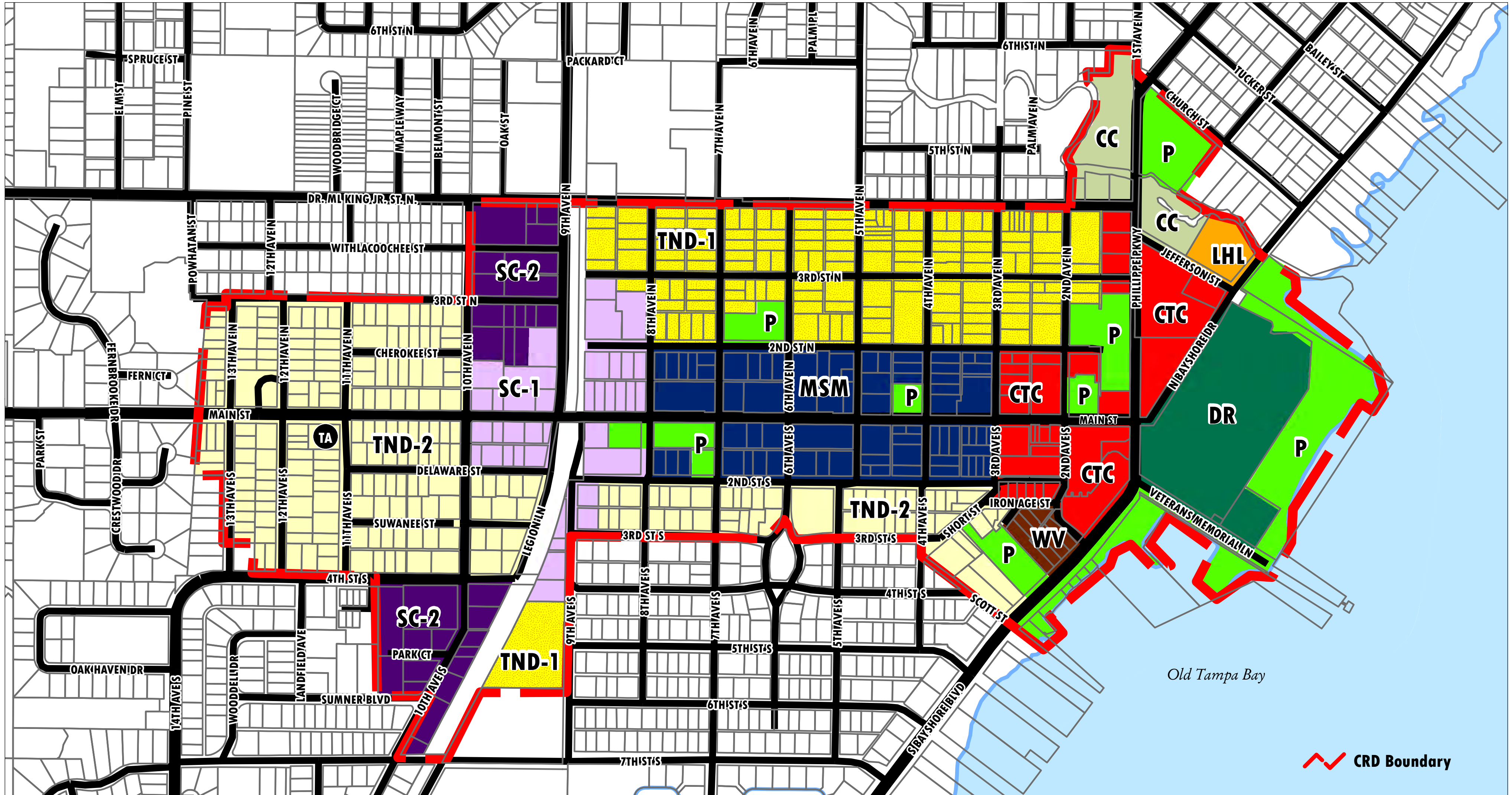


# EXHIBIT A



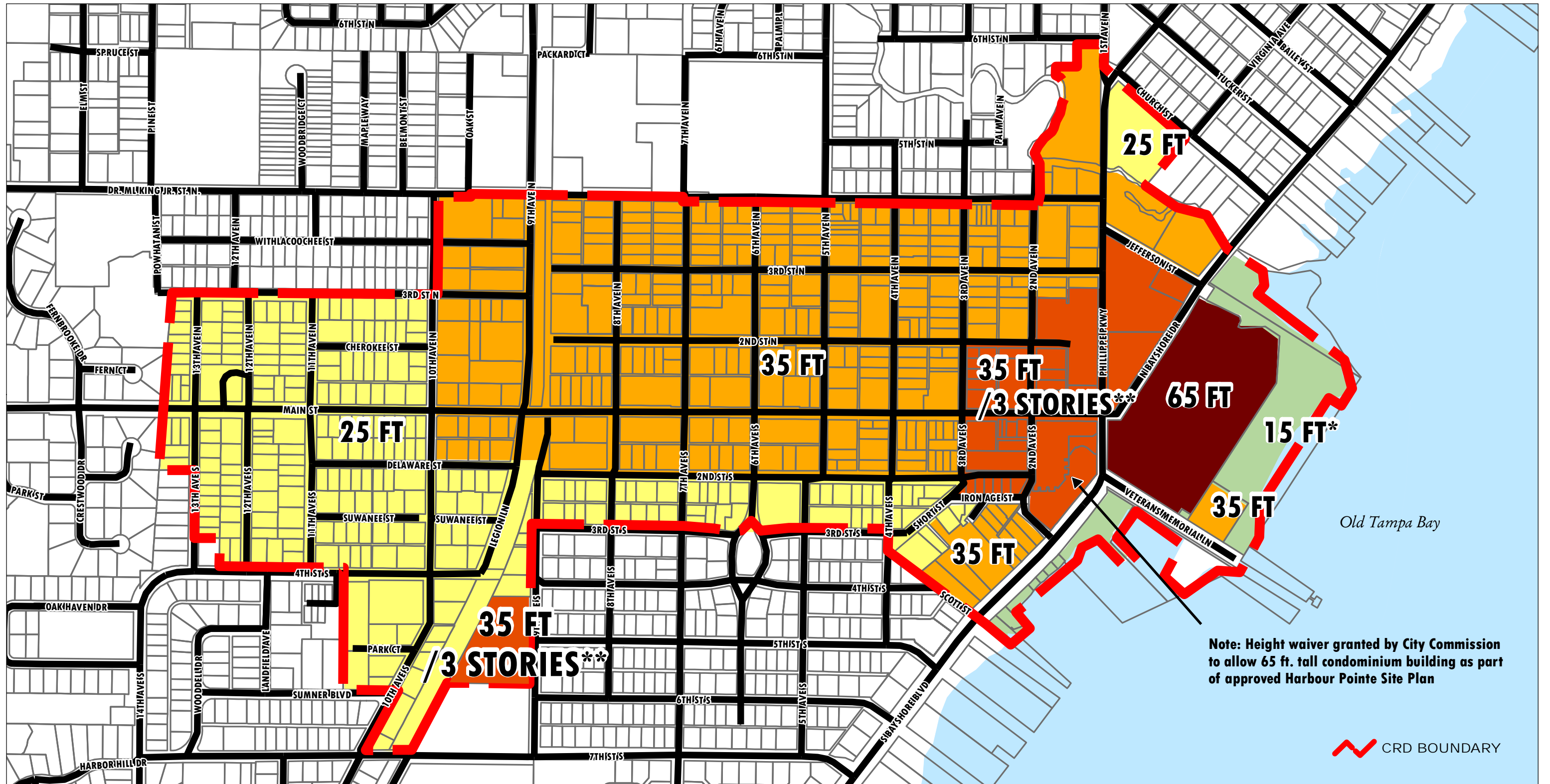
- |   |                                    |                                   |
|---|------------------------------------|-----------------------------------|
| <b>TND-1</b> Traditional Neighborhood Development - 1 (Mixed Residential)         | <b>MSM</b> Main Street Marketplace | <b>P</b> Public                   |
| <b>TND-2</b> Traditional Neighborhood Development - 2 (Single-Family Residential) | <b>CTC</b> Community Town Center   | <b>TA</b> Transient Accommodation |
| <b>LHL</b> Local Historic Landmark  | <b>DR</b> Destination Resort       |                                   |
| <b>CC</b> Creekside Conservation  | <b>SC-1</b> Service Corridor - 1   |                                   |
| <b>WV</b> Waterfront Village (Transition)   | <b>SC-2</b> Service Corridor - 2   |                                   |

