

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE COMMUNITY REDEVELOPMENT AGENCY, AMENDING THE COMMUNITY REDEVELOPMENT PLAN, ALSO KNOWN AS THE "DOWNTOWN MASTER PLAN", TO UPDATE THE VISION AND VALUED TREASURES WITHIN THE INTRODUCTION, UPDATE THE TAX INCREMENT FINANCING PROJECTIONS AND REDEVELOPMENT OBJECTIVES AND PINELLAS COUNTY TAX INCREMENT FINANCING ELIGIBILITY POLICIES, UPDATE THE REAL TIME RECORD OF COLLABORATIVE ENGAGEMENTS, AND PROVIDE A CORRECTED LEGAL DESCRIPTION FOR THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City's Community Redevelopment Plan, also known as the "Downtown Master Plan", was adopted by the City Commission of the City of Safety Harbor upon the recommendation and approval of the Community Redevelopment Agency pursuant to Part III, Chapter 163, Florida Statutes, by Ordinance No. 92-23, and amended by Ordinance Nos. 2008-05, 2011-12, and 2019-07; and

WHEREAS, the Community Redevelopment Agency has approved and recommended additional amendments to the Community Redevelopment Plan by Resolution No. 2023-01 CRA; and

WHEREAS, a Delegation of Authority has been received from Pinellas County, pursuant to the Board of County Commissioners Resolution No. 04-214, providing the City with the power to prepare and grant final approval of an amended Community Redevelopment Plan; and

WHEREAS, on October 4, 2021, the City Commission adopted Resolution No. 2021-16 finding the continued existence of slum or blighted areas and amending the Community Redevelopment Plan to extend the time certain for completing redevelopment financed by increment revenues for the Community Redevelopment District from 2022 to 2023; and

WHEREAS, on August 22, 2022, the Pinellas County Board of County Commissioners approved Ordinance No. 22-28 to provide for a one-year extension of the Community Redevelopment Area Redevelopment Trust Fund; and

WHEREAS, the previously adopted legal description for the Community Redevelopment Area was found to be inadvertently inconsistent with the adopted Community Redevelopment Area boundary; and

WHEREAS, the City Commission finds that the modifications to the City's Community Redevelopment Plan recommended by the Community Redevelopment Agency in Resolution No. 2023-01 CRA are warranted and serve a lawful public purpose; and

WHEREAS, the proposed amendment has been submitted to and a written recommendation has been received from the City's Planning & Zoning Board, which serves as the Local Planning Agency (LPA) and the Downtown Redevelopment Board, has been received and reviewed; and

WHEREAS, the City has provided public notice pursuant to section 166.041(3)(a), Florida Statutes, and, at least 15 days prior to the effective date of this Ordinance, has mailed by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the community redevelopment area, pursuant to section 163.346, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:

SECTION 1. The above recitals are true, correct, and incorporated by reference as the findings of the City.

SECTION 2. The City Commission hereby accepts the recommendation of the Community Redevelopment Agency to amend the Community Redevelopment Plan, also known as the "Downtown Master Plan", as set forth herein.

SECTION 3. The Community Redevelopment Plan, also known as the "Downtown Master Plan", is hereby amended as set forth on Exhibit "A," attached hereto and incorporated herein by reference, to revise the Introduction section to update the community vision and valued treasures.

SECTION 4. The Community Redevelopment Plan, also known as the “Downtown Master Plan”, is hereby amended as set forth on Exhibit “B,” attached hereto and incorporated herein by reference, to update the Downtown Master Plan Redevelopment Objectives, Tax Increment Financing projections, and Pinellas County Tax Increment Financing (TIF) eligibility requirements.

SECTION 5: The Community Redevelopment Plan, also known as the “Downtown Master Plan”, is hereby amended as set forth on Exhibit “C,” attached hereto and incorporated herein by reference, to revise the Appendix “A” Real Time Record of Collaborative Engagements.

SECTION 6. The Community Redevelopment Plan, also known as the “Downtown Master Plan”, is hereby amended as set forth on Exhibit “D,” attached hereto and incorporated herein by reference, to correct the legal description in the Appendix “C” Boundary Description to be consistent with the adopted Community Redevelopment Area boundary by including seven lots located west of 13th Ave. S. and north of 4th Street S. and removing the portion of the legal description within Old Tampa Bay.

SECTION 7. All provisions of the Community Redevelopment Plan not amended by this Ordinance shall remain in full force and effect.

SECTION 8. This Ordinance shall be published in accordance with the requirements of law.


SECTION 9. Each provision of this Ordinance shall be deemed separate and severable and if any section or part thereof is held to be invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

SECTION 10. The effective date of this Ordinance shall be thirty-one (31) days after the Florida Department of Economic Opportunity notifies the City that the amendment package is complete. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective.

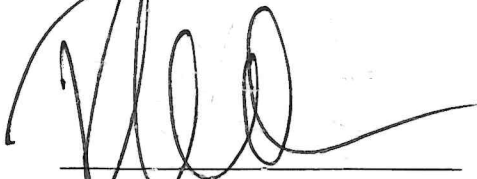
PASSED ON FIRST READING JUNE 5, 2023.

PASSED ON SECOND AND FINAL READING JUNE 19, 2023.

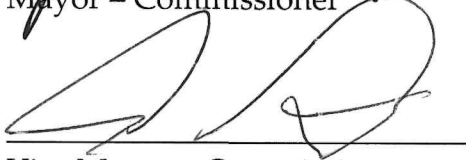
APPROVED AS TO FORM:



Isabella Sobel, City Attorney


ATTEST:

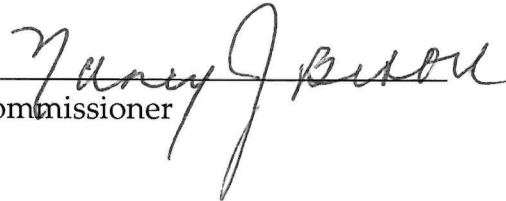

Rachael Telesca, City Clerk


Mayor - Commissioner


Vice Mayor - Commissioner


Commissioner


Commissioner


Commissioner

CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

INTRODUCTION

The Downtown Master Plan represents the culmination of an intensive citizen-driven effort over a period of more than three years to establish a common community understanding and vision. As Christopher Leinberger observed in *Turning Around Downtown: Twelve Steps to Revitalization*, “*Beginning any journey, especially one as arduous as revitalizing a downtown, requires intention. Without the intention of actually revitalizing a downtown, there is little reason to begin the process in the first place...Determining whether the intention for a long-term effort is present in the community requires the mining of the most important asset a downtown revitalization has: memory and the emotion it unleashes.*”¹

Visions focus first on the outcome and then on the possibility of actions to attain this outcome. Henry David Thoreau expressed it this way in the concluding chapter of *Walden*: “*If you build castles in the air, your work need not be lost; that is where they should be. Now put the foundations under them.*”

The Downtown Master Plan provides the rational basis and directional framework to attain the community’s vision captured through an interactive process that involved citizens and elected officials, business and property owners and other interested parties. A supporting 5-Year Action Strategy was prepared to implement short-term priorities embodied in the community’s vision statement that reads: “~~***In 2012, Safety Harbor will be a vibrant destination city with a unique quality of life—a city that is successful in balancing responsible, innovative growth with careful preservation of its small town atmosphere, its quaint character, and its valued treasures.***~~ Safety Harbor is a thriving city with a charming quality of life – committed to balancing responsible growth while preserving its small town atmosphere, quaint character, and valued treasures.

While the vision and corresponding guiding principles have been established, it is important to acknowledge that downtown master planning is a constant affair that doesn’t end once implementation

has begun. There will undoubtedly be unexpected opportunities that arise that are unforeseen in this plan and will require further reflection on this original vision statement to determine the proper course of action. Facilitating innovative, creative, responsible growth will demand a certain degree of flexibility and open mindedness. The Master Plan should be viewed as a dynamic blueprint that has the capacity to respond to good ideas that adhere to the guiding principles articulated through the community visioning process (see Appendix “A”).

Balancing Community Values with Innovative, Responsible Growth

Safety Harbor is maturing as a suburban community. Its citizens understand that the City will continue to grow and change, and want to take charge of the City’s destiny to guide growth and change in a manner that protects the core values that attracted residents to the community in the first place. At the same time, the residents want the types of amenities and opportunities that are available to many suburban and urban communities: cultural resources, gathering places, comfortable and attractive pedestrian spaces, a variety of housing choices, interesting places to dine, shop, and recreate, and places to work that are close to home.

Using a consensus-based master planning process, the City has identified, understood, and articulated its shared values. From this basis, the Master Plan has informed, often difficult choices regarding the City’s future, and has endeavored to strike appropriate balances in areas where competing values would dictate divergent outcomes.

Quaint Character

Safety Harbor’s Downtown identity is derived from Main Street. In historical terms, “Main Street is one of a handful of images imbedded in the American identity. For many, the term conjures up memories, real or imagined, of hometown friendliness, bustling activity, celebration and commerce – a people scaled environment in the center of things. Main Street’s pedestrian-friendly public

¹ Leinberger, Christopher. Turning Around Downtown: Twelve Steps to Revitalization. The Brookings Institution Research Brief. March 2005.

CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

environment has become an intuitive standard for quality place making.”²

In a City where suburban subdivisions have become the predominant development form, the Downtown displays some very unique elements of small town character: brick streets with granite curbs lined with sidewalks, mature live oaks, a gazebo park, homes with prominent front porches, and traditional Main Street. Buildings are generally in the one to two story range and reflect Florida vernacular styles of architecture. The quaint character of the Downtown is cherished by citizens who would like to see change occur in a gradual fashion that honors the City’s unique history and sense of place. The community visioning process honed in on a common vocabulary citizens use to describe Safety Harbor using terms such as "small town, family oriented, unique, distinctive, charming, quaint, casual, stable, vibrant, accessible, green, strong core, proactive government, balanced growth management, and compatible businesses".

Safety Harbor’s Valued Treasures

The vision statement makes reference to the City’s valued treasures. Safety Harbor has strong core assets that make it a highly desirable place to live. Many of Safety Harbor’s residents are drawn from the Midwest and Northeastern United States or other places in Florida, attracted by Safety Harbor’s:

- ✓ Waterfront setting;
- ✓ ~~Proximity to major employment centers;~~
- ✓ High quality schools;
- ✓ Excellent leisure activities, parks, arts & culture, and public library;
- ✓ ~~Good family housing values;~~
- ✓ Laid-back atmosphere;
- ✓ Small town character;
- ✓ Historic resources;
- ✓ Landscaping, trees, and natural green spaces
- ✓ ~~Stable tax base.~~

- ✓ Local shops, restaurants and small businesses
- ✓ Bicycle, walking and low-speed vehicle friendly
- ✓ High quality city services

History

The City of Safety Harbor, known for its fishing, climate and springs, attracted the Caloosa and Timucuan Indian tribes as the original inhabitants. Safety Harbor is home to the historic Espiritu Santo Springs, or "Springs of the Holy Spirit". In 1917, Safety Harbor was incorporated as a city by the State of Florida. The economy was based on tourism, small farms and citrus fields. During the 1920’s the city started to grow due to the State of Florida’s land boom and the expansion of the railroad into Safety Harbor from Tampa. The railroad brought tourists and neighboring residents to downtown Safety Harbor and provided the shipping of citrus and other farming products to other parts of the state and country. The first major roadway was constructed in 1916, State Road 17, now State Road 590, this also increased tourism and trade. During this period commercial buildings, new subdivisions, roads and homes were built. Growth came to a halt during the Great Depression and did not resume again until decades later.

Presently, the City of Safety Harbor is reaching build-out. There are a few vacant areas for development and parts of the city that are ready for redevelopment. Safety Harbor has a small town feel with substantial historic significance expressed in the traditional Mediterranean architecture. The City is comprised of low-density residential areas and a classic downtown historically catering to the needs of locals while establishing an international reputation as a resort and spa destination.

² Means, Mary. Main Street – Two Decades of Lessons Learned. Time-Saver Standards for Urban Design. Pg. 5.7-1. McGraw Hill. 2003.

CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

Redevelopment Objectives

Objective 1: Protect and enhance the natural environment

- * *Promote compact development forms that preserve open space, healthy protected 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.*
- * *Increase the resiliency of the city infrastructure to limit damages from major storms and decrease the recovery time.*
- * *Switch to nonpoisonous sprays for parks and city lands for weed control and rat control products that will not harm wildlife.*
- * *Preserve and plant protected shade trees downtown; tree restoration.*
- * *Preserve, protect the environment through education and having a sustainability plan.*
- * *Work with law enforcement to supervise/maintain safe outdoor parks and spaces.*

Objective 2: Improve parking and mobility

- * Complete missing segments of the sidewalk network where adequate right-of-way exists.
- * 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.
- * Partner with different sites with space for parking around town and provide transportation to downtown for events.

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

- * *Extend the streetscape design elements completed on Main Street to side-streets where sufficient right-of-way exists to provide continuity.*
- * *Prepare and implement corridor enhancement plan for Philippe Parkway and South Bayshore Boulevard.*
- * *Continue with the brick street restoration program.*
- * *Develop a sense of place for traditional neighborhoods through thematic improvements and identity features.*
- * *Maintain a strong code enforcement presence.*
- * *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.*
- * *Implement an “Adopt a Flowering Plant Basket” program downtown*

CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

- * 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.
- * Preserve Safety Harbor's unique character and small town charm.
- * Review and enforce the noise ordinance.

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.
- * Expedite permitting for residential uses.
- * Consider expanding zoning districts where housing is allowed.

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 an 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.]

- * Expand the public relations program to promote Downtown success stories in local and area-wide media. Promote unique features of Safety Harbor such as parks, downtown, Safety Harbor Spa, and natural springs.
- * Continue to support the downtown 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.
- * Attract small businesses.
- * Streamline and improve communications for permitting applications for new or expanding businesses.

CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

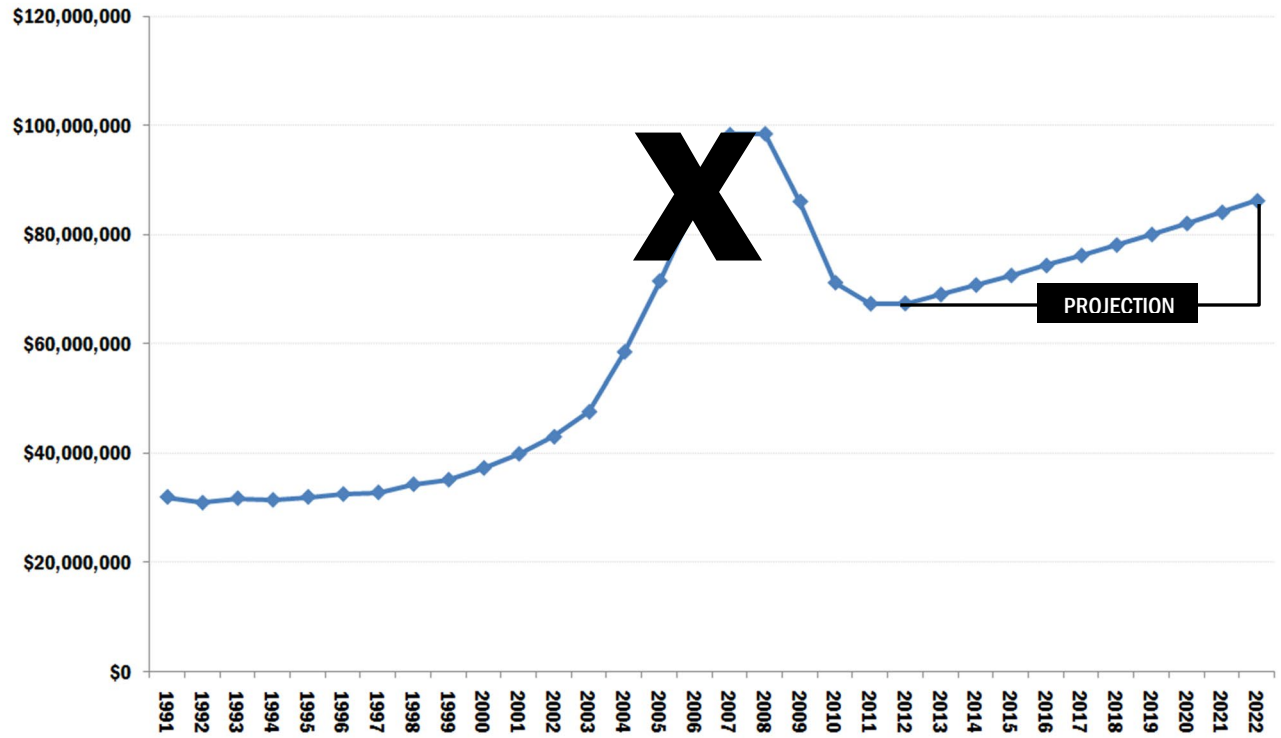
Objective 6: Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor's unique sense of history

- * *Identify public spaces for permanent and temporary art installations. Coordinate with the Public Art Committee in 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 artwork project in Waterfront Park and improve facilities at 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.*
- * *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.*
- * *Continue to support the library and museum programs.*
- * *Explore a water misting cooling station.*

**Exhibit B
CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN**

YEAR	TAXABLE VALUE	% CHANGE FROM PREVIOUS YEAR
1991	\$31,944,080	-
1992	\$30,889,980	-3%
1993	\$31,703,960	3%
1994	\$31,399,900	-1%
1995	\$31,948,800	2%
1996	\$32,469,300	2%
1997	\$32,767,700	1%
1998	\$34,258,900	5%
1999	\$35,094,600	2%
2000	\$37,259,100	6%
2001	\$39,841,500	7%
2002	\$42,976,900	8%
2003	\$47,566,400	11%
2004	\$58,489,600	23%
2005	\$71,495,700	22%
2006	\$85,140,784	19%
2007	\$98,358,554	16%
2008	\$98,500,326	0%
2009	\$86,109,793	-13%
2010	\$71,194,220	-17%
2011	67,343,771	-5%

**TAXABLE VALUE TRENDS AND PROJECTION
SAFETY HARBOR TAX INCREMENT FINANCE DISTRICT**



CITY OF SAFETY HARBOR DOWNTOWN MASTER PLAN

TAX INCREMENT FINANCE REVENUE PROJECTIONS							
TAX YEAR	TAXABLE VALUE				NET (95%) TIF REVENUE		
	1	2	3	4	5	6	7
	BEGINNING	NEW	YEAR-END	CAPTURED	COUNTY (4.8730)	CITY (3.3808)	TOTAL
2012	\$67,343,771	\$0	\$67,343,771	\$35,399,691	\$163,878	\$113,695	\$277,573
2013	\$67,343,771	\$1,683,594	\$69,027,365	\$37,083,285	\$171,672	\$119,103	\$290,774
2014	\$69,027,365	\$1,725,684	\$70,753,049	\$38,808,969	\$179,660	\$124,645	\$304,305
2015	\$70,753,049	\$1,768,826	\$72,521,876	\$40,577,796	\$187,849	\$130,326	\$318,175
2016	\$72,521,876	\$1,813,047	\$74,334,923	\$42,390,843	\$196,242	\$136,149	\$332,391
2017	\$74,334,923	\$1,858,373	\$76,193,296	\$44,249,216	\$204,845	\$142,118	\$346,963
2018	\$76,193,296	\$1,904,832	\$78,098,128	\$46,154,048	\$213,663	\$148,236	\$361,899
2019	\$78,098,128	\$1,952,453	\$80,050,581	\$48,106,501	\$222,702	\$154,507	\$377,208
2020	\$80,050,581	\$2,001,265	\$82,051,846	\$50,107,766	\$231,966	\$160,934	\$392,901
2021	\$82,051,846	\$2,051,296	\$84,103,142	\$52,159,062	\$241,463	\$167,522	\$408,985
2022	\$84,103,142	\$2,102,579	\$86,205,720	\$54,261,640	\$251,196	\$174,275	\$425,471
				TOTAL	\$2,861,468	\$1,932,183	\$4,793,651

NOTES:

- 1 Represents projected taxable value of Original CRA district for respective years
- 2 Taxable value projected to remain flat in FY 12 and increase 2.5% per year thereafter
- 3 Figure represents the sum of Column 1&2 values.
- 4 Figure represents the difference between Column 3 values for respective years and initial assessed value of \$31,944,080 set in 1991.
- 5 Figure represents Column 4 values multiplied by the Pinellas County apportionment of 4.8730 mills in 2010 less the 5% statutory discount.
- 6 Figure represents Column 4 values multiplied by the City of Safety Harbor apportionment of 3.3808 mills in 2010 less the 5% statutory discount.
- 7 Figure represents the sum of Column 5 and 6 values.

**City of Safety Harbor Downtown Master Plan
Tax Increment Finance Revenue Projections**

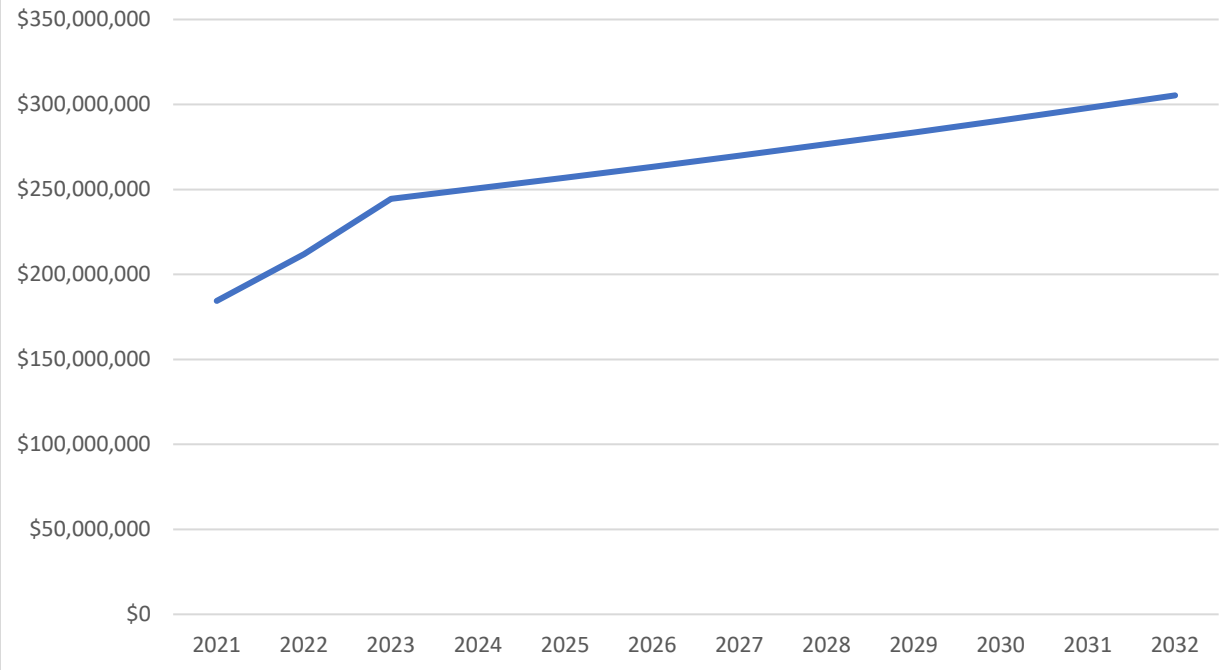
Fiscal Year	City					County					Maximum Amount Per Policy	Total CRA TIF Revenue @50%
	Taxable Value	Base Year Value	Increment Value	Millage Rate	Increment @ 100%	Taxable Value	Base Year Value	Increment Value	Millage Rate	Increment @ 50%		
2021/22	\$ 183,855,277	\$ 31,944,080	\$ 144,315,637	3.9500	\$ 570,047	\$ 184,416,194	\$ 31,944,080	\$ 152,472,114	5.2092	\$ 754,545		
2022/23	\$ 211,302,907	\$ 31,944,080	\$ 170,390,886	3.9500	\$ 673,044	\$ 211,912,855	\$ 31,944,080	\$ 179,968,775	4.8188	\$ 433,617		
2023/24	\$ 243,856,012	\$ 31,944,080	\$ 201,316,335	3.9500	\$ 795,200	\$ 244,491,936	\$ 31,944,080	\$ 212,547,856	4.8188	\$ 512,113	\$ 795,200	\$ 1,307,312
2024/25	\$ 265,803,053	\$ 31,944,080	\$ 222,166,024	3.9500	\$ 877,556	\$ 250,604,234	\$ 31,944,080	\$ 218,660,154	4.8188	\$ 526,840	\$ 877,556	\$ 1,404,396
2025/26	\$ 289,725,328	\$ 31,944,080	\$ 244,892,185	3.9500	\$ 967,324	\$ 256,869,340	\$ 31,944,080	\$ 224,925,260	4.8188	\$ 541,935	\$ 967,324	\$ 1,509,259
2026/27	\$ 315,800,607	\$ 31,944,080	\$ 269,663,701	3.9500	\$ 1,065,172	\$ 263,291,074	\$ 31,944,080	\$ 231,346,994	4.8188	\$ 557,407	\$ 1,065,172	\$ 1,622,579
2027/28	\$ 344,222,662	\$ 31,944,080	\$ 296,664,653	3.9500	\$ 1,171,825	\$ 269,873,351	\$ 31,944,080	\$ 237,929,271	4.8188	\$ 573,267	\$ 1,171,825	\$ 1,745,092
2028/29	\$ 375,202,702	\$ 31,944,080	\$ 326,095,691	3.9500	\$ 1,288,078	\$ 276,620,184	\$ 31,944,080	\$ 244,676,104	4.8188	\$ 589,523	\$ 1,288,078	\$ 1,877,601
2029/30	\$ 408,970,945	\$ 31,944,080	\$ 358,175,522	3.9500	\$ 1,414,793	\$ 283,535,689	\$ 31,944,080	\$ 251,591,609	4.8188	\$ 606,185	\$ 1,414,793	\$ 2,020,978
2030/31	\$ 445,778,330	\$ 31,944,080	\$ 393,142,537	3.9500	\$ 1,552,913	\$ 290,624,081	\$ 31,944,080	\$ 258,680,001	4.8188	\$ 623,264	\$ 1,552,913	\$ 2,176,177
2031/32	\$ 485,898,379	\$ 31,944,080	\$ 431,256,584	3.9500	\$ 1,703,464	\$ 297,889,683	\$ 31,944,080	\$ 265,945,603	4.8188	\$ 640,769	\$ 1,703,464	\$ 2,344,233
2032/33	\$ 529,629,234	\$ 31,944,080	\$ 472,800,896	3.9500	\$ 1,867,564	\$ 305,336,925	\$ 31,944,080	\$ 273,392,845	4.8188	\$ 658,713	\$ 1,867,564	\$ 2,526,276
				Totals	\$ 13,376,932					\$ 5,830,015	\$ 31,237,790	\$ 18,533,903
				10 Year Total	\$ 12,703,888					\$ 5,830,015	\$ 19,206,947	\$18,533,903
											\$ 18,533,903	\$ (0)

