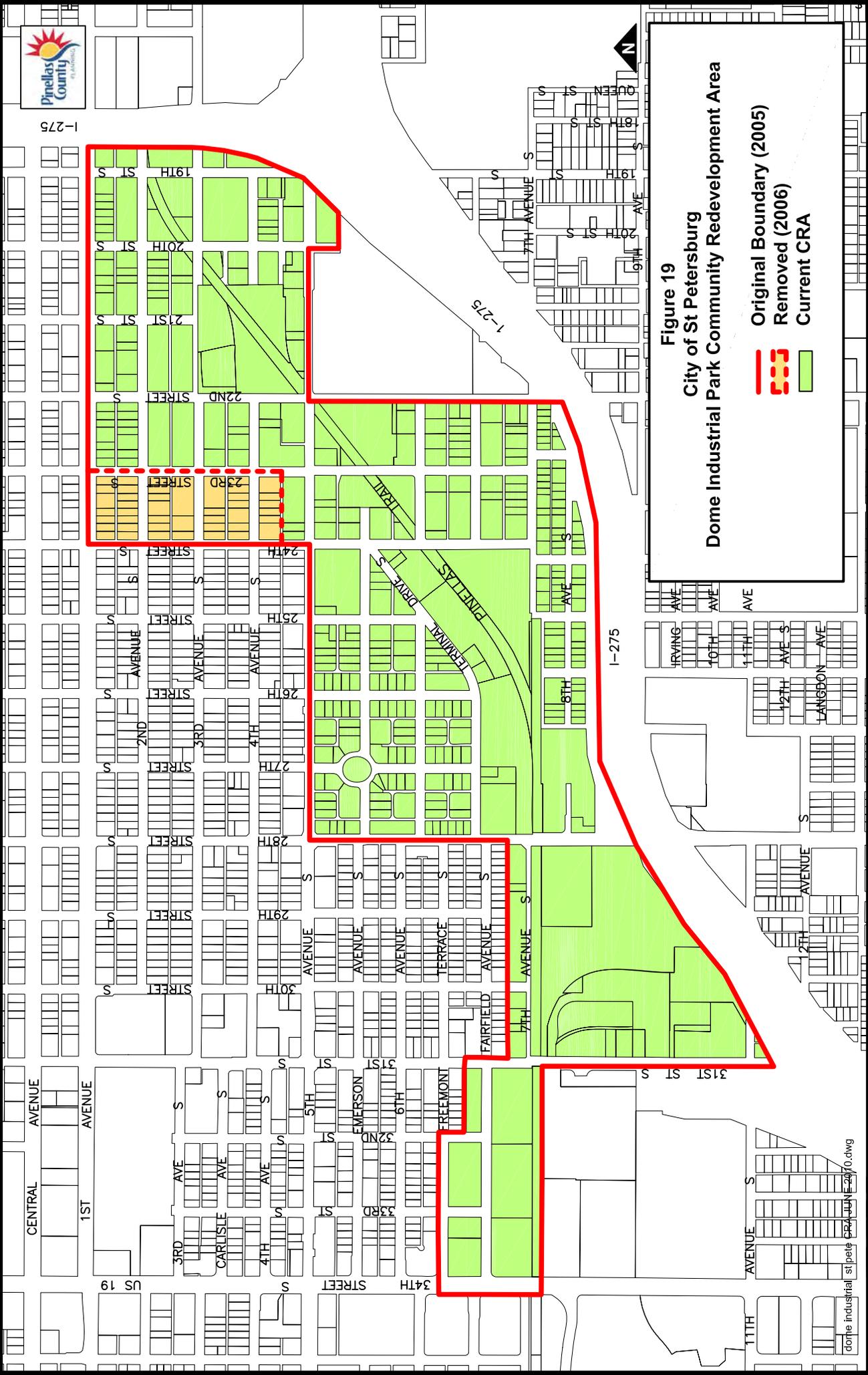


1-275



**Figure 19**  
**City of St Petersburg**  
**Dome Industrial Park Community Redevelopment Area**

-  Original Boundary (2005)
-  Removed (2006)
-  Current CRA



dome industrial stp01612.dwg  
Created: JUN 24 2010 10:00:00



## ST. PETERSBURG TANGERINE AVENUE

Community Redevelopment Area (CRA) established by  
Board of County Commissioners (BCC) in 2003