**CITY OF SAFETY HARBOR, FLORIDA**  
 Community Development Department  
 Planning and Zoning Division

**FIGURE 2:  
 MASTER DEVELOPMENT PLAN FRAMEWORK**

0 250 500 1,000 Feet

# EXHIBIT B



## MAXIMUM BUILDING HEIGHT



\*Or as stipulated in use and easement agreement between the City of Safety Harbor and SHS Resort, LLC.

\*\*Except as provided in Land Development Code Section 98.03

The Downtown Master Plan is implemented by the Comprehensive Zoning and Land Development Code Article VI. Section 98.03 of the Comprehensive Zoning and Land Development Code adopts maximum heights by reference to Figure 3 in the Downtown Master Plan

**CITY OF SAFETY HARBOR, FLORIDA**  
 Community Development Department  
 Planning and Zoning Division

**FIGURE 3:  
 BUILDING HEIGHT MAXIMUMS**

0 245 490 980 Feet



**EXHIBIT C**  
**CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN**

**Redevelopment Objectives (Updated 2019)**

**Objective 1: Protect and enhance the natural environment**

- \* Promote compact development forms that preserve open space, healthy protected trees ~~(especially those that qualify as grand trees)~~ and native vegetation.
- \* Remove litter, debris, and invasive species from Mullet Creek and enhance its aesthetic, ecological and recreational value. Retain wooded areas bordering the creeks through a conservation easement in coordination with Pinellas County regulations for environmental setbacks.
- \* Promote the use of native plant species in meeting landscape requirements.
- \* Concentrate development outside of the 100-Year Floodplain to the maximum extent practicably feasible.
- \* Upgrade the existing drainage system to include stormwater treatment for water quality.
- \* Add passive park amenities to the Baranoff Oak property including seating, walkways and lighting.
- \* Replace public street lights and lighting within public buildings with LED lighting.
- \* Within Waterfront Park, install a living shoreline along Tampa Bay, continue to add native plantings, and restore natural spring features.
- \* Review adopted impervious surface ratios and potential incentives for use of pervious paving materials.
- \* ~~Acquire undeveloped portions of the Safety Harbor Resort and Spa waterfront property for public use and enjoyment while preserving the mangrove fringe and environmentally sensitive areas of the site.~~

**Objective 2: Improve parking and mobility**

- \* Complete missing segments of the sidewalk network where adequate right-of-way exists.
- \* ~~Widen the Bayshore linear trail system to 10 feet and add pedestrian amenities (3,000 linear feet).~~
- \* Install traffic calming devices according to the established protocol for installing such devices.
- \* Support and encourage the continuation and expansion of

public transit linkages to make transit stops more accommodating.

- \* Add bicycle parking downtown, where possible.
- \* Continue to require larger event organizers to prepare a parking plan to accommodate anticipated parking demand.
- \* Continue to maintain a website with information regarding public parking areas for vehicles and bicycles and to install signage, where needed, to identify public parking areas.
- \* Continue to enhance pedestrian amenities in Waterfront Park including sidewalks, shade structures, and shade trees.
- \* Research ride sharing parking/unloading, bicycle share or scooter share regulations.
- \* Research tiny house regulations for the non-conforming mobile home park located in the vicinity of N. 13th Avenue and Main Street.

**Objective 3: Improve the physical appearance and ambience of the public realm and encourage private sector reinvestment in declining properties**

- \* Extend the streetscape and landscape design elements completed on Main Street to side-streets where sufficient right-of-way exists to provide continuity. ~~Prioritize streetscape projects, including decorative lighting, in conjunction with other planned improvements or large scale development projects.~~
- \* Prepare and implement corridor enhancement plan for Philippe Parkway and South Bayshore Boulevard.
- \* Continue with the brick street restoration program.
- \* ~~Continue to bury overhead utility lines.~~
- \* Develop a sense of place for traditional neighborhoods through thematic improvements and identity features.
- \* Maintain a strong code enforcement presence.
- \* ~~Market the availability~~ Offer incentives such as matching grants, fee waivers or reimbursements, and/or tax abatements available through the Downtown Partnership Program for building renovation, rehabilitation, landscaping, murals and public art, bike racks, and new construction that is compatible with community redevelopment objectives.
- \* Continue to upgrade facilities within public parks.