*Updated FY 21/22 and 22/23 City and County portions with actuals.

*Out-years on City side changed to 9% increase (from 2.5%)

*City Increment % changed to 100% (from 50%)

Taxable Value Projection Safety Harbor CRD



10-Year Projected Forecast Safety Harbor Community Redevelopment Agency

	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	10-Year Total
Objective 1: Protect and enhance the natural environment	\$ 100,000	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ 300,000	\$ 1,850,000
Objective 2: Improve parking and mobility	150,000	150,000	150,000	200,000	200,000	250,000	250,000	250,000	250,000	250,000	2,100,000
Objective 3: Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties	150,000	150,000	150,000	200,000	200,000	200,000	250,000	250,000	300,000	300,000	2,150,000
Objective 4: Increase the supply of affordable housing	20,000	20,000	20,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000	360,000
Objective 5: Recruit targeted businesses, showcase the downtown, and create a more favorable business environment	150,000	150,000	200,000	250,000	250,000	350,000	400,000	400,000	400,000	400,000	2,950,000
Objective 6: Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor's unique sense of history	3,723,983	250,000	250,000	300,000	350,000	350,000	400,000	400,000	450,000	450,000	6,923,983
Adminstration (City)	56,770	58,470	60,220	62,030	63,890	65,810	67,790	69,820	71,920	74,080	650,800
Debt - Land purchase in CRA Baranoff Oak	129,830	129,830	129,850	129,810	129,800	-	-	-	-	-	649,120
Debt - Land purchase in CRA South Second Street	128,570	128,570	128,570	128,570	128,570	128,570	128,580	-	-	-	900,000
Total project cost	\$ 4,609,153	\$ 1,136,870	\$ 1,238,640	\$ 1,445,410	\$ 1,497,260	\$ 1,594,380	\$ 1,746,370	\$ 1,669,820	\$ 1,771,920	\$ 1,824,080	\$ 18,533,903

TIF Forecast											
10-Year Forecast - County Increment @ 50%	\$ 512,113	\$ 526,840	\$ 541,935	\$ 557,407	\$ 573,267	\$ 589,523	\$ 606,185	\$ 623,264	\$ 640,769	\$ 658,713	\$ 5,830,015
10-Year Forecast - City Increment @ 100%	\$ 795,200	\$ 877,556	\$ 967,324	\$ 1,065,172	\$ 1,171,825	\$ 1,288,078	\$ 1,414,793	\$ 1,552,913	\$ 1,703,464	\$ 1,867,564	\$ 12,703,888
Annually	\$ 1,307,312	\$ 1,404,396	\$ 1,509,259	\$ 1,622,579	\$ 1,745,092	\$ 1,877,601	\$ 2,020,978	\$ 2,176,177	\$ 2,344,233	\$ 2,526,276	\$ 18,533,903
Total Project Cost Annually	\$ 4,609,153	\$ 1,136,870	\$ 1,238,640	\$ 1,445,410	\$ 1,497,260	\$ 1,594,380	\$ 1,746,370	\$ 1,669,820	\$ 1,771,920	\$ 1,824,080	\$ 18,533,903
TIF Projects Forecasted											
County Increment @ 50%	\$ 512,113	\$ 526,840	\$ 541,935	\$ 557,407	\$ 573,267	\$ 589,523	\$ 606,185	\$ 623,264	\$ 640,769	\$ 658,713	\$ 5,830,015
City Increment @ 100%	\$ 4,097,040	\$ 610,030	\$ 696,705	\$ 888,003	\$ 923,993	\$ 1,004,857	\$ 1,140,185	\$ 1,046,556	\$ 1,131,151	\$ 1,165,367	\$ 12,703,888
Total Funded Annually	\$ 4,609,153	\$ 1,136,870	\$ 1,238,640	\$ 1,445,411	\$ 1,497,261	\$ 1,594,380	\$ 1,746,370	\$ 1,669,820	\$ 1,771,920	\$ 1,824,080	\$ 18,533,903

* All County TIF expenditures will comply with the Pinellas County CRA Policy

* The City of Safety Harbor will abide by Florida Statutes Ch. 163.370(3)(b) which prohibits tax increment revenue from being expended on projects that are not in the current CIP or have been in the CIP within the last three years.

City of Safety Harbor CRA TIF Expenditures

The Finding of Necessity Study identified five blight factors within the Safety Harbor Community Redevelopment District to be addressed by Downtown Master Plan objectives as listed below:

1. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
3. Deterioration of site or other improvements.
4. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
5. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

The objectives provide overarching guidance, and the strategies provide specific actions to address the blight factors. A summary of the how the objectives and strategies address the blight factors is provided below:

Blight Factor #1

Objective 2 to “improve parking and mobility” addresses the blight factor of the “Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.” Strategies include the addition of bicycle parking, supporting the expansion of transit linkages, partnerships to provide additional parking opportunities, and enhancing the sidewalk network.

Blight Factor #2 and #5

Objective 4 to “increase the supply of affordable housing” addresses the blight factors of “Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area” and “Faulty lot layout in relation to size, adequacy, accessibility, or usefulness size.” The objective includes a strategy to partner with Pinellas County and the private sector in the assembly of property for the creation of affordable housing and the expediting of permitting for residential uses.

Blight Factor #3

Objective 3 to “Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties” addresses the blight factor of “Deterioration of site or other improvements.” This objective includes a strategy of maintaining a strong code enforcement presence to identify properties that have code violations and the offering of 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.

Blight Factor #4

Objective 1 to “Protect and enhance the natural environment” addresses the blight factor of “Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.” The objective includes a strategy to “Work with law enforcement to supervise/maintain safe outdoor parks and spaces.” In addition, the strategy to “maintain a strong code enforcement presence to identify properties that have code violations” in Objective 3 will assist in reducing the existence of dilapidated structures that can attract criminal activity.

Pinellas County CRA Policy **BCC Approval Date: August 10, 2021**

I. Background/Introduction

The 2021 CRA Policy update accomplishes three primary objectives. First, in 2019 Governor DeSantis signed HB 9 into law which amended Ch. 163 to change the rules governing creation, reporting, and allowable expenditures by Community Redevelopment Agencies (Redevelopment Agencies). Second, the CRA Policy establishes reporting requirements that allow the County and CRAs to track measurable progress on key issues (e.g., jobs or affordable housing units), and evaluate the return on investment. The third objective aligns County Tax Increment Finance (TIF) contributions with priorities as identified by the Board in the County's Comprehensive Plan, Strategic Plan, and other policy documents/statements. This update replaces the previous version from November 2018.

A. Implementation

Implementation of the CRA Policy enables the County to promote reinvestment in priority areas and direct those investments towards priority policy issues. The following sections set forth policy regarding the creation, funding, and management of CRAs seeking TIF from Pinellas County, whether initiated by the City, Community Redevelopment Agency (Agency), or County. The requirements of the CRA Policy apply to all new CRAs, expansions and extensions subject to consideration by the Board. Additionally, the CRA Policy applies to those CRAs currently undergoing local jurisdiction review and formalization but that do not have final approval by the Board. To provide continuity and develop a firm foundation for the CRA Policy regarding TIF, this Policy shall be considered effective as of September 1, 2021. In addition to this policy, staff has also developed a CRA Scoring Methodology and Implementation Procedures document which provides detailed guidance to provide transparency to the process.

The implementation of the CRA Policy or the application for public financing under this CRA Policy does not create or vest any rights nor guarantee that any CRA under consideration will be created by the City or County.

B. Local Designations

The local designation categorizes the primary function of, and priorities within a CRA, to ensure attention to County priority areas through TIF funding participation. Three local designations, each with a primary focus and distinguishing goals and objectives, are described below:

- **Urban Revitalization:** By definition, these areas are the most economically distressed areas, where poverty is endemic, and where other programs, such as Community Development Block Grants (CDBG), have targeted funding.
- **Community Renewal:** By definition, these areas are experiencing ongoing economic hurdles and investment/redevelopment has not kept pace, but conditions are not as severe as the Urban Revitalization areas.
- **Economic Development:** By definition, these areas may experience economic stagnation, but have opportunities due to a diversity of uses, inherent local economy, and location.

C. Scoring Criteria

The County will determine the level of County TIF funding and participation based on the CRA's matrix final score and corresponding local designation using the measurable factors listed below. The County will complete the scoring exercise during the review process for the creation of a CRA, an extension, or an expansion. The specific scoring criteria are identified in Table 1, below:

Table 1. CRA Scoring criteria matrix

Category	Max Points	Scoring
Demonstrated Need. This set of factors assesses whether the potential CRA is home to a high need population or if the physical environment requires new investment. These needs align with need as defined in CRA statute, as well as with County priorities to promote affordable housing and economic development in disadvantaged areas.		
Percent of Households Below Poverty Level	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 1.5 times County = 10
Median Household Income	15	<60% of County = 15 60-80% of County = 11 80-100% of County = 7 >100% of County = 0
% of area qualified for CDBG	5	<25% of area = 0 >25% of area = 5
Demonstrated Blight Factors (163.340(8), F.S.)	10	2 or less = 4 3 to 5 = 7 6 or more = 10 FON over 5 years old = 0
Coastal High Hazard Area	5	No overlap = 0 0% to 10% = 3 >10% = 5
Economic Development & Employment. The County has identified job retention and attraction as a near term priority. These factors indicate the level of economic activity in a CRA and the economic status of its residents.		
Employment Density	5	< 5/acre = 5 5-10/acre = 3 >10/acre = 0
Unemployment (Civilian Population)	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 150% of County = 10
Tax Value Trend	5	1 point per each year of the last five below the County annual percent change
Activity Centers and Target Employment Areas	5	>5% in Target Employment Area OR >20% in Activity Center = 5
Housing Affordability. The County has identified creation and preservation of quality, affordable housing as a near term priority. This factor assesses the extent to which households experience a housing cost burden.		
Percent of households that are housing cost burdened	10	<= County = 0 1 - 1.1 times County level = 4 1.1-1.25 times County = 7 > 1.25 times County = 10
Median Residential Values	15	<60% of County = 15 60%-80% of County = 11 80%-120% of County = 7 > 120% of County = 0
Mobility. The County places a priority on improving biking, walking, and transit options, particularly in designated corridors.		
Mobility	5	> 20% within quarter mile of Premium, Primary, or Secondary Transit Corridor = 5
Total Points	100	

D. Scoring Range

Table 2. Local designation scoring ranges

Local Designation	Scoring Range
Urban Revitalization	Above 75
Community Renewal	Between 45 – 74
Economic Development	Below 44

II. County Contribution Level and Term

The determination of the County's contributions to CRAs is made based upon the guidance in Florida Statutes, the CRA's local designation, and the proportion of funds that the CRA expends on County goals and priorities.