Community Redevelopment Plan **originally approved by the BCC in 2003 (amended the Plan in 2008)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**

Redevelopment Trust Fund **HAS NOT BEEN ESTABLISHED by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11 City TIF Contribution to the CRA:</b>	<b>\$0</b>

Current Acreage of the CRA: **21 acres**

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### Overview of the CRA

The Tangerine Avenue CRA is a part of a larger Midtown Strategic Planning Initiative to guide future neighborhood and economic development improvements to the area. The Tangerine Avenue CRA is located at the intersection of Tangerine Avenue (18th Avenue South) and 22nd Street South, encompassing the northeast, southeast and southwest corners of the intersection (please refer to Figure 20). The City of St. Petersburg was delegated redevelopment authority by the BCC in May 2003 for the 21 acre area. However, because of a legal description discrepancy in the District boundaries, the legal description was corrected by the City, and the BCC re-delegated redevelopment authority and powers on July 2003.

A Redevelopment Trust Fund has not been established for this CRA.

### The Community Redevelopment Plan

The primary goal of the Redevelopment Plan is to promote commercial development on the north and south sides of 18th Avenue South, and to strengthen the surrounding single-family residential area.

Since the original approval of the Plan by the BCC in 2003, there has been one

amendment. In 2008, the amendments consisted of updating text, maps, related graphics, and correcting outdated zoning and future land use references to coincide with recent amendments to the City's Future Land Use Element.

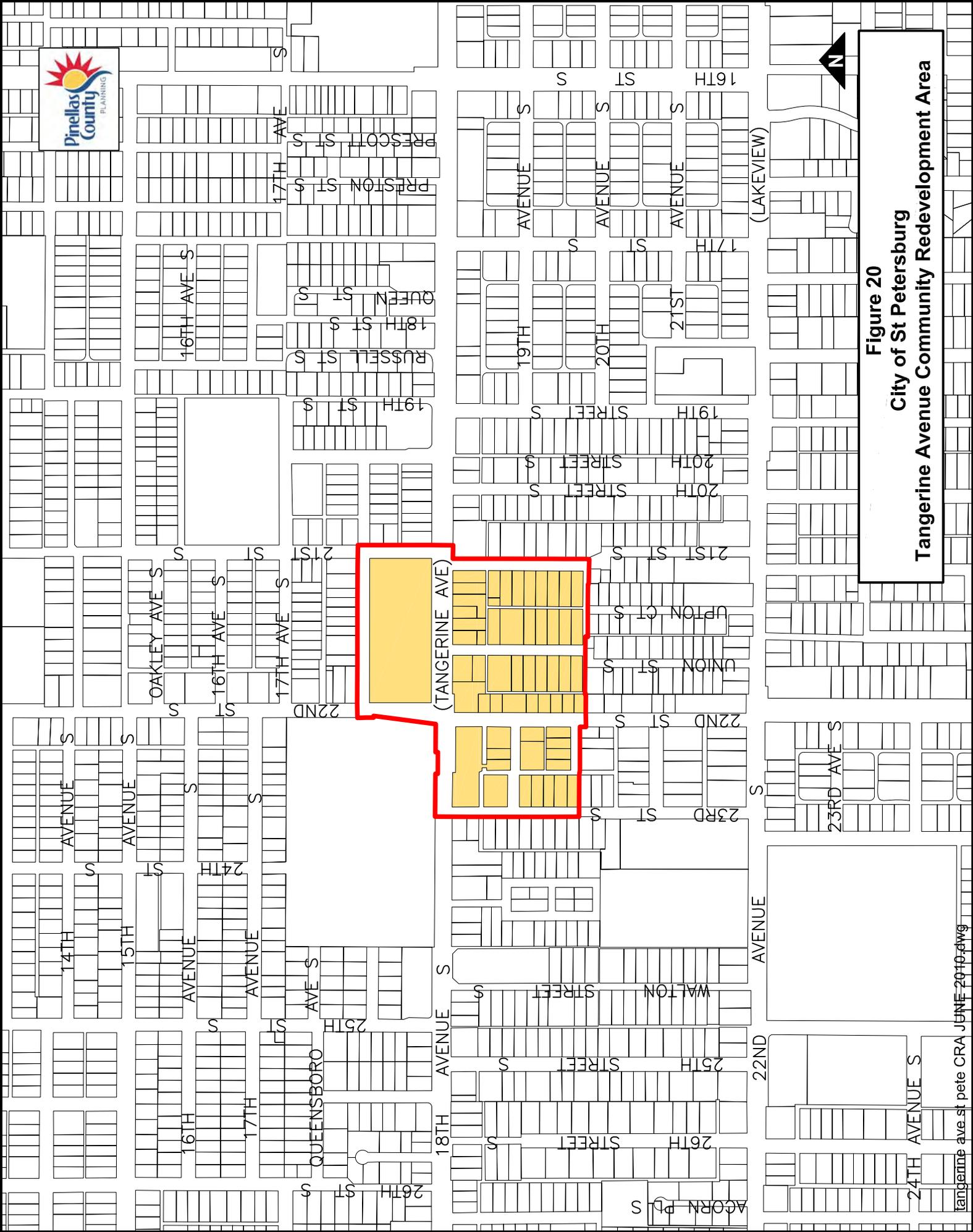
### Recent Activities and Accomplishments

