

# Unincorporated County Update to the BCC June 2023



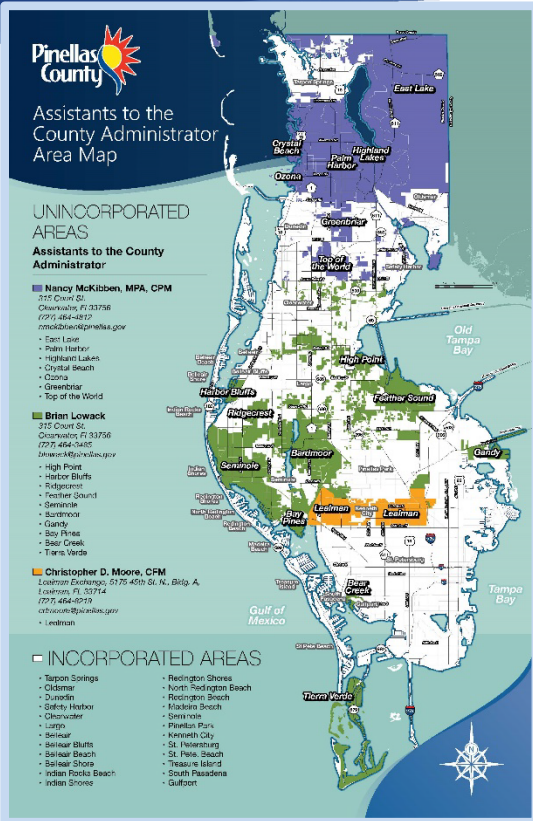
## Assistants to the County Administrator

**Nancy McKibben:** Unincorporated North Communities

**Chris Moore:** Lealman

**Brian Lowack:** Unincorporated Mid and South Communities

# Unincorporated Geographic Areas



## North Unincorporated County

- Approx. population – 125,000 \*
- Liaison's office located at Harbor Hall in downtown Palm Harbor



## Mid and South Unincorporated County

- Approx. population – 115,000\*
- Liaison's office located at 315 Court St.



## Unincorporated Lealman

- Approx. population – 38,000\*
- Liaison's office located at the Lealman Exchange

*\*Population figures based on 2020 census tract data.  
Estimated total unincorporated population 278,000 +/-*

# Building Strength through Strategic Partnerships



Downtown  
Palm Harbor  
Advisory Board

- Established December 2020.
- Members are recognized for being invested in the future direction of downtown Palm Harbor.
- **Mission:** to promote a unique and vibrant business core and to establish a framework for the sustainable redevelopment of downtown Palm Harbor.



Downtown  
Palm Harbor  
Merchant  
Association

- Proven track record of working equitably and cooperatively with all stakeholders.
- Taking the lead to coordinate and manage events in downtown.
- Committed to seeking a sustainable approach to streetlighting and landscaping maintenance in downtown Palm Harbor.



Greater Palm  
Harbor  
Chamber of  
Commerce

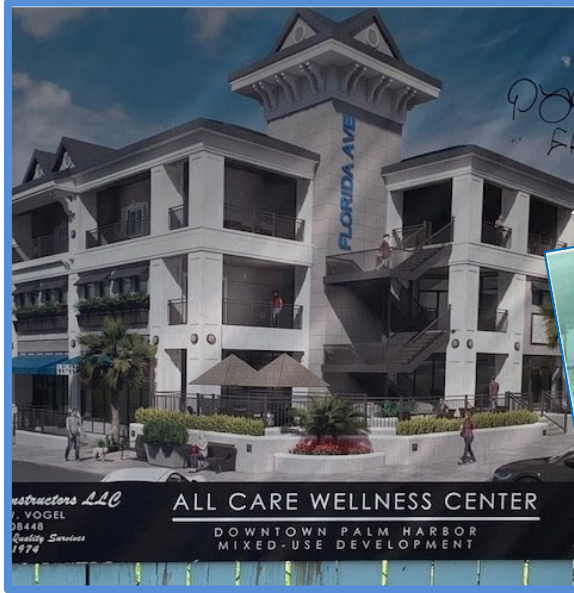
- Mission to provide leadership and promote active partnerships.
- 13 trash receptacles installed by MSTU grant and maintained through an *in-kind donation provided by Chamber Member and Merchant Stakeholder.*



Palm Harbor  
Community  
Service Agency

- Responsible for the management of all library and recreation department funds and hires the directors of the Palm Harbor Library, East Lake Community Library, East Lake Recreation, and Palm Harbor Parks and Recreation.