A. County Priorities

The County priorities for TIF expenditures is based upon the County's comprehensive plan, strategic plan, and other policy documents/initiatives that have been approved by the Board of County Commissioners. Three priority areas have been identified and are described below.

- **Affordable Housing:** Create, preserve, or improve income-restricted affordable housing units and prevent displacement
- **Economic Development & Employment:** Increase quality employment opportunities, particularly in the County target industries
- **Mobility:** Improve transit, walking, and biking options and access to transit

B. Maximum County Contribution and Priority Match

Florida Statutes Chapter 163, Part III authorizes Pinellas County as a Charter County to determine the amount of tax increment it will contribute to a CRA. The level of County TIF contribution (percentage) is determined in part by the CRA's local designation, which indicates CRA's primary functionality, priorities, and ability to stimulate private investment. Pursuant to the statute, the maximum contribution is 95%.

All CRAs that have been approved by the Board of County Commissioners to receive County TIF will receive base contribution of at least 50% which can be used for eligible expenditures as defined by the County (see Table 3).

CRAs that demonstrate a commitment to funding projects that help achieve County priorities are eligible for additional County TIF contribution in the form of a "**priority match**". The priority match will also be determined by the percentage of CRA budget (both City and County CRA TIF dollars) allocated to County priorities. In order to receive the full priority match, 50% of the total TIF budget (City and County) must be contributed to County priorities. The maximum County priority match is summarized in Table 3 below.

Table 3. Term and County contribution by local designation type

CRA Type	Maximum Term	Base County Contribution	Minimum Local Contribution	Max Priority Match	Maximum Total Contribution
Urban Revitalization	20 years with Midpoint Review at year 10	70%	25%	25%	95%
Community Renewal	20 years with Midpoint Review at year 10	50%	25%	25%	75%
Economic Development	10 years / Midpoint Review at year 5	50%	0%	0%	50%

C. Midpoint Review Process

The Midpoint Review will assess overall progress and alignment between the percentage of CRA TIF dollars budgeted for County priorities – which determined the priority match - and the percentage of dollars expended on County priorities. CRAs that have not made progress on their project list or spend less than 75% of their percentage commitment to expend funds on County priorities will receive an equivalently reduced County match after the potential match is calculated based on the proposed budget for the remaining term. CRAs that allocate less than 50% of their percentage commitment to expend funds on County priorities will only receive a County contribution for a defined project list, confirmed via an interlocal agreement with the County for the remaining term.

For example:

- 1) A CRA commits to expend 50% of its TIF dollars on priority issues, receiving the maximum County contribution possible
- 2) At Midpoint Review, the CRA has used 35% of its expended dollars on projects eligible for County priority match
 - a. 35% divided by 50% equals 70%, *less than 75%*
 - b. If the CRA can show that sufficient dollars are being reserved for in-process projects meeting County priority definitions, the CRA can still receive its full match
 - c. If none of the missing funds are being reserved for near-term projects meeting County priorities, the County contribution will be reduced commensurately

To offer flexibility in meeting the percentage target, CRAs may reallocate funds within any of the defined priority issues, as long as the total priority area percentage remains in alignment. In addition, where project delays caused the mismatch between commitments and expenditures, CRAs may provide documentation on reserved funds, work in progress, contracts for study or construction, and similar evidence that the project has a path to near-term completion.

If the County revises the priority issues, each CRA's priority match will remain unaffected until the Midpoint Review or a request for extension or expansion, when the priority match would typically be recalibrated. The County may continue matching dollars allocated to in-process projects aligning with former priorities to facilitate projects with longer timelines.

D. TIF Funding Term Limits

The maximum term for County TIF funded CRAs approved under this policy will be based on the local designation. The terms outlined are "up to", and the assignment of a certain score and respective designation does not guarantee a maximum term limit. At the term's midpoint, expiration, or other formal, pre-determined date established during the review and approval process, staff will present a summary

report to the Board of County Commissioners, which can elect to maintain or extend the TIF term limit under current or modified parameters or choose to terminate all such funding. CRAs created before July 1, 2002 receive a maximum of 60 years of TIF, including extension time Per F.S.163.387 (2)(a) For those CRAs created after July 1, 2002, the maximum term is 40 years.

The CRA Policy establishes a maximum term for each local designation, which are listed below. These terms cannot exceed what is allowed under Florida Statutes.

- **Urban Revitalization** = up to 20 years, with 10-year review
- **Community Renewal** = up to 20 years, with 10-year review
- **Economic Development** = up to 10 years, with 5-year review

E. TIF Funding Maximum Contribution

Unless specifically approved by the Board of County Commissioners, County TIF contributions shall not exceed the City's contribution in any given year. This requirement will be added to Section 38 Article III for all new CRAs, extensions, expansions, and 15-year/midpoint reviews. This provision will not be applied retroactively.

F. Termination of TIF Funding

The Board of County Commissioners may elect to terminate the County contribution or reduce the County priority match at an established review point if the demonstrated need changes or previously identified objectives have not been achieved according to project and budget timelines as identified in the CRA Plan. (See the priority match section for further detail on adjustments to the priority match.)

III. Eligible Expenditures

A. TIF Funding Eligible Uses

This CRA Policy does not define specific eligible expenditures for County TIF. A detailed list of eligible expenditures for County TIF is included within the separate CRA Scoring Methodology and Implementation Procedures document.

Geographic Distribution of CRA Investments

CRAs will be encouraged to identify subareas and to implement projects/programs in a geographically distributed manner to ensure a fair distribution of funds, using the subareas and expenditure proportions defined with the County at CRA establishment, expansion, or extension (see the CRA Scoring Methodology and Implementation Procedures). Affordable housing expenditures, and any projects that the County and CRA agree provide CRA-wide benefit can be counted towards each of the sub-areas. At the Midpoint Review, the County will assess the expenditure of CRA funds across subareas to understand whether those expenditures show geographic distribution throughout the CRA.

B. Bonding

The Board of County Commissioners must approve all related and applicable city-initiated bonds if all or part of County TIF contributions are to be used for repayment.

Since bonding terms typically exceed the 10-year evaluation points (5-year for Economic Development CRAs) described above, any CRA priority match granted will not be changed when bonded against CRA funds. As part of the bonding process, the CRA and County will review the list of projects which will receive bond funds from the County and ensure that any prior commitments to County priority

projects are maintained.

IV. CRA Reporting and Evaluation

A. Annual Reporting

Florida Statutes 163.371 specifies the state requirements for annual reporting of CRA expenditures. Additionally, per Florida Statutes 163.387(6), CRAs are required to provide annual budgets and any budget amendments to the County within 10 days of adoption. In addition to the state requirements, CRAs are required by the County to file expenditure information annually via a tracking spreadsheet for TIF expenditure reporting. The spreadsheet tracks expenditures by project updated over time to collect information required by the state and the County's midpoint, extension, and closeout performance evaluations.

In addition to reporting on annual expenditures, the County will utilize performance measures to track progress for each CRA. These measures utilize easily accessible data sources (e.g. taxable value, land use amendments, etc.), but there are instances where the data needs to be provided by the CRA/City (e.g. local building permits). The County will coordinate with Cities/CRAs to acquire this data.

B. TIF Evaluations (midpoint, closeout, and extension or expansion)

To better assess the return on investment and calibrate contributions over time for CRAs, the County will evaluate CRAs adopted/amended under this policy at the midpoint, closeout, extension, and expansion. CRAs may use the results of the evaluations to guide their own plans and investments. Existing CRAs will not undergo evaluation until they request an extension or if a specific requirement is already included in their respective ordinance under Ch. 38 of the Pinellas County Code.

The County will perform three broad types of evaluation:

Table 4. CRA evaluation types, timing, and goals

	Local Designation Typology (existing)	Expenditure & Budget	Performance
Goal	Establish a baseline for needs and range of County investment	Adjust County contribution to support County priorities	Invest in projects that implement CRA and County goals
Approach	Determine CRA type based on demographic, economic, and physical factors	Assess CRA expenditures and 10-year budget for fit with County priorities	Analyze project and district-wide metrics to assess ROI, progress, and needs
Frequency	At establishment and extension / expansion (and midpoint for existing CRAs)	At establishment, midpoint, and extension / expansion	At midpoint and extension / expansion
Policy Action	<i>Higher need CRAs receive higher potential for County contribution</i>	<i>County contribution is set based on budget and expenditures for priority issues</i>	<i>CRA adjusts the plan, projects, and budget to improve outcomes</i>

Annual CRA reports will be used to collect most data needed for the evaluations. Collected Census, employment, and similar data will be collected at the evaluation points to understand progress overall, helping the CRA to target the activities and projects contained in its CRA plan update.

City of Safety Harbor Community Meeting: Downtown Master Plan Update

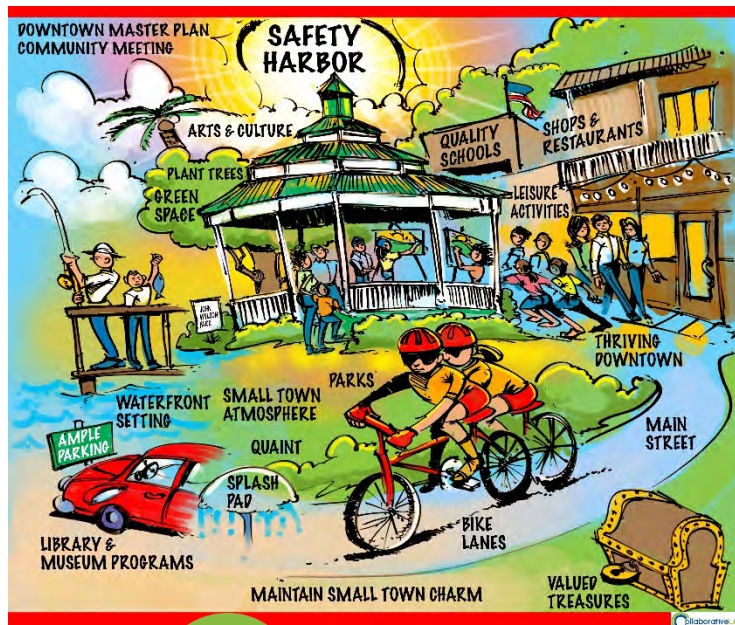


Real-Time Record

February 21, 2023



**SAFETY
HARBOR** | **FL**



**Collaborative
LABS**
at St. Petersburg College

EXPERT FACILITATORS IN
STRATEGIC COLLABORATION

Community Workshop Summary

Over 50 Safety Harbor residents and city staff gathered at the Safety Harbor Public Library for a Collaborative Lab workshop to provide input to the Downtown Master Plan. The evening commenced with welcome remarks by Mayor Joe Ayoub and proceeded with these team brainstorming categories:

- Vision & Valued Treasures, and
- Redevelopment Objectives & Associated Projects.

For each topic, participants were presented with data from the 175 community survey responses. Then in teams, they were asked to:

- Review current elements on the Downtown Master Plan
- Review survey ideas/elements, and
- Generate new ideas during the engagement.