In 2011, the City issued seven building permits for work totaling \$571,000. Nearly all of the permit activity involved construction of the Dollar General at the southwest corner of the intersection of 18th Avenue South and 22nd Street South.

In 2013, the SweetBay Supermarket that has occupied Tangerine Plaza since November of 2005 went out of business and closed its doors. The closure does not necessarily mean that the supermarket was underperforming, but was one of at least three other SweetBay Supermarkets that were closed in the City of St. Petersburg.



**Figure 20**  
**City of St Petersburg**  
**Tangerine Avenue Community Redevelopment Area**





# TARPON SPRINGS DOWNTOWN

Community Redevelopment Area (**CRA**) established by  
**Board of County Commissioners (BCC) in 2001; expanded in 2003**

Community Redevelopment Plan **originally approved by the BCC in 2001 (amended the Plan in 2006)**

15-Year Review **of the Redevelopment Plan by the BCC is NOT required**  
Note: County Resolution 01-271 requires a 3 year progress report, detailing the relationship between expenditures and accomplishments.

Redevelopment Trust Fund and County TIF Contribution **established by the BCC in 2001**

County TIF Contribution **expires in 2031**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: \$1,624,045

2010/11 Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	\$145,579
<b>2010/11 City TIF Contribution to the CRA:</b>	\$162,530

Current Acreage of the CRA: **226 acres**

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## Overview of the CRA

The City of Tarpon Springs was given redevelopment authority by the BCC in 2001 to address deteriorating conditions in the downtown area. This area is approximately 226 acres in size and is comprised of commercial properties within the Alternate US Highway 19 corridor and the adjacent residential neighborhoods, which are south of the Anclote River and north of Meres Boulevard.

In June of 2003, the BCC approved the City's request to expand the original area by 1.4 acres to include the former Pappas Restaurant property. The original and expanded boundaries of the CRA are depicted in **Figure 21**.

A Redevelopment Trust Fund was established by the BCC in 2001, and receives both City and County TIF contributions.