**EXHIBIT C**  
**CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN**

- \* Implement an “Adopt a Flowering Plant Basket” program downtown
- \* Continue to upgrade landscaping, irrigation, electrical infrastructure along Main Street.
- \* Implement a lighting policy in public parks to address night skies, turn off times, and lighting design
- \* Ensure adequate landscaping downtown.

**Objective 4: Increase the supply of affordable housing**

- \* Partner with Pinellas County Community Development Department and the private sector in assembling property for the creation of affordable housing.
- \* Promote down payment and closing cost assistance for first time homebuyers that are income qualified through the American Dream Down Payment Initiative under HOME Program administered by Pinellas County.
- \* Recognize modern building materials and alternative construction techniques (such as prefabricated modular housing) that reduce the cost of home building but offer quality appearance.

**Objective 5: Recruit targeted businesses, showcase the downtown, and create a more favorable business environment**

- \* Provide technical support and other forms of assistance to the Chamber of Commerce its Economic Development Committee as deemed appropriate. [The existing business and property owners are the best marketing personnel for Downtown. Whenever a property becomes available, its location, description, and lease or sale terms should be shared with existing retailers and property owners. Every business needs to view itself as an active recruiter. The stronger the retail mix and activity is in the Downtown, the higher the sales for every merchant.]
- \* Through a economic development liaison position, develop a recruitment program that focuses on three priorities: (1) Expansion or relocation of -existing businesses. The tenant recruitment program should first focus on existing successful businesses that wish to expand their operations within the Downtown or move to an improved location

within the Downtown. (2) Tenant recruitment within the Downtown market area. Retailers located within or near the primary market area already understand the strengths of the market. They may be looking to expand their operations or to establish additional stores and should be actively pursued by the committee. (3) Tenant recruitment outside the primary market area. This may include a direct mailing to target businesses, selective use of print advertising and web communication, reviewing trade journals for leads on expanding businesses, using real estate professionals or other intermediaries. [The retail recruitment program should be targeted to create clusters of compatible activity. Compatible businesses will strengthen all of the businesses. For example, a row of restaurants on a side-street will create more of a draw than one standing in isolation or adjacent to non-related uses.]

- ~~\* Develop a simple brochure that locates and describes Downtown Safety Harbor, its retail goals and strategies, location in the region, demographics, and its market size and description. The brochure should identify reasons why a business may want to locate in Downtown Safety Harbor by highlighting unique advantages.~~
- \* Expand the public relations program to promote Downtown success stories in local and area-wide media.
- \* Continue to support the downtown directional-wayfinding signage program to help downtown visitors discover Main Street and side-street businesses.
- \* Continue to sponsor special events that draw people (customers) to the downtown.
- \* Encourage residents within the primary market area to patronize downtown businesses through joint advertising programs that communicate available products and services.
- \* Develop customized financial incentives for attracting targeted businesses, such as a green grocer.

**Objective 6: Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor's unique sense of history**

- \* Identify public spaces for permanent and temporary art installations. Coordinate with the Public Art Committee in

## EXHIBIT C

### CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

developing a plan for attracting and maintaining appropriate art exhibits and improving civic infrastructure. The plan should consider findings and recommendations contained in the Pinellas County Public Art Master Plan.

- \* Install a major public art project in Waterfront Park.
- \* Maintain the historical marker program.
- \* Expand the Safety Harbor Library to add a second level to include additional meeting space, including design, engineering, and construction.
- \* ~~Continue to provide support to the Safety Harbor Museum of Regional History and Cultural Center on an as needed~~

~~basis to sustain their its presence in the downtown district.~~

- \* ~~Develop and implement a master plan for the public land located on the southeast corner of Church Street and Philippe Parkway.~~
- \* ~~Identify opportunities for increasing public parks and open space and their utilization particularly along the waterfront.~~
- \* Encourage property owners with structures listed on the Florida Master Site File as having potential local significance to apply for designation as a local historic landmark.