For each element, participants were asked to rank each as “Non-Essential,” “Nice to Have,” and “Essential” to the Downtown Master Plan, and include comments as desired to clarify their ranking.

City of Safety Harbor’s Vision

Original as stated on the Downtown Master Plan:

Safety Harbor will be a vibrant destination city with a unique quality of life – a city that is successful in balancing responsible, innovative growth with careful preservation of its small town atmosphere, its quaint character, and its valued treasures.

Based on rankings and comments, it is recommended that Safety Harbor slightly modify the Vision statement using this criteria:

- Keep *small town atmosphere, valued treasures, preservation, quaint character*
- Replace *unique* with *charming*
- Replace *vibrant destination city* with *thriving city*
- Remove *a city that is successful in, innovative* (growth)
- Remove *destination*
- Add *town/city that serves its local residents and visitors* (as Safety Harbor serves more than residents and visitors; do not recommend adding this specific phrase to the vision)
- Add *preservation of waterfront property, green spaces, and trees* (included as *valued treasures* in the vision: Waterfront setting and Landscaping, trees, and natural green spaces)

Proposed Vision:

Safety Harbor is a **thriving** city with a **charming** quality of life – committed to balancing responsible growth while preserving its small town atmosphere, quaint character, and valued treasures.

Although the following three items were ranked highest during the workshop, these phrases are included under the umbrella of “valued treasures” and therefore not needed in the vision statement. Also, it may have been understood during the individual ranking poll that the vision statement was focused on just downtown and not the entire city. (Clarification was made after ranking.)

These Top 3 Vision Items can be interpreted to ensuring the city *fulfills* the vision through:

1. Preservation of Safety Harbor's waterfront property, green spaces, and trees.
2. Walkability and making sure parking lots are limited to behind buildings on Main Street.
3. City codes that include architectural design standards that preserve community character.

City of Safety Harbor's Valued Treasures

Original as stated on the Downtown Master Plan:

- Waterfront setting
- Proximity to major employment centers
- High quality schools
- Excellent leisure activities and public library
- Good family housing values
- Laid-back atmosphere
- Small town character
- Historic resources
- Landscaping, trees, and natural green spaces
- Stable tax base

The community survey identified four (4) Valued Treasures that should remain in the Downtown Master Plan with over 70% positive response:

- Waterfront setting
- Excellent leisure activities & public library
- Small town character
- Landscaping, trees, and natural green spaces

The remaining six (6) original Valued Treasures along with new ideas from the survey and workshop were evaluated as Non-Essential, Nice to Have, and Essential.

Based on rankings and comments, it is recommended that Safety Harbor slightly modify the Valued Treasures based on this criteria:

- Keep the above four (4) Valued Treasures
- Keep three (3) of the remaining six (6) Valued Treasures: *Laid back atmosphere*, *Historic resources*, and *High quality schools* (added in order of ranking with new ideas)
- Remove lower ranked three (3) of the remaining six (6) Valued Treasures: *Proximity to major employment centers*, *Good family housing values*, and *Stable tax base*
- Consider adding:
 - *Local shops, restaurants and small businesses* (included a 5th point below)
 - *Bicycle, walking and low-speed vehicle friendly* (included as 6th point below)
 - *Parks* (included in 2nd point below)
 - *Peaceful enjoyment for downtown residents* (included in 8th point below)
 - *High quality emergency services* (included as 10th point below)
 - *Support for arts, creative activities / Art & culture, special unique charm w/ mystical quality* (included in 2nd point below)

Proposed Valued Treasures:

1. Waterfront Setting
2. Excellent leisure activities, parks, arts & culture, and public library
3. Small town character
4. Landscaping, trees, and natural green spaces
5. Local shops, restaurants and small businesses
6. Bicycle, walking and low-speed vehicle friendly
7. Historic resources
8. Laid back atmosphere & peaceful enjoyment for downtown residents
9. High quality schools
10. High quality emergency services

City of Safety Harbor's Redevelopment Objectives & Associated Projects

Additional Projects for Consideration

Objective 1 – Protect and enhance the natural environment

1. Increase the resiliency of the city infrastructure to limit damages from major storms and increase the recovery time.
2. Switch to nonpoisonous sprays for parks and city lands for weed control and rat control products that will not harm wildlife.
3. Preserve and plant **protected** trees; tree restoration. (original idea specified "oak" trees)
4. Preserve, protect the environment through education and having a sustainability plan.
5. Enhance rather than expand. Work with law enforcement to supervise/maintain safe outdoor parks and spaces.

Objective 2 – Improve parking and mobility

** Note: This Objective generated the most interest of all 6 Objectives by workshop participants.*

1. Parking allowed at Rigsby Center after hours.
2. Enforce parking.
3. Continue to improve sidewalks to improve walkability.
4. Partner with different sites with space for parking around town and provide transportation to downtown for events.
5. Find more creative parking ideas instead of garages/increased parking. / Maximize use of existing space for parking without the addition of a new parking structure.

Objective 3 – Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties

1. Preserve Safety Harbor's unique character. Plant more shade trees downtown.
2. The decibel level for special events and bars with live music needs a concrete enforceable noise ordinance; Noise abatement.
3. Balance historic vs. old to ensure designation of historic is not used to prevent appropriate compact development in the downtown districts.
4. Maintain small town charm through intelligent design and construction standards.
5. Encourage collaborative process to develop design code and maintenance protocols.

Objective 4 – Increase the supply of affordable housing

** Note: Although survey respondents were split almost 50/50 for keeping this Objective in the Downtown Master Plan, participants at the workshop provided these project considerations.*

1. Expedite permitting for residential uses.
2. Look at use of surplus public properties (City and County) that could be used for housing.
3. Look at zoning districts where housing is allowed (commercial, industrial).
4. Provide incentives for developers to create affordable housing and expedite permitting process to allow for successful development of affordable housing.
5. Increase square footage for single family density, allowing for smaller lot sizes for single family and single family attached dwellings for greater density.

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

1. Streamline & improve communication for permitting applications for new or expanding businesses. / Full-time economic development liaison in partnership with County, City, and Chamber to assist in streamlining communication for permitting process for new and expanding businesses.
2. Small businesses rather than "big box"/franchise stores. / Incentives for new start up enterprises that are not corporate or franchises.
3. Improve facilities at the Waterfront Park. Update bathrooms & add small concession for snacks & drinks.
4. Promote the unique features of Safety Harbor throughout the Tampa Bay area, such as, the multitude of parks, the downtown area, Safety Harbor Spa, natural springs, and true community spirit of a 100-year-old city.

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

1. Continue to support library and museum programs.
2. Splash pad; splash pad/community center. / Make a children's water park and enhance things for our children and pets.
3. Establish historical preservation society/districts including currently buildings have historical markers.

Table of Contents

Agenda	8
Welcome & Setting the Stage for Our Success	9
Safety Harbor’s Vision & Valued Treasures	10
Vision.....	12
Valued Treasures.....	16
Prioritizing our Objectives & Projects	21
Objective 1: Protect and enhance the natural environment.....	22
Objective 2: Improve parking and mobility	24
Objective 3: Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties.....	28
Objective 4: Increase the supply of affordable housing	31
Objective 5: Recruit targeted businesses, showcase the downtown, and create a more favorable business environment.....	34
Objective 6: Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor’s unique sense of history.....	36
Additional Ideas.....	38
Closing Remarks & Visual Illustration.....	40
Appendix.....	41
Attendees – Sign-in Sheets.....	41



Agenda



**SAFETY
HARBOR** | **FL**

City of Safety Harbor Community Meeting

Tuesday, February 21, 2023: 5 – 8pm

Safety Harbor Public Library
101 2nd St. N, Safety Harbor, FL, 34695

Welcome

Welcome & Setting the Stage for our Success!

Safety Harbor's Vision & Valued Treasures

Referencing the provided handout, we will review the current **Vision** and **Valued Treasures** and themes from the community survey. Then we will work in teams to review and prioritize the *elements* of the **Vision** and **Valued Treasures**.

Team Activity: Self-select into either a **Vision** or **Valued Treasures** team and work together to sort the elements (phrases) into 3 categories: *Essentials*, *Nice to Have*, and *Non-Essentials*. Teams will review & sort current statements, survey recommendations and have an opportunity to share additional ideas.

We will come back together as a group to prioritize the *Essential elements* of the **Vision** and **Valued Treasures**.

Prioritizing our Objectives & Projects

Referencing the handout, we will review the 6 Objectives and determine our Priority Objectives and associated projects for Safety Harbor's downtown.

Team Activity: In two rounds, participants will self-select into their first Objective team and work together to sort projects into 3 categories: *Essentials*, *Nice to Have*, and *Non-Essentials*. Teams will review & sort current projects, survey recommendations and have an opportunity to share additional project ideas. In a second round, we will repeat this process with participants selecting their second Objective to prioritize projects.

We will reconvene as a full group to review our Objectives and further prioritize our *Top Projects* for each area, to help us update our *Downtown Master Plan!*

Closing Remarks & Next Steps

In addition to highlighting community input, we will invite public comments.

Welcome & Setting the Stage for Our Success



Joe Ayoub, Mayor, Safety Harbor: Good evening. Thank you for coming out. So great to have so many of you here to get so many people's input on the future of the downtown. I want to encourage you all to participate, give your feedback, be courteous of one another, and enjoy!



Tina Fischer, Facilitator, Collaborative Labs: Hello, welcome! My name is Tina Fischer. We're here to do this community event so we can collect your input for the Downtown Master Plan. The current Master Plan is from 30-years-ago. Some of the projects are done, some are in progress, and some have not been started yet. Marcie is here to speak to why we are doing this now.



Marcie, Development Director, Safety Harbor: Hi, everyone. Thank you again for being here. The reason we're here tonight is we are applying to Pinellas County to add another 10-years to the Safety Harbor Master Plan and so we want to update the plan with additional projects you'd like us to fund.

Participant Question: Is the funding made through Grants?

Marcie: It's called the Community Redevelopment District Tax Increment Financing.



Process & Considerations

- Self-select: You choose areas you would like to provide input
- Reference Current Downtown Master Plan (See Handout)
- Review Community Survey ideas (uploaded into software)
- Brainstorm New/Additional ideas and projects
- Rank all 3...current, survey, and new ideas as Non-Essential, Nice to Have, Essential for the Downtown Master Plan
- Further prioritize the Essential elements with phone polling
- All ideas and rankings entered in our online software & polling results will be included in our Collaborative Labs' Real-time Record
- After the meeting: A summary of recommendations based on your input will be provided to the City to update the Downtown Master Plan

Tina reviews the Agenda and the process for community input.

Safety Harbor's Vision & Valued Treasures



Tina: This is the current Vision Statement. What we did was break the Vision Statement into nine phrases. We are going to prioritize each phrase as *Essential, Nice to Have, or Non-Essential*.

Additionally, there are ten new phrases that came in through the survey that we will prioritize.

There will also be an opportunity to write a revised Vision Statement.



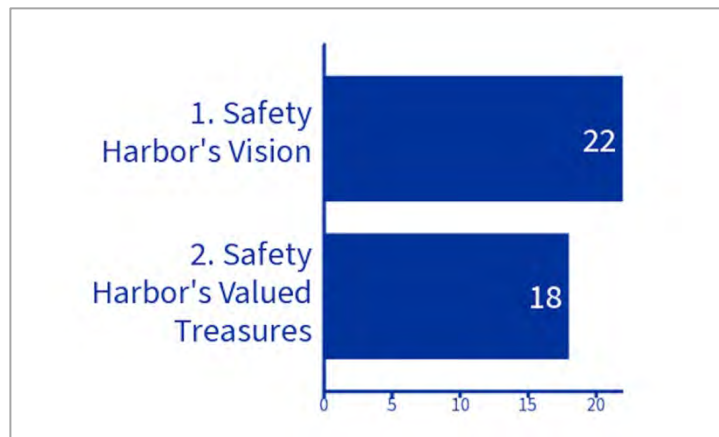
Tina: For the Valued Treasures, ten are listed on the Master Plan. The top four will stay, because they had over 70% of the votes. What we would like to do is get your input on the other six. Should these six go on the Master Plan moving forward?

There are also fourteen new ideas for Valued Treasures that came in through the survey, so we will have a total of twenty ideas to prioritize, and we will have the opportunity to share new ideas.