## The Community Redevelopment Plan

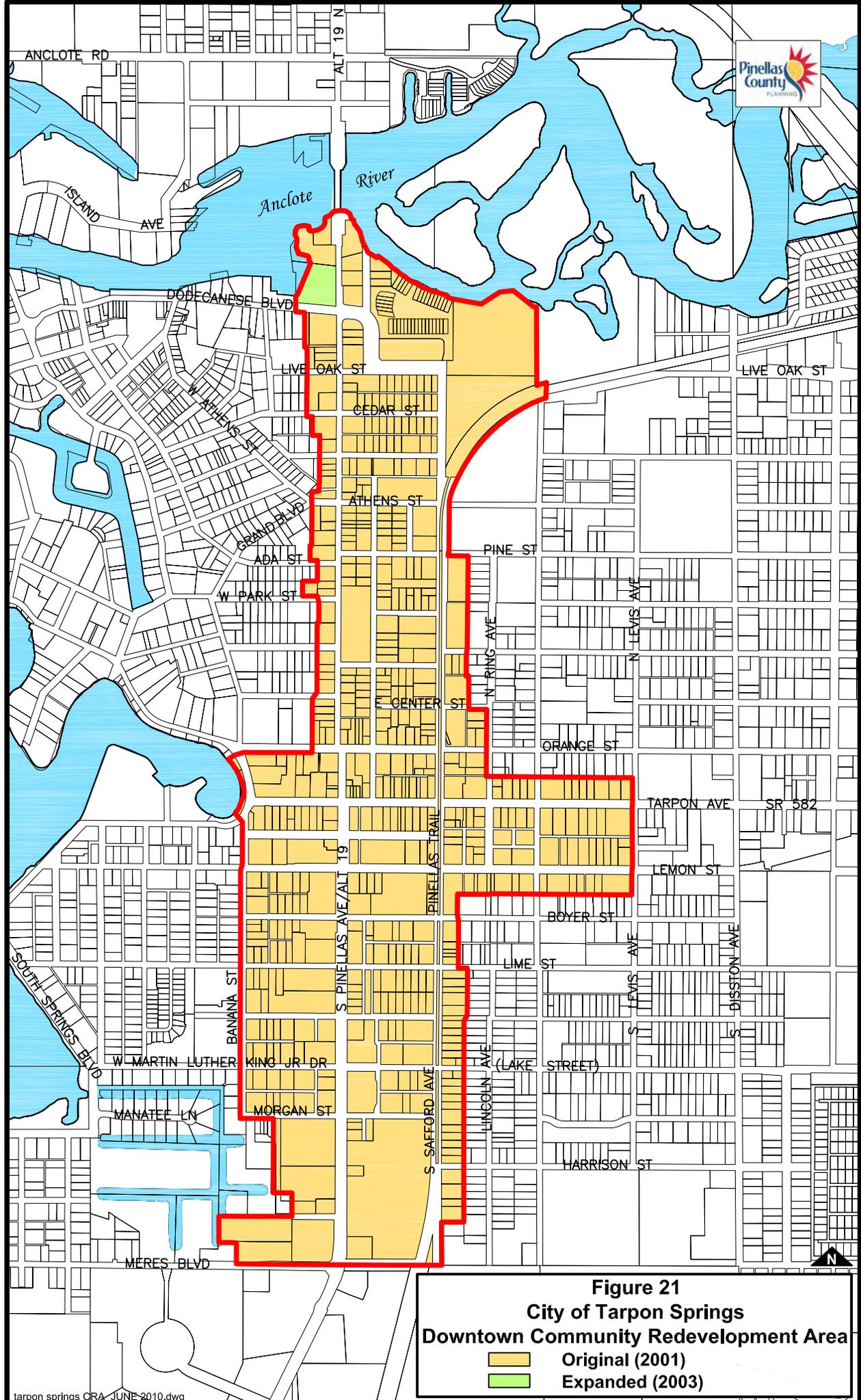
The overall focus of the Tarpon Springs' Downtown Redevelopment Plan is to bring economic growth to the district through tourism enhancements. The Plan attempts to improve the visitor experience through improved visual gateways, unified themes, and transportation and pedestrian improvements.