**EXHIBIT C**  
**CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN**

In 2019, Pinellas County ~~has updated~~ adopted ~~their~~ policies that provide more specific parameters and direction than the above statutory guidelines. The major distinction is that the County's portion of future TIF shall be limited to funding capital projects with a District-wide benefit whereas the City's share may be used for projects and activities that are more locally oriented. Moreover, operational and programmatic activities shall be limited to administrative and overhead expenses necessary and incidental to the implementation of the Downtown Master Plan that may include the following scope of tasks:

- ~~\* Management of capital improvement projects that implement the Redevelopment Plan to include, but not limited to:
  - ~~— Development of plans and contracts, including consulting, engineering, and architect contracts~~
  - ~~— Solicitation of contractors~~
  - ~~— Project oversight of contract, including negotiations, accountings and inspections~~
  - ~~— Closeout of contracts~~~~
- ~~\* Project preparation and staffing of presentations for CRA Board~~
- ~~\* Coordinate with City departments and staff and with other applicable agencies on implementation of CRA related plans, projects, and implementation of tasks~~
- ~~\* Administer facade grant program, including proposal review, oversight of grant project, inspection, and grant accounting and closeout~~
- ~~\* Participate in negotiations for land acquisition or disposition~~
- ~~\* Assure that project proposals and implementation are consistent with Redevelopment Plan and other related City plans and programs~~
- ~~\* Seek alternative funding sources to leverage present~~

*funding sources*

- ~~\* Assure that implementation of CRA projects comply with applicable city land development regulations and laws, relocation policies, and other applicable city policies and directives~~
- ~~\* Prepare annual progress reports and other periodic progress reports on CRA implementation~~
- ~~\* Incidental overhead expenses~~
- ~~\* Work with City staff and/or consultant on Plan amendments, assuring statutory and county compliance~~

**EXHIBIT C**  
**CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN**

TABLE 2. PLACED-BASED TAX INCREMENT FINANCING ELIGIBILITY TABLE				
PLACE BASED CAPITAL PROJECT TYPES	COUNTY TIF	CITY/MSTU TIF	INELIGIBLE (F. S.)	INELIGIBLE (COUNTY POLICY)
Identified in CRA Plan and "District Wide" Benefit, such as:				
• Streetscape improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Public parking facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Major/regional drainage improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Mobility improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Non-governmental public facilities (e.g. Mahaffey Theater)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Brownfields remediation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Affordable housing developments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Trail improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Undergrounding utility lines		<input checked="" type="checkbox"/>		
Projects that can be funded through enterprise funds (sewer/potable water)		<input checked="" type="checkbox"/>		
Neighborhood improvements (streets, sidewalks, streetlights, parks, drainage)		<input checked="" type="checkbox"/>		
Construction of administrative/police/fire/ buildings with taxing authorities concurrence	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Any capital project not identified in an approved CRA plan			<input checked="" type="checkbox"/>	