# Redevelopment on the Horizon



**DOWNTOWN PALM  
HARBOR MASTER PLAN  
FORM BASED CODE  
STREETScape ACTION  
PLAN**

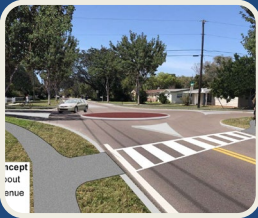


- **Over \$11M\*** in new construction or currently under permit since 2022.
- **Working together to leverage opportunities to create sustainable solutions which will support the long-term economic growth of the downtown area.**

\* 2022 estimates



# North County Capital Improvement Projects



## Nebraska Avenue Roadway Improvements

- Nebraska Avenue, between Alternate-19 and Westlake Boulevard in Palm Harbor
- Design – In progress
- Construction Start - Spring 2024



## Riviere Road Roadway Improvements

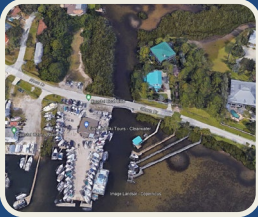
- Riviere Road between Tampa Road and Nebraska Avenue in Palm Harbor
- Design – In progress
- Construction Start – Spring 2024



## Anclote Road Roadway and Stormwater Improvements

- Anclote Road from Anclote Blvd. to Alternate US 19
- Identified Target Employment Center
- Study – In progress

# North County Capital Improvement Projects



## Shore Drive Bridge Replacement

- Shore Drive in Ozona/Palm Harbor
- Design – In progress
- Construction Start – Early 2025



## Sutherland Bayou Boat Ramp and Driveway Improvements

- 2119 US Highway 19 Alternate, Palm Harbor
- Project Status – Construction Complete



## Crystal Beach Drainage and Roadway Improvements

- Crystal Beach Avenue to Florida Boulevard and St. Joseph's Sound to Avery Bayou
- Conceptual plans for drainage and roadway improvements
- Study – In progress

# North County ARPA Project



## Palm Harbor Regional Stormwater Facility

- Downtown Palm Harbor and surrounding area
- Expand stormwater infrastructure in accordance with the Downtown Palm Harbor Master Plan
- Improve stormwater quality
- Penny Funded Design – In progress
- ARPA Funded Construction - April 2024 – September 2025



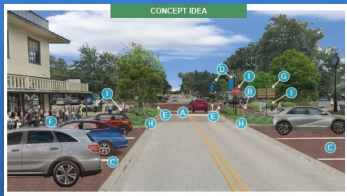
## East Lake (Independent) Fire District 2020 ISO Evaluation

- Coordinated with PC Utilities and PC Dept. of Safety and Emergency Services to increase Community Rating.
- Enhanced fire protection and potential to decrease property insurance premiums.



## Creating Partnerships for Sustainable Maintenance Downtown Palm Harbor

- Working with Chamber and Merchants to maintain trash receptacles and streetlights.



## Downtown Palm Harbor Streetscape & Parking Strategic Action Plan

- Leveraging recommendations from DPH Approved Master Plan to promote opportunities that support long-term economic growth.



# Lealman Community Partners



Collective Impact

# Lealman Capital Projects

- **Raymond H. Neri Community Park:**
  - Construction anticipated Q1 2024
- **Belcher Ave Sidewalk (West Lealman):**
  - Construction anticipated April 2024
- **46<sup>th</sup> Ave N:**
  - Construction anticipated November 2024
- **Joe's Creek Restoration & Trail:**
  - Preliminary Engineering Review (PER) underway; estimated complete in December 2023
- **Lealman Regional Stormwater Facility:**
  - Water treatment & storage needs
- **62<sup>nd</sup> Ave N:**
  - PER anticipated complete September 2023
- **54<sup>th</sup> Ave N:**
  - PER anticipated complete October 2023



# Lealman Coordinated Issue Identification and Resolution

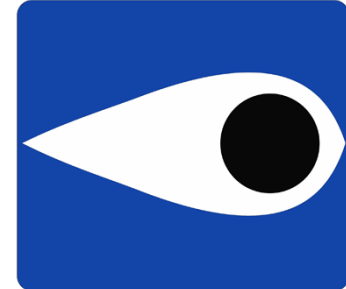


- **Community Policing Solutions**

- **Empowering the community**
- **Increased coordination with PCSO, Code Enforcement and Community Development**
- **Nuisance properties**