Since approval of the Redevelopment Plan by the BCC in 2001, there has been one amendment. In 2006, the amendment consisted of updating text, maps, and related graphics, and zoning and future land use references that relate to the 2003 CRA expansion to include the former Pappas Restaurant property.

### Recent Activities and Accomplishments

The following is a list provided by City staff of some of the activities and achievements within the CRA:

- **Lemon Street Improvements:** The City has completed the improvements and received a federal earmark in the amount of \$385,000 for infrastructure improvements on Lemon Street. The CRA additionally funded \$500,000 for streetscape/landscaping improvements for the Lemon Street Corridor.
- **Tarpon Avenue Acquisition:** In August 2011, the City acquired Tarpon Avenue from FDOT. This transfer would allow for more creative use of the rights-of-way and allow the City to enhance cyclists and pedestrian activity. The Board of Commissioners recently approved a re-planting plan for the existing medians, bulb-outs and tree wells.
- **Recreation Areas (North Parcel & South Parcel):** The City has approved concept plans for two recreation areas along Live Oak Street. The North Parcel is the city-owned parking lot / dog park area located between Live Oak Street and the Anclote River. The City has budgeted \$285,000 from Penny for Pinellas funds for this project.



**Figure 21**  
**City of Tarpon Springs**  
**Downtown Community Redevelopment Area**

- Original (2001)
- Expanded (2003)



# TARPON SPRINGS NORTH COMMUNITY

Community Redevelopment Area (CRA) established by  
**Board of County Commissioners (BCC) in 1997; expired in 2000**

Community Redevelopment Plan **was not developed by the City**

Redevelopment Trust Fund **was not established by the BCC**

Cumulative TIF Contribution by the County through fiscal year  
2011/12: **\$0**

Current Financial Profile:

<b>2010/11 County TIF Contribution to the CRA:</b>	<b>\$0</b>
<b>2010/11_ City TIF Contribution to the CRA:</b>	<b>\$0</b>

Acreeage of the CRA: **Not available**

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## Overview of the CRA

The City of Tarpon Springs was delegated redevelopment authority by the BCC in February 1997 for the North Community CRA; however, the delegation lapsed on October 1, 2000. The purpose of the delegation was to assist the City with obtaining a commercial redevelopment grant through the Small Cities Community Development Block Grant Program for the area included in the CRA. The City of Tarpon Springs has not pursued any action since. A Redevelopment Trust Fund was not established for this CRA.

## The Community Redevelopment Plan

A Redevelopment Plan was never established for the area.

## Recent Activities and Accomplishments

None have occurred.

# APPENDIX A

COMMUNITY REDEVELOPMENT AREAS (CRAs)  
 IN PINELLAS COUNTY  
 HISTORIC BOARD OF COUNTY COMMISSIONERS ACTIONS  
 (As of July 2012)  
 (CRAs underlined are receiving tax increment revenues)

<u>CITY</u>	<u>TYPE</u>	<u>BCC ACTION</u>	<u>DESCRIPTION</u>
Belleair	<i>Biltmore Hotel</i>	Res 12-57 (06/26/12)	Delegated authority
-----			
Clearwater	<u><i>Downtown</i></u>	Res. 81-466 (06/30/81)	Delegated authority
		Res. 81-795 (11/17/81)	Approved CRA Plan
		Ord. 82-34 (10/26/82)	Created TIF
		Ord. 86-14 (04/16/86)	Amended TIF
		Res. 94-157 (06/07/94)	Re-delegated authority for expanded area & rectified discrepancy
		Res. 95-261 (09/19/95)	Amended CRA Plan
		Res. 98-42 (02/24/98)	Amended CRA Plan
		Res. 98-208 (10/6/98)	Amended CRA Plan
		Res. 99-186 (09/14/99)	Amended CRA Plan
		Res. 02-287 (10/29/02)	Delegated authority for expansion
		Res. 03-248 (12/16/03)	Amended CRA Plan (expansion area)
		Ord. 04-10 (02/03/04)	Amend TIF
		Res. 05-14 (01/11/05)	Amended CRA Plan
		Res. 05-49 (03/01/05)	Amended CRA Plan
		Res. 09-28 (02/17/09)	Amended CRA Plan
		Res. 10-210 (10/12/10)	Amended CRA Plan