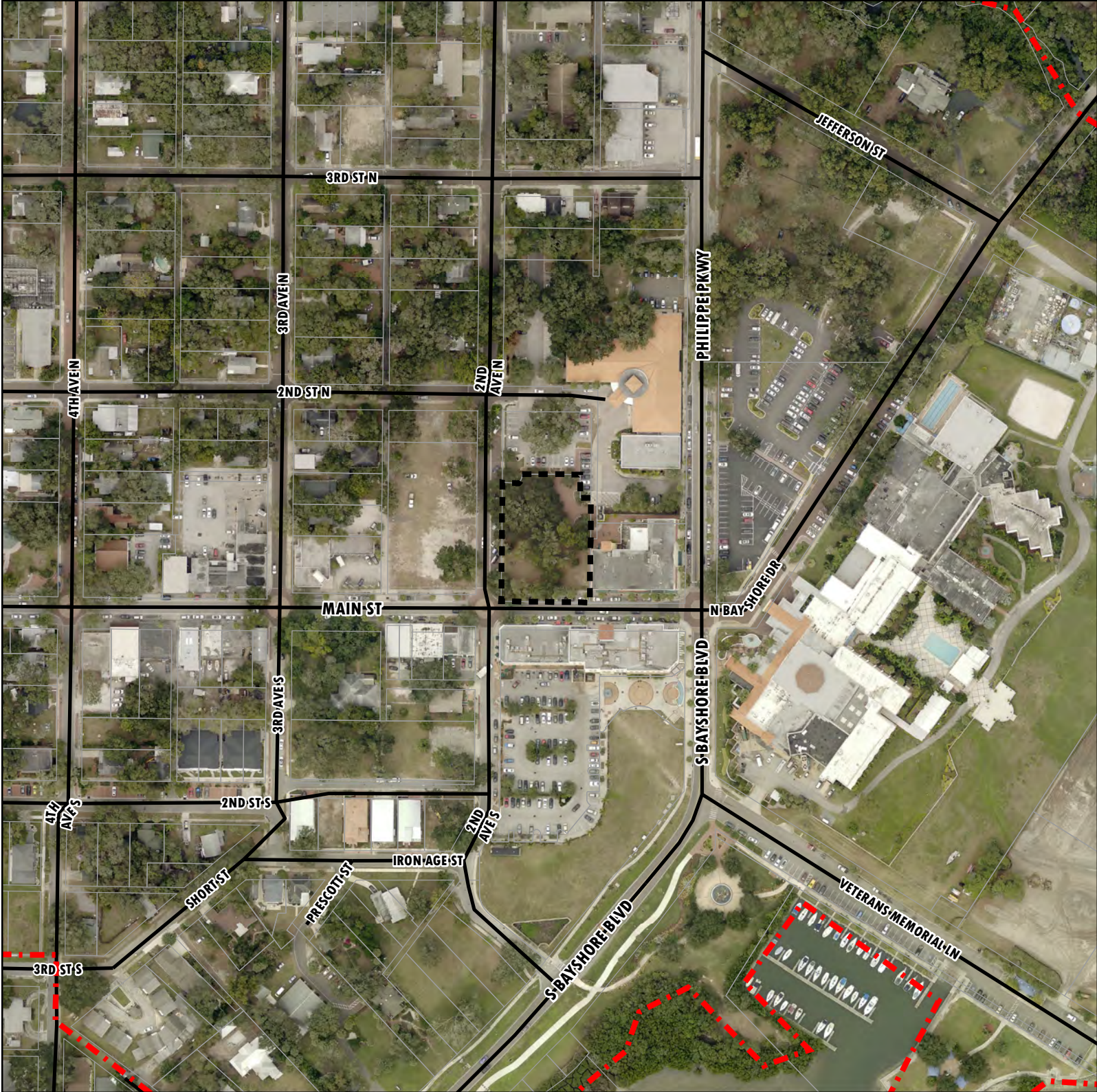
TABLE 3. PEOPLE-BASED TAX INCREMENT FINANCING ELIGIBILITY TABLE				
PEOPLE BASED PROJECTS & PROGRAMS	COUNTY TIF	CITY/MSTU TIF	INELIGIBLE (F. S.)	INELIGIBLE (COUNTY POLICY)
Affordable housing program efforts/relocation assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Planning/engineering/surveys and other professional services associated with an eligible capital project.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Site acquisitions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Commercial façade grants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Marketing and special events		<input checked="" type="checkbox"/>		
CRA personnel, offices, administrative, etc.		<input checked="" type="checkbox"/>		
Community policing program	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Revolving loan fund		<input checked="" type="checkbox"/>		
Residential façade assistance grants		<input checked="" type="checkbox"/>		
CRA redevelopment incentive funding		<input checked="" type="checkbox"/>		
Economic development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Government operating expenses unrelated to CRA operations			<input checked="" type="checkbox"/>	
Utility service costs, including irrigation water, and electrical costs for special events			<input checked="" type="checkbox"/>	
Streetscape maintenance			<input checked="" type="checkbox"/>	
Resiliency / vulnerability adaption improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Any project/program not identified in CRA plan			<input checked="" type="checkbox"/>	

\*\*\* Any item shown in the color **Green** is a newly proposed eligible use and/or funding source