Tina opens the polls for the group to self-select into teams

Which area are you most interested in contributing to this evening?

The group breaks into self-selected teams.



Vision

Vision Statement:

Safety Harbor will be a vibrant destination city with a unique quality of life – a city that is successful in balancing responsible, innovative growth with careful preservation of its small town atmosphere, its quaint character, and its valued treasures.

Vision – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Small town atmosphere (CURRENT VISION)	1.00	1. Don't want to lose identity as a town
Valued treasures (CURRENT VISION)	1.00	
Preservation of waterfront property and greenspace	1.00	
Town/city that serves its local residents and surrounding communities - instead of destination city	1.00	1. Remove "surrounding communities" replace with "visitors"
Preservation of Safety Harbor's green spaces and trees	1.00	
Unique quality of life (CURRENT VISION)	0.67	1. Not unique - use charming
Balancing responsible, innovative growth (CURRENT VISION)	0.67	1. What is the definition of innovative? 2. Keep "balancing responsible growth", remove innovative
Careful preservation (CURRENT VISION)	0.67	1. Commitment to preservation, remove careful
Quaint character (CURRENT VISION)	0.67	
Quality of life for residents	0.67	
A city that is successful in (CURRENT VISION)	0.33	1. Not done yet - moving in right direction
Access to nature through biophilic architecture and design	0.33	1. Like the idea of reflecting nature (Baranoff oak, gazebo) 2. Not for a vision statement but a good idea
Vibrant (CURRENT VISION)	0.33	1. Not there yet - in progress

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Unique, quaint town with a mix of shops, restaurants, art, music, and eclectic charm that is easy to get to and get around	0.33	1. Not sure about word, unique. Like word, eclectic. 2. Too many words for a vision statement
Protecting natural resources	0.33	1. Already addressed above
Supporting a diverse community	0.00	1. Clarify what diverse means - population
More dynamic to reflect the changing character of the city and downtown	-0.33	1. Don't want to change character altogether, but accept that change happens and improves - change for the better (aesthetics)
Destination city (CURRENT VISION)	-0.33	1. While serving its residents and local communities 2. Caveat - has a destination PLACE in the spa. Don't want to be a destination city - keep our local character 3. Remove the word destination
Emphasis on growth with new/more restaurants/breweries on waterfront	-0.67	1. Like idea of amenities at waterfront. Don't like work emphasis.

Vision – New Ideas:

- Sense of community
- What are we doing to be more environmentally friendly
- City codes that include architectural design standards that preserve community character
- Encourage small food markets (such as Nature's Food Patch). Discourage franchise large corporate chains.
- Renewable resources (electric charging stations)
- Walkability. Make sure parking lots are limited to behind buildings on Main Street
- Encourage entrepreneurs to invest in small businesses
- THRIVING downtown (replace word, Vibrant)
- Safety Harbor will be a vibrant city with a unique quality of life – a city that is successful in balancing responsible, growth with preservation of its small town atmosphere, its quaint character, and its valued treasures...

Vision – Revision Ideas submitted via survey and community meeting:

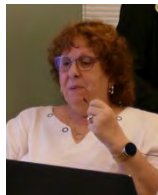
- Safety Harbor will be a vibrant destination city with a unique quality of life that creates access to nature through biophilic architecture and design - a city that is successful in balancing innovation and growth with careful preservation of its small town atmosphere.
- Safety Harbor will be a thriving city with a unique quality of life-a city that is successful in balancing the needs of its residents with responsible, innovative growth while preserving its small town atmosphere, its quaint character, and its valued treasures.

Vision – Team Reports:



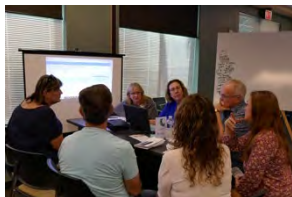
Team 1:

Paula: We felt that destination city doesn't encompass the uniqueness of our city, so we voted to take that out.



Team 2:

Lorraine: Our takeaway was we want to have a thriving downtown vs. a vibrant downtown. It brings more clarity to what we're looking for. We also did not like destination.



Team 3:

Laura: We didn't like destination or vibrant. We thought successful in balancing the needs of the residents was important, as well as the quaint character and small town atmosphere.

The group votes on essential Vision elements. Although asked to just "Upvote" the elements as Essential, some participants used the "Downvote" option. Both results are included in the Response table below.

Vision – Top 3



1. Preservation of Safety Harbor's waterfront property, green spaces, and trees.
2. Walkability and making sure parking lots are limited to behind buildings on Main Street.
3. City codes that include architectural design standards that preserve community character.

Responses	Upvotes	Downvotes
Small town atmosphere (CURRENT VISION)	32	0
Preservation of Safety Harbor's waterfront property, green spaces, and trees	31	0
Walkability and making sure parking lots are limited to behind buildings on Main Street	30	0
City codes that include architectural design standards that preserve community character	30	0
THRIVING downtown (replace word, Vibrant)	29	0
Sense of community	29	0
Town/city that serves its local residents and surrounding communities, instead of destination city	28	0
Quality of life for residents	28	0
Careful preservation (CURRENT VISION)	23	0
Valued treasures (CURRENT VISION)	23	0
Safety Harbor will be a vibrant city with a unique quality of life – a city that is successful in balancing responsible, growth with preservation of its small town atmosphere, its quaint character, and its valued treasures.	22	0
Quaint character (CURRENT VISION)	22	0
Encourage small food markets (such as Nature's Food Patch). Discourage franchise large corporate chains	20	0
Unique quality of life (CURRENT VISION)	20	0
Historic resources	19	0
Encourage entrepreneurs to invest in small businesses	18	0
What are we doing to be more environmentally friendly	17	0
Renewable resources, such as electric charging stations.	16	0

Responses	Upvotes	Downvotes
Balancing responsible, innovative growth (CURRENT VISION)	5	0
Unique, quaint town with a mix of shops, restaurants, art, music, and eclectic charm that is easy to get to and get around.	5	0
No destination city. Preserve character	4	0
Supporting a diverse community	4	0
Protecting natural resources	4	0
Access to nature through biophilic architecture and design	4	0
A city that is successful in (CURRENT VISION)	3	1
Love Safety Harbor	1	0
More dynamic to reflect the changing character of the city and downtown	1	0
Emphasis on growth with new/more restaurants/breweries on waterfront	1	1
Vibrant (CURRENT VISION)	2	3
Destination city (CURRENT VISION)	1	4

Valued Treasures

Valued Treasures:

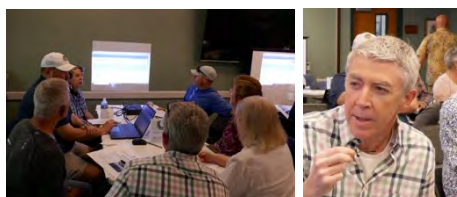
The vision statement makes reference to the City’s valued treasures. Safety Harbor has strong core assets that make it a highly desirable place to live. Many of Safety Harbor’s residents are drawn from the Midwest and Northeastern United States or other places in Florida, attracted by Safety Harbor’s: • Waterfront setting • Proximity to major employment centers • High quality schools • Excellent leisure activities and public library • Good family housing values • Laid-back atmosphere • Small town character • Historic resources • Landscaping, trees, and natural green spaces • Stable tax base

Valued Treasures – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
High quality schools (CURRENT TREASURE)	1.00	1. Good mix of private and public schools
Laid-back atmosphere (CURRENT TREASURE)	1.00	1. Noise concerns from bars at night
Historic resources (CURRENT TREASURE)	1.00	1. More signage to promote historical places 2. Create a historical preservation that has the power to enforce zoning to protect the charm. We need to save our historic buildings. 3. Including buildings
Local shops and restaurants / Small business / Local establishments / Amazing restaurants	1.00	1. Vibrant Main Street is essential to a successful downtown
Peaceful enjoyment for downtown residents	1.00	
Bicycle, walking and low-speed vehicle friendly	1.00	1. Incorporate more safety. More bike routes.
Parks	1.00	1. Baranoff park enhancements
Stable tax base (CURRENT TREASURE)	0.67	1. 100%
Support for arts, creative activities, special unique charm, mystical quality	0.67	1. Take out "mystical" 2. Vague-not quantitative "charm"
High quality emergency services	0.67	
Proximity to major employment centers (CURRENT TREASURE)	0.33	
Good family housing values (CURRENT TREASURE)	0.33	1. Concern for affordable housing
Growing downtown events / Entertainment / Great Downtown!	0.33	1. Maintain current events, add with caution 2. Urban garden 3. Negatives are coming from the downtown events-crowds-loud music

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Diversity	0.33	1. Need more definition
Wildlife protection and priority status for all creatures	0.33	1. We don't like rats-define creatures
Affordable new development apartments for young professionals	0.33	1. REDEVELOP – REPURPOSE - not add more sprawl
Need more handicap parking	0.33	
Opportunities for all levels of income bases	0.00	1. Define opportunities - there are jobs available for all levels through the variety of businesses
Access to nature through biophilic architecture and design principles	0.00	1. City to incentivize builders to follow these principles 2. Unclear - not understanding the vocabulary
Develop more apartments and condos	-0.33	1. In order to protect environment and green space, not new development, but redevelopment!

Valued Treasures – Team Reports:



Team 4:

Kevin: We liked local shops and restaurants downtown.



Team 5:

John: Maintain small town character and incorporate more greenspaces for outdoor dining and safe strolling.

Another submission was provided on the paper handout at each table.

- Redevelop existing distressed properties in a manner compatible with a charming small city and appropriate to their location.

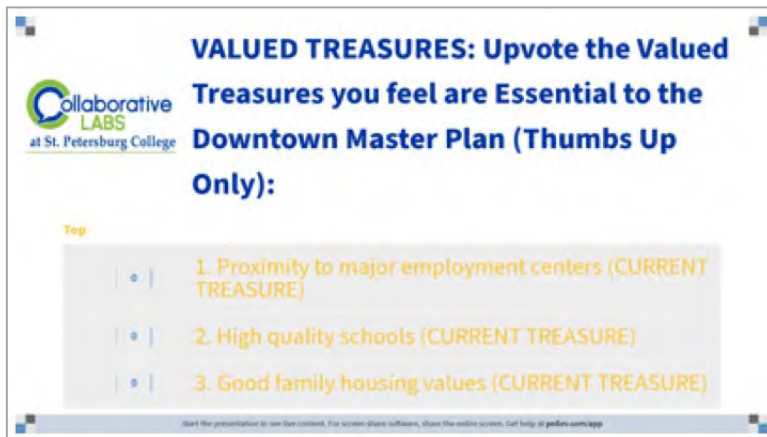


Team 6:

Colin: Our idea was instead of sprawling out, redevelop existing distressed properties in a manner compatible with a small city and appropriate to their location.

The group votes on Valued Treasures.

Valued Treasures – Top 3



1. Local shops and restaurants / Small business / Local establishments / Amazing restaurants
2. Bicycle, walking, and low-speed vehicle friendly
3. Parks

Responses	Upvotes	Downvotes
Local shops and restaurants / Small business / Local establishments / Amazing restaurants	34	0
Bicycle, walking and low-speed vehicle friendly	34	0
Parks	33	0
Historic resources (CURRENT TREASURE)	30	0
Laid-back atmosphere (CURRENT TREASURE)	29	0
High quality schools (CURRENT TREASURE)	28	0
Peaceful enjoyment for downtown residents	27	0
High quality emergency services	25	0

Responses	Upvotes	Downvotes
Support for arts, creative activities / Art & culture, special unique charm w/ mystical quality	22	0
Restaurants with open green spaces for dining and events	1	0
Proximity to major employment centers (CURRENT TREASURE)	0	0
Good family housing values (CURRENT TREASURE)	0	0
Stable tax base (CURRENT TREASURE)	0	0
Growing downtown events / Entertainment / Great Downtown!	0	0
Diversity	0	0
Access to Nature Through Biophilic Architecture and Design Principles	0	0
Wildlife protection and priority status for all creatures	0	0
Develop more apartments and condos	0	0
Affordable new development apartments for young professionals	0	0
Need more handicap parking	0	0
Opportunities for all levels of income bases	0	0

Prioritizing our Objectives & Projects

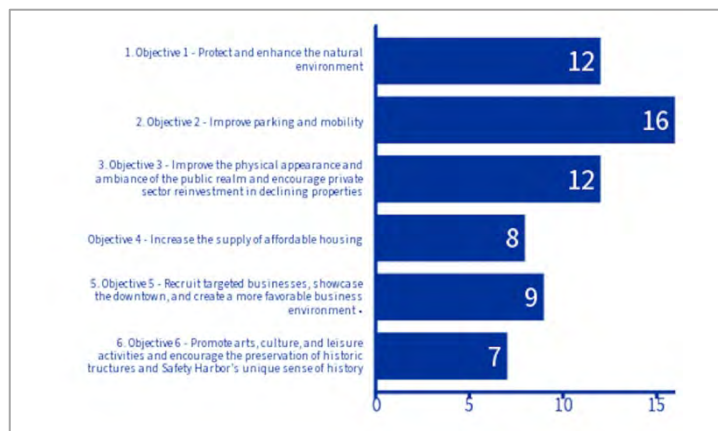
Tina reviews the 6 Objectives for Safety Harbor's downtown.