**NEIGHBORHOOD  
WATCH**



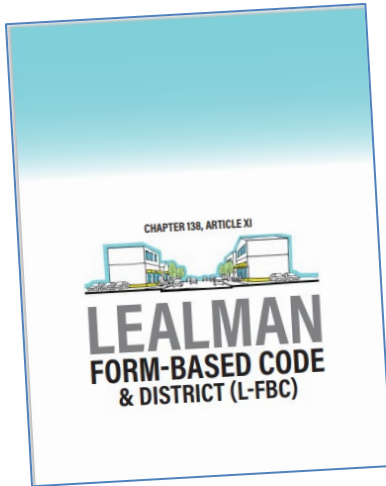
**WE LOOK OUT FOR EACH OTHER**



**PINELLAS COUNTY  
SHERIFF'S OFFICE**

# On The Horizon

- **Joe's Creek Industrial Park Master Plan**
- **Lealman Form-Based Code**
- **Lealman CRA Work Session (7/27)**



# Mid and South County Community Groups

## Friends of Ridgecrest

- Residents, Service Providers, Law Enforcement, Governments
- Monthly Meetings
- Project Coordination

## Tierra Verde Community Association

- Residents
- Government Affairs Committee
- Monthly Meetings
- Project Coordination



**TIERRA VERDE**  
COMMUNITY ASSOCIATION, INC



# Community Plans



## Ridgecrest Community Plan 2021



Pinellas County partnered with community stakeholders in 1994 to create an action plan for community development and planning in Greater Ridgecrest. In 2015, Pinellas County led another community engagement process to determine the needs and priorities of the community. From these efforts the Greater Ridgecrest Neighborhood Revitalization Vision was created. The Vision included goals, strategies, and priority projects.

In 2021, the County worked with the Friends of Ridgecrest to review these documents. The Friends of Ridgecrest is the lead community group made up of volunteers and representatives from community service providers in the area. The County and the Friends determined what priorities had been accomplished, what was no longer relevant, and what additional needs exist in the community today. Together, they produced this updated Ridgecrest Community Plan.

County staff will identify priority projects and funding to achieve the goals and strategies.



<p><b>Goal 1</b> Enhance Connectivity</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Improve Intersections and streetcapes for pedestrian safety</li> <li>2. Provide bike lanes</li> <li>3. Provide safe shaded paths with ample lighting</li> <li>4. Improve street connections</li> <li>5. Improve bus stops with shelters</li> </ol> <p><b>Priority Projects:</b></p> <ul style="list-style-type: none"> <li>• Improve signage and neighborhood gateways</li> <li>• Dansville and Greater Ridgecrest Community Gateway Signs</li> <li>• Street lighting and trees along principal streets</li> <li>• Establish street lighting district in Dansville</li> </ul>	<p><b>Goal 2</b> Preserve/Enhance Natural Systems</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Improve and enhance stream valleys and regional water sheds</li> <li>2. Improve access to existing parks</li> <li>3. Provide new trail connections</li> <li>4. Provide pocket parks/parklets with eyes on them</li> <li>5. Create new park and connections around Dansville stormwater pond to transform the property into a community asset</li> </ol> <p><b>Priority Projects:</b></p> <ul style="list-style-type: none"> <li>• Dansville Community passive park surrounding stormwater facility</li> </ul>	<p><b>Goal 3</b> Encourage Local Retail/Mixed Use</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Create local retail opportunities along Wilcox/130th Ave</li> <li>2. Create mixed use opportunity at Trotter parcel along 134th Ave</li> <li>3. Create local job centers or incubators (local food co-op/market)</li> <li>4. Explore neighborhood retail opportunities near Ulmerton and 119th St</li> </ol>	<p><b>Goal 4</b> Brownfield and Infill Redevelopment</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Match density of infill residential development to surrounding context</li> <li>2. Create recreational opportunities on brown field sites</li> <li>3. Provide residential/ community supportive services infill</li> <li>4. Encourage tactical urbanism/public art projects on existing vacant spaces to create new community amenities/open spaces</li> </ol> <p><b>Priority Projects:</b></p> <ul style="list-style-type: none"> <li>• Test contamination levels at brown field sites</li> <li>• Develop county-owned lots in Dansville</li> <li>• Rainbow Village Redevelopment</li> </ul>	<p><b>Goal 5</b> Streamline Service Delivery</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Encourage coordination between service providers</li> <li>2. Consolidate space</li> <li>3. Identify opportunities for additional space</li> <li>4. Identify gaps in services</li> </ol>
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## High Point Community Plan 2021