## Background Maps






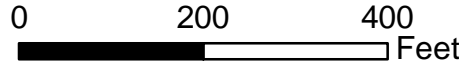
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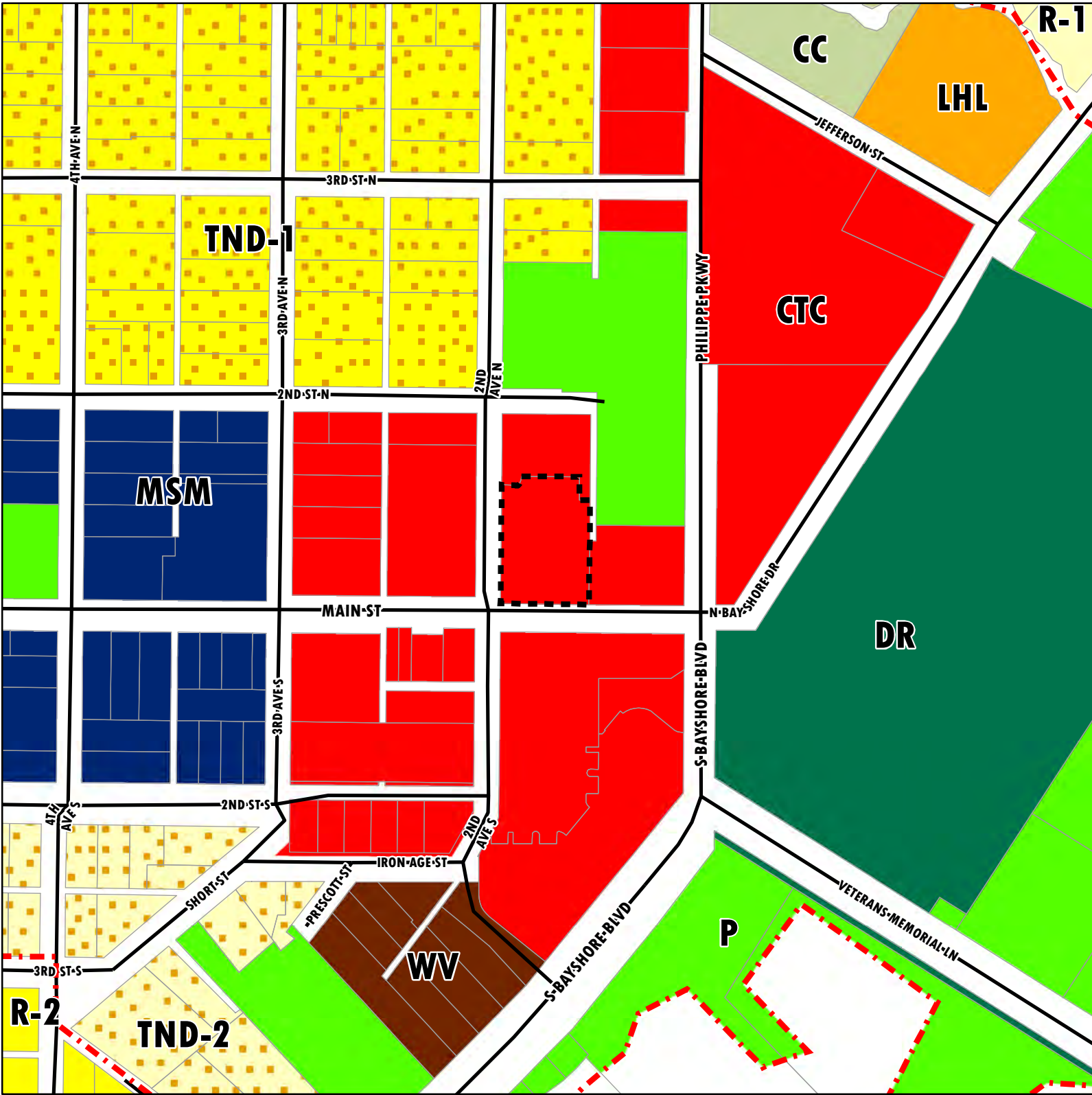
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**LEGEND**