Tina opens the polls for the group to self-select into teams

Which objectives are you most interested in contributing to this evening?

The group breaks into self-selected teams. Teams 1-6 were matched with Objectives 1-6, respectively. An additional Team 7 was added for Objective 2.



There were two rounds of team brainstorming, with each team recording their top idea. Both are captured in the team reports.

Objective 1: Protect and enhance the natural environment

Objective 1 – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Preserve and plant oak trees; Tree restoration	1.00	1. Plant appropriate trees - not just oak trees
Reduce impervious surface ratio; Note: An impervious surface is a hard surface that does not let water soak into the ground or greatly reduces the amount of water that soaks into the ground, e.g. sidewalks, parking lots, compacted gravel, roads, etc.	1.00	
Increase the resiliency of the city infrastructure to limit damages from major storms and increase the recovery time	1.00	1. Modernization of Electrical and Storm water drainage systems
Switch to nonpoisonous sprays for parks and city lands for weed control and use of rat control products that will not harm wildlife	1.00	1. Public reports on progress of current programs - Cityscape
Preserve the trees and parks; Increase green space; acquisition of new green spaces	0.50	1. Identify parcels for potential acquisition 2. Preserve and enhance what we have
Accessibility and expansion of public spaces	0.50	1. NOT parking lots 2. This is vague
More emphasis on preservation on what exists, e.g. trees, buildings, etc.	0.50	1. Tree canopy survey, grants 2. This is vague
Better maintenance of lawn & landscaping in Baranoff Park	0.50	1. All public areas need continued maintenance and closer oversight
Education regarding protection of natural resources	0.00	1. Sustainability coordinator, grants, educ. Signage referring to ecology/environment issues.

The group votes on Objectives.

Objective 1 – Top 3:

1. Increase the resiliency of the city infrastructure to limit damages from major storms and increase the recovery time.
2. Switch to nonpoisonous sprays for parks and city lands for weed control and rat control products that will not harm wildlife.
3. Preserve and plant oak trees; tree restoration.

Responses	Upvotes
Increase the resiliency of the city infrastructure to limit damages from major storms and increase the recovery time	27
Switch to nonpoisonous sprays for parks and city lands for weed control and use of rat control products that will not harm wildlife	25
Preserve and plant oak trees; tree restoration	23
Reduce impervious surface ratio	20
Preserve the trees and parks; Increase green space; Acquisition of new green spaces	0
Accessibility and expansion of public spaces	0
More emphasis on preservation on what exists (e.g. trees, buildings, etc.)	0
Education regarding protection of natural resources	0
Better maintenance of lawn and landscaping in Baranoff Park	0

Objective 1 – Team Reports



1. Preserve, protect the environment through education and having a sustainability plan. (Environment is the center of the wheel around which all decisions revolve.)

2. Enhance rather than expand. Work with law enforcement to supervise/maintain safe outdoor parks and spaces.



Objective 2: Improve parking and mobility

Objective 2 – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Continue to improve sidewalks to improve walkability	1.00	
We need to readdress parking; Need to come up with shared parking plan; Find businesses that are closed in evening and/or on weekends; Work with business that have available parking to use after their business hours	1.00	
Offsite parking with transportation into town for events. Possibly at a church or Folly Farms.	1.00	
Support traffic flow by identifying consistent street parking throughout downtown by enforcing already approved ordinances, as well as designating street parking to one side of the street.	0.67	
Consider leasing right of way along train track south of Main to 7th Street	0.33	1. Need clarification
Needs to be more bicycle friendly; Needs more ramps near library; Bike lanes/paths; Bike friendly roads; Add bike lanes where possible	0.33	
All the back alleyways should be accessible for the homeowners	0.00	
The layout and parking plan on Main should be reevaluated for safety. Create more space for bike lane, vehicles, pedestrians.	0.00	
Improved crosswalks and lighting as we see pedestrians run in front of traffic every weekend	0.00	
There should be better bicycle access from McMullen to the Spa	0.00	
Free vehicle charging	0.00	1. Some are -1 based on desire for private sector or others to pay
Improve bicycle access to downtown (Phillipe Parkway, Cedar/7th Street, Enterprise, Main Street)	0.00	
Better public transit and infrastructure that supports non-car centric travel; More public transport	-0.33	1. County issue. Keep us in mind.

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Parking would be available in one parking garage near the spa and another one where the city lot is now	-0.33	1. Mixed votes >>> Needs more study
Electric vehicle, golf cart and electric scooter charging stations; Designated parking on main street; Install additional electric car/truck stations throughout downtown	-0.33	1. Some are -1 based on desire for private sector or others to pay
More parking; Downtown Parking Facility; Construct a parking facility to accommodate 3rd Friday type events; Parking garage; Bring back parking!	-0.33	
Speed devices on Main Street between Nona and McMullen Booth	-0.67	1. No speed bumps - blinking lights alright
Traffic calming	-0.67	
Main Street open for pedestrians only between Bayshore and 8th Avenue	-0.67	1. Special events/weekends only
Angled parking and make Main one way (for safety)	-1.00	

Objective 2 – New Ideas:

- Add diagonal parking on 2nd Av. N
- Paint yellow curbs 30 ft from intersection FI Uniform traffic manual
- Maximize use of existing space for parking without addition of a new parking structure-- churches schools after hour businesses
- Parking allowed at Rigsby Center after hours
- More sharrows or signage for share the road
- Investigate making avenues one way which would allow increased parking possibilities
- Curbs on main street are angled towards the center of the road. Make them straight in the same direction of travel parallel to the road.
- Subsidize rideshare for rideshare
- Centralized valet parking
- ENFORCE PARKING!

Objective 2 – Top 3:

1. Parking allowed at Rigsby Center after hours.
2. ENFORCE PARKING!
3. Continue to improve sidewalks to improve walkability.

Responses	Upvotes
Parking allowed at Rigsby Center after hours	19
ENFORCE PARKING!	17
Continue to improve sidewalks to improve walkability	17
Maximize use of existing space for parking without addition of a new parking structure - churches schools after hour businesses	16
Centralized valet parking	11
We need to readdress parking; Need to come up with shared parking plan; Find businesses that are closed in evening and/or on weekends; Work with business that have available parking to use after their business hours	10
Curbs on main street are angled towards the center of the road. Make them straight in the same direction of travel parallel to the road.	8
More signage for share the road	7
Investigate making avenues one way which would allow increased parking possibilities	7
Paint yellow curbs 30 ft from intersection FI Uniform traffic manual	6
Add diagonal parking on 2nd Av. N	7
Subsidize rideshare for rideshare	5
Offsite parking with transportation into town for events. Possibly at a church or Folly Farms.	5
Support traffic flow by identifying consistent street parking throughout downtown by enforcing already approved ordinances, as well as designating street parking to one side of the street.	4
Angled parking and make Main one way (for safety)	1
Need a red/green light at Main and Bayshore for pedestrian crossings	1
Needs to be more bicycle friendly; Needs more ramps near library; Bike lanes/paths; Bike friendly roads; Add bike lanes where possible.	1
Improve bicycle access to downtown (Phillipe Parkway, Cedar/7th Street, Enterprise, Main Street)	1

Responses	Upvotes
Improved crosswalks and lighting as we see pedestrians run in front of traffic every weekend	0
All the back alleyways should be accessible for the homeowners	0
Speed devices on Main Street between Nona and McMullen booth	0
The layout and parking plan on Main should be reevaluated for safety. Create more space for bike lane, vehicles, pedestrians.	0
More parking; Downtown Parking Facility; Construct a parking facility to accommodate 3rd Friday type events; Parking garage; Bring back parking!	0
Better public transit and infrastructure that supports non car centric travel; More public transport	0
There should be better bicycle access from McMullen to the Spa	0
Traffic calming	0
Free vehicle charging	0
Main Street open for pedestrians only between Bayshore and 8th Avenue	0
Parking would be available in one parking garage near the spa and another one where the city lot is now	0
Consider leasing right of way along train track south of Main to 7th Street	0
Electric vehicle, golf cart and electric scooter charging stations; Designated parking on main street; Install additional electric car/truck stations throughout downtown	0

Objective 2 – Team Reports:



1. Partner with different sites with space for parking around town and provide transportation to downtown for events.
2. Find more creative parking ideas instead of garages/increased parking.
3. Maximize use of existing space for parking without the addition of a new parking structure.

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

Objective 3 – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Preserve Safety Harbor's unique character. Plant more shade trees downtown.	1.00	1. In appropriate areas
Limit the size (height) of new construction as well as the impact of new construction would have on property	1.00	1. Vague? Design more important than height. COMPATABILITY
The decibel level for special events and bars with live music needs a concrete enforceable noise ordinance; Noise abatement	1.00	
Balance historic vs. old to ensure designation of historic is not used to prevent appropriate compact development in the downtown districts	1.00	
Create access to nature through biophilic architecture and design principles	0.50	1. Biophilic design features need to be defined. What is this?
Shade structures along Main Street	0.50	1. Awnings? Canopies - retractable
Reduce the front setback. Downtown homes should be closer to the sidewalks with front porches.	0.50	1. Residential for porches only - NOT garages
Beautification of downtown walkways and shops through with flowering plants and tropical foliage	0.50	
Improved façade of existing buildings	0.50	
Allow more café table and roof top dining. More musical and other events for community and visitors alike.	0.00	1. This is a two-part question
Tiny houses	0.00	
Upgrade public facilities curb appeal (e.g. facility improvements, and landscaping)	0.00	
Enhance historic building and city based reinvestment	0.00	
Please revise the downtown building codes!! We don't need more highrises, bars, or density!!	0.00	1. Start a conversation. Vague.

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Improve or add additional street lighting on side streets; The side streets leading to and around downtown need streetlights	0.00	
Patrol and ticket parking violators	0.00	1. Split-they should be doing their job
Expanding sidewalk space for more convenient dining	0.00	1. Encourage expanded sidewalk space for new development on Main
There should be more focus on increasing density, multistory development along Mainstreet and downtown districts. Increasing the residential unit limits in CTC and downtown districts.	0.00	
Put a moratorium on new development	-0.50	1. Is a moratorium possible?
Reduce the maximum height of residential north of Main to 25'	-0.50	1. Not unanimous - TD1 and 2 not the same
It's hard for visitors to know what turns to make off of main street in order to get to additional restaurants etc. There should be some visual markers either on side walk.	-0.50	
Improved landscaping around businesses that are not aesthetically pleasing to walk by	-0.50	
Ensure that there is lighting and a police presence at the skate park	-1.00	

Objective 3 – Top 3:

1. Preserve Safety Harbor's unique character. Plant more shade trees downtown.
2. The decibel level for special events and bars with live music needs a concrete enforceable noise ordinance; Noise abatement.
3. Balance historic vs. old to ensure designation of historic is not used to prevent appropriate compact development in the downtown districts.