<u>CITY</u>	<u>TYPE</u>	<u>BCC ACTION</u>	<u>DESCRIPTION</u>
Dunedin	<u><i>Downtown</i></u>	Res. 88-128 (04/12/88)  Action by Motion, No Resolution (11/22/88)  Ord. 88-67 (12/20/88) Res. 12-44 (05/22/12)  Ord. 12-26 (07/10/12)	Delegated authority  Approved CRA Plan Created TIF Approved Updated Plan Amend TIF
<hr/>			
Gulfport	<u><i>Waterfront Area</i></u>	Res. 92-148 (06/09/92)  Res. 93-91 (04/06/93)  Ord. 93-67 (06/22/93) Res. 00-262 (12/12/00)  Res. 09-157 (10/20/09)	Delegated authority Approved CRA Plan Created TIF Amended CRA Plan Amended CRA Plan
	<u><i>49<sup>th</sup> Street Corridor</i></u>	Res. 99-246 (11/23/99)  Res. 00-200 (09/26/00)  Res. 00-230 (10/31/00) Ord. 00-86 (10/31/00)  Res. 09-156 (10/20/09)	Delegated authority Amend #99-246 to clarify trust fund intent Approved Plan Approved creation of a Redevelopment Trust Fund, however, no City or County TIF contributions Amend CRA Plan
<hr/>			
Largo	<u><i>West Bay Dr.</i></u>	Res. 91-83 (03/19/91)  Res. 97-315 (11/04/97)  Ord. 00-70 (09/12/00) Res. 02-289 (10/29/02)  Res. 10-3 (01/05/10)  Ord. 10-08 (02/16/10)	Delegated authority Approved CRA Plan Created TIF Delegated authority for expansion Amendments to CRA Plan Amended TIF

Ord.

<u>CITY</u>	<u>TYPE</u>	<u>BCC ACTION</u>	<u>DESCRIPTION</u>
	<i>Clwtr/Largo Rd.</i>	Res. 95-225 (08/29/95)	Delegated authority
		Res. 96-73 (04/30/96)	Approved CRA Plan
		Res. 02-288 (10/29/02)	Delegated authority for expansion
		Denied (09/06/05)	Denied (CRA Plan amendments)
		Res. 06-186 (10/10/06)	Approved revised CRA Plan
		Res. 08-154 (09/16/08)	Delegated authority for expansion
		Res. 08-200 (11/18/08)	Approved amendments to CRA Plan (expansion area)
-----			
Oldsmar	<i><u>Town Center</u></i>	Res. 93-283 (09/28/93)	Delegated authority
		Res. 95-195 (08/01/95)	Re-delegated authority to expanded area
		Res. 96-171 (08/13/96)	Approved CRA Plan
		Ord. 96-74 (09/24/96)	Created TIF
-----			
Pinellas Park	<i><u>Downtown</u></i>	Res. 88-469 (11/22/88)	Delegated authority
		Res. 90-370 (09/25/90)	Approved CRA Plan
		Ord. 90-78 (09/25/90)	Created TIF
		Res. 94-169 (06/14/94)	CRA Plan Amend.
		Res. 97-351 (12/09/97)	CRA Plan Amend.
		Ord. 98-29 (02/24/98)	Re-created TIF
-----			
<u>CITY</u>	<u>TYPE</u>	<u>BCC ACTION</u>	<u>DESCRIPTION</u>
Safety Harbor	<i><u>Downtown</u></i>	Res. 92-152 (06/16/92)	Delegated authority
		Res. 92-288 (10/06/92)	Approved CRA