-  Subject Site
-  Community Redevelopment District Boundary
-  Parcels



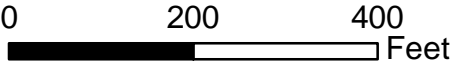
# DTMP UPDATE BARANOFF OAK EXISTING CHARACTER DISTRICT



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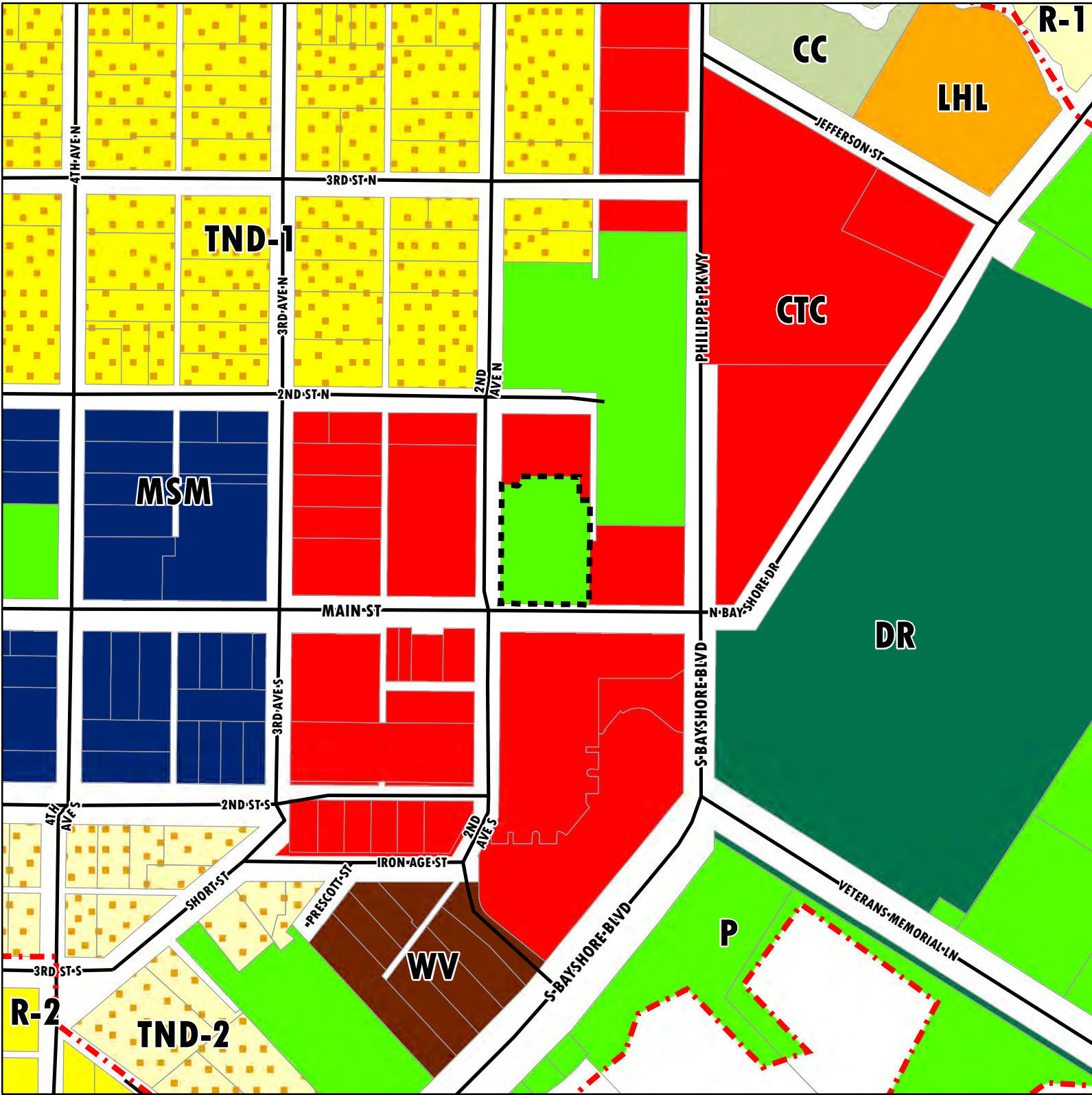
### LEGEND

-  Subject Site
-  Community Redevelopment District Boundary
-  Parcels



# DTMP UPDATE

## BARANOFF OAK PROPOSED CHARACTER DISTRICT



**PARCEL ID#: 03-29-16-33372-009-0070**

**LEGEND**

-  Subject Site
-  Community Redevelopment District Boundary
-  Parcels