In 2021, Pinellas County formed a community advisory group to create a plan to guide improvements to the High Point neighborhood. The advisory group consisted of residents, service providers, business owners, educators, clergy and law enforcement from the area. The group developed the goals and strategies below. A community meeting and online feedback survey confirmed the advisory group's recommendations and provided additional, specific ideas. County departments will use this plan to identify projects and funding for future community improvements.



<p><b>Goal 1</b> Enhance Community Connectivity</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Install additional sidewalks</li> <li>2. Improve unimproved rights of way</li> <li>3. Make intersection safety improvements</li> <li>4. Improve pedestrian crosswalks</li> </ol> <p><b>Priority Projects:</b></p> <ul style="list-style-type: none"> <li>• Pinellas Trail Extension</li> <li>• Russell Ave connection between Avalon and 58th St.</li> </ul>	<p><b>Goal 2</b> Enhance Economic Opportunities</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Support partnerships between local businesses, Pinellas Technical College and CareerSource</li> <li>2. Create or support job training programs to match needs of local businesses</li> <li>3. Identify internship opportunities</li> <li>4. Support and assist small businesses</li> <li>5. Organize or support local job fairs</li> <li>6. Address employee transportation</li> <li>7. Expand internet access</li> <li>8. Implement the Gateway Master Plan</li> </ol>	<p><b>Goal 3</b> Expand Service Delivery to the Community</p> <p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Increase service provider partnerships</li> <li>2. Identify existing gaps in services</li> <li>3. Promote services to residents using multiple languages</li> <li>4. Increase family programs</li> <li>5. Address homelessness</li> <li>6. Provide access to library resources</li> <li>7. Offer or identify ways to provide language courses</li> <li>8. Provide outdoor recreational activities</li> <li>9. Create a community newsletter</li> </ol> <p><b>Priority Projects:</b></p> <ul style="list-style-type: none"> <li>• New HPNFC Youth Empowerment Center</li> <li>• Highpoint Community Park</li> </ul>
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For more information, visit us online at [www.pinellascounty.org](http://www.pinellascounty.org)

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# Capital Projects

## High Point Community Park

- **Design Complete: June 2023**
- **Construction: Feb. 2024**

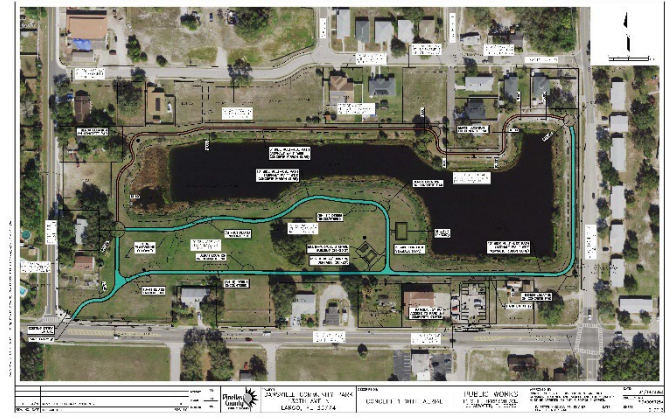


## Dansville Community Park

- **30% Design: June/July 2023**
- **Construction: Fall 2024**

## McKay Creek Greenway Trail

- **PER: In Progress**
- **Design: July 2023**



# Capital Projects

## 119<sup>th</sup> St Landfill Remediation

- 30% Design: July 2023
- Construction: Dec. 2024

## Tierra Verde Recreation Center

- Design Complete: Sep. 2023
- Construction: Oct. 2023

## Cross Bayou Youth Recreation Facility

- 30% Design: Oct. 2023
- Construction: Nov. 2025



## High Point and Ridgecrest Sidewalks and Road Resurfacing

# On The Horizon

- **Unincorporated Seminole Youth Sports**
  - **SYAA Property Acquisition**
  - **Funding Mechanism**
- **Develop Economic Development Strategy for Mid County**
- **Coordinated Issue Identification Resolution**

**Questions?**