	Ord. 92-60 (10/06/92) Res. 95-309 (11/07/95)  Res. 04-214 (11/02/04)  Res. 05-145 (07/12/05)  Res. 09-35 (03/17/09)  Res. 11-72 (8/23/11)  Res. 12-1 (01-10-12)	Plan Created TIF Approved amend. to Plan Delegated authority for expansion Minor Plan Amendments Updated Master Plan Minor Plan Amendment Amendments to reformatted Plan
St. Pete Beach <i>Downtown/Gulf Blvd. Strip</i>	Res. 06-191 (10/10/06)	Approved Blight Study; delegated CRA authority/power
St. Petersburg <i>Jamestown</i>	N/A	CRA created prior to home rule, County not required
<i>16th St. S.</i>	Res. 82-353 (07/13/82)  Res. 08-33 (02/19/08)	Delegated authority Approved CRA Plan
<i>Central Plaza</i>	Res. 85-285 (05/14/85)	Delegated authority
<u><i>Bayboro Harbor</i></u>	Res. 85-284 (05/16/85)  Resolution (12/03/85) Ord. 88-45 (10/25/88) Res. 08-34 (02/19/08) Res. 09-192 (12/01/09)	Delegated authority Action by Motion Approved Plan Created TIF Amended Plan Amended Plan
<u><i>Intown</i></u>	Res. 81-465 (06/30/81)  Res. 81-794 (11/17/81) Ord. 82-24 (08/03/82) Ord. 82-24 (08/03/82)	Delegated authority Approved Plan Approved Plan Created TIF

	Res. 82-591 (12/07/82)	Clarifying delegation resolution (eminent domain)
	Ord. 86-39 (04/30/86)	Amended TIF
	Res. 05-63 (04/07/05)	Amended Plan
	Ord. 05-25 (04/07/05)	Amended TIF (w/Interlocal Agree.,04/21/05)
	Res. 06-33 (02/21/06)	Amended Plan (w/Inter. Agree.)
	Res. 08-35 (02/19/08) (11/30/10)	Amended Plan Amended Inter. Agree.
	Res. 11-46 (07/12/11)	Amended Plan (w/Inter. Agree.)
<b><u>Intown West</u></b>	Res. 90-180 (05/15/90)	Approved amend. to expand to Intown
	Res. 90-446 (12/04/90)	Approved <i>Intown West</i> CRA Plan
	Ord. 91-7 (01/31/91)	Created TIF for <i>Intown West</i>
	Res. 08-36 (02/19/08)	Amended Plan
	Res. 09-191 (12/01/09)	Amended Plan
<b><i>Dome Ind. Park Pilot Project</i></b>	Res. 00-26 (02/17/00)	Delegated authority
	Res. 00-66 (05/02/00)	Approved CRA
	Res. 05-227 (10/04/05)	Amend CRA Plan
	Res. 08-32 (02/19/08)	Amended Plan
<b><i>Dome Ind. Park</i></b>	Res. 05-228 (10-4-05)	Delegated authority
	Res. 06-198 (10/24/06)	Amend District Boundaries
	Res. 07-186 (11/27/07)	Approved CRA Plan
	Res. 08-33 (02/19/08)	Amended Plan
<b><i>Tangerine Ave.</i></b>	Res. 03-93 (05/06/03)	Delegated authority
	Res. 03-134 (07/29/03)	Re-delegated authority (legal correction)
	Res. 03-150 (08/19/03)	Approved CRA

	Res. 08-31 (02/19/08)	Plan Amended Plan
Tarpon Springs <i>N. Community</i>	Res. 97-56 (02/25/97) Delegation lapsed on 10/01/00	Delegated authority
<u><i>Downtown</i></u>	Res. 01-100 (06/05/01)	Delegated authority
	Res. 01-271 (09/18/01)	Approved CRA Plan
	Ord. 01-66 (09/18/01)	Created TIF
	Res. 03-107 (06/10/03)	Delegated authority for expansion
	Res. 06-117 (07/25/06)	Approved CRA Plan amendment