Responses	Upvotes
Preserve Safety Harbor's unique character. Plant more shade trees downtown.	26
The decibel level for special events and bars with live music needs a concrete enforceable noise ordinance; Noise abatement	21
Balance historic vs. old to ensure designation of historic is not used to prevent appropriate compact development in the downtown districts	19

Responses	Upvotes
Limit the size (height) of new construction as well as the impact of new construction would have on property	15
Allow more café table and roof top dining. More musical and other events for community and visitors alike.	0
Create access to nature through biophilic architecture and design principles	0
Put a moratorium on new development	0
Shade structures along Main Street	0
Patrol and ticket parking violators	0
Tiny houses	0
Upgrade public facilities curb appeal (e.g. facility improvements, and landscaping)	0
Reduce the front setback. Downtown homes should be closer to the sidewalks with front porches.	0
Enhance historic building and city based reinvestment	0
Reduce the maximum height of residential north of Main to 25'	0
It's hard for visitors to know what turns to make off of main street in order to get to additional restaurants etc. There should be some visual markers either on side walk.	0
Please revise the downtown building codes!! We don't need more highrises, bars, or density!!	0
Improve or add additional street lighting on side streets; The side streets leading to and around downtown need streetlights.	0
Expanding sidewalk space for more convenient dining	0
Beautification of downtown walkways and shops through with flowering plants and tropical foliage	0
Improved façade of existing buildings	0
Improved landscaping around businesses that are not aesthetically pleasing to walk by	0
Ensure that there is lighting and a police presence at the skate park	0

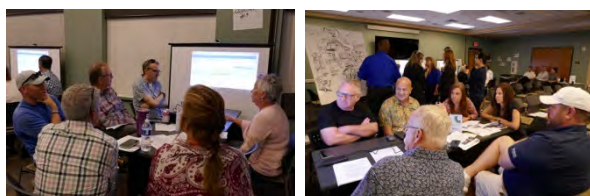
Responses

Upvotes

There should be more focus on increasing density, multistory development along Mainstreet and downtown districts. Increasing the residential unit limits in CTC and downtown districts.

0

Objective 3 – Team Reports:



1. Maintain small town charm through intelligent design and construction standards.
2. Encourage collaborative process to develop design code and maintenance protocols.

Objective 4: Increase the supply of affordable housing

Objective 4 – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Promote the construction of multifamily structures	0.50	1. No multifamily in TND1 and TND2 (stacked units)

Objective 4 – New Ideas:

- Provide financial incentives for developers (SB 102) at state level, local option property tax exemptions at County level
- Create partnerships with businesses to create affordable housing (e.x. Hyde Park in Tampa where restaurants provide server housing)
- Look at the future of mobile home parks - investors buying and increasing lot rents
- Accessory dwelling units
- Look at zoning regulations effect on affordable housing (density, parking, height)
- Look at use of surplus public properties (City and County) that could be used for housing
- Work with Habitat for Humanity
- Look at land trusts to preserve affordable housing long term (allow equity sharing to create generational wealth)
- Expedited permitting for affordable housing to allow for successful development
- Look at zoning districts where housing is allowed (commercial, industrial)
- Expedite permitting for residential uses
- increase opportunity for single family - increase densities

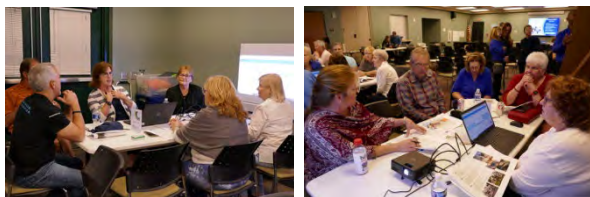
Objective 4 – Top 3:

1. Expedite permitting for residential uses.

2. Look at use of surplus public properties (City and County) that could be used for housing.
3. Look at zoning districts where housing is allowed (commercial, industrial).

Responses	Upvotes
Expedite permitting for residential uses	22
Look at use of surplus public properties (City and County) that could be used for housing	19
Look at zoning districts where housing is allowed (commercial, industrial)	17
Accessory dwelling units	16
Expedited permitting for affordable housing to allow for successful development	15
Promote the construction of multifamily structures	15
Look at zoning regulations effect on affordable housing (density, parking, height)	14
Create partnerships with businesses to create affordable housing. (e.x. Hyde Park in Tampa where restaurants provide server housing)	14
Look at land trusts to preserve affordable housing long term (allow equity sharing to create generational wealth)	13
Work with Habitat for Humanity	9
Provide financial incentives for developers (SB 102) at state level, local option property tax exemptions at County level	9
increase opportunity for single family - increase densities	8
Look at the future of mobile home parks - investors buying and increasing lot rents	3

Objective 4 – Team Reports:



1. Provide incentives for developers to create affordable housing and expedite permitting process to allow for successful development of affordable housing.

2. Increase square footage for single family density, allowing for smaller lot sizes for single family and single family attached dwellings for greater density.

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

Objective 5 – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Develop customized financial incentives for local businesses to showcase their products	1.00	
Small businesses rather than "big box"/franchise stores	1.00	
More promotion, more local and craft restaurants/breweries	0.50	1. Promoting everything Safety Harbor has to offer to local communities
Would love to have a boat ride leaving from the pier	0.50	
Create a consistent multi-level marketing plan that portrays Safety Harbor as a destination	0.00	1. Promotes diversity by giving tax incentives
Diversity of business; Having the same kind of businesses open should be discouraged	0.00	
Food hall and/or test kitchen to support newer restaurant owners in establishing themselves	-0.50	
Restaurants/shops along waterfront	-0.50	1. Small convenience type food. Updated bathrooms.
Jobs should be posted on chamber website; More mixers for owners and potential owners	-0.50	1. Currently exists for members & open to public to see open positions
Bring dance studio back	-1.00	

Objective 5 – New Ideas:

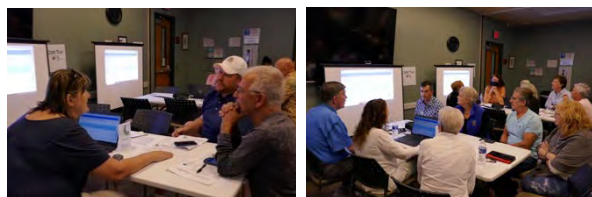
- Full Time Economic Development Liaison paid for in partnership with the County, City & Chamber. Could either be a Chamber or City employee depending on level of funding.
- Streamline and improve communication for permitting applications for new or expanding businesses
- Improve facilities at the Waterfront Park. Update bathrooms & add small concession for snacks & drinks.
- Incentives for new start up enterprises that are not corporate or franchises
- Promote throughout the Tampa Bay area, the unique features of Safety Harbor such as the multitude of parks, Safety Harbor Spa, Natural Springs, and the true community spirit of a 100+ year old city.

Objective 5 – Top 3:

1. Streamline & improve communication for permitting applications for new or expanding businesses.
2. Small businesses rather than "big box"/franchise stores.
3. Incentives for new start up enterprises that are not corporate or franchises.
4. Improve facilities at the Waterfront Park. Update bathrooms & add small concession for snacks & drinks.

Responses	Upvotes
Streamline & improve communication for permitting applications for new or expanding businesses	23
Small businesses rather than "big box"/franchise stores	23
Incentives for new start up enterprises that are not corporate or franchises	20
Improve facilities at the Waterfront Park. Update bathrooms & add small concession for snacks & drinks.	20
Promote throughout the Tampa Bay area, the unique features of Safety Harbor such as the multitude of parks, Safety Harbor Spa, Natural Springs, and the true community spirit of a 100+ year old city.	17
Develop customized financial incentives for local businesses to showcase their products	13
Would love to have a boat ride leaving from the pier	13
More promotion, more local and craft restaurants/breweries	10
Increase opportunity for single family - increase densities	7
Create a consistent multilevel marketing plan that portrays Safety Harbor as a destination	0
Food hall and/or test kitchen to support newer restaurant owners in establishing themselves	0
Restaurants/shops along waterfront	0
Bring dance studio back	0
Diversity of business; having the same kind of businesses open should be discouraged	0
Jobs should be posted on chamber website; more mixers for owners and potential owners	0

Objective 5 – Team Reports:



1. We would like to see a full-time economic development liaison in partnership with County, City, and Chamber to assist in streamlining communication for permitting process for new and expanding businesses.

2. We wanted to promote throughout the Tampa Bay area, the unique features of Safety Harbor, such as, the multitude of parks, the downtown area, Safety Harbor Spa, natural springs, and true community spirit of a 100-year-old city.

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

Objective 6 – Prioritization:

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Continue to support library and museum programs	1.00	
What about banning fireworks and have a laser show?	0.50	1. Protect vulnerable populations - veterans, children, dogs - environmental hazards
Splash pad; splash pad/community center	0.50	
Improve "dog park"; Need better dog park w/ artificial turf	0.50	1. Parks need to be better supervised and maintained
Better diversity	0.00	
Children's jungle gym playground Waterfront Park. Water fountain with footwash and dog water bowl in Waterfront park.	0.00	1. Swing sets, hammocks
Emergency ladder out of water in marina	0.00	1. If one does not exist
Improve stairs into Bay at east end of Veterans part. Perhaps a short underwater/tidal walkway for handicapped and children.	0.00	1. Not sure of design but sounds interesting
Events that not only draw visitors but support non-profits	0.00	
Need more shade	0.00	1. We like shade but not relevant to this objective

-1=Non-Essential; 0=Nice to Have; 1=Essential		
Item	↓Mean	COMMENTS
Increase healthy events	-0.50	1. Build upon to existing events - increase healthy food quality
Outdoor exercise units installed along Bayshore Linear Park. Hammock handing stands in Waterfront Park.	-0.50	
Charge \$5 launch fees for the boat ramp	-1.00	
Aquatic facility accessible to all residents	-1.00	

Objective 6 – New Ideas:

- Establish historical preservation society/districts including currently buildings have historical markers
- Investigate establishing art district where artist studios can live/work

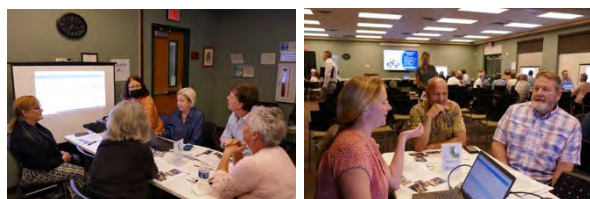
Objective 6 – Top 3:

1. Continue to support library and museum programs.
2. Splash pad; splash pad/community center.
3. Establish historical preservation society/districts including currently buildings have historical markers.

Responses	Upvotes
Continue to support library and museum programs	26
Splash pad; splash pad/community center	21
Establish historical preservation society/districts including currently buildings have historical markers	19
Investigate establishing art district where artist studios can live/work	17
Improve "dog park"; Need better dog park w/ artificial turf	15
What about banning fireworks and have a laser show?	14
Better diversity	13
Need more shade	1
Increase healthy events	0

Responses	Upvotes
Outdoor exercise units installed along Bayshore Linear Park. Hammock hanging stands in Waterfront Park.	0
Emergency ladder out of water in marina	0
Charge \$5 launch fees for the boat ramp	0
Improve stairs into Bay at east end of Veterans part. Perhaps a short underwater/tidal walkway for handicapped and children.	0
Children's jungle gym playground Waterfront Park. Water fountain with footwash and dog water bowl in Waterfront park.	0
Events that not only draw visitors but support non-profits	0
Aquatic facility accessible to all residents	0

Objective 6 – Team Reports:



1. We focused on making a children’s water park and enhancing things for our children and pets.

Additional Ideas

Below are ideas added either during the community workshop or through email after the workshop.

- Horse & buggy rides downtown
- Rickshaw rides
- Pontoon boat rides from the marina
- Baranoff Park – more shade trees, unusable during hot weather
- One of the "Treasures" left out is the Safety Harbor Spa and the Espiritu Santo spring.
- I am hypercritical. The moderating company phone survey was not well done. Having only two or 3 choices for prioritizing Goals, especially when the wording was often vague and confusing, does not help planning.

Bike Lane Recommendations submitted by Eileen and Marc Berger:

Mixed use car road, LSV route and Bicycle route.

There is no good, safe roadway from downtown Safety Harbor to McMullen Booth going west out of town or east into town. Main street is congested, there is no shoulder, no room for a Bicycle Lane, limited visibility due to hills, and a site for controlled left turn east of McMullen

booth, making it dangerous for slow speed cyclists, even though it is a 25 MPH street; people routinely drive at 40 mph.

I propose that the City of Safety Harbor legally designate all of 9th Ave N, and 7th Street North to Cedar as mixed use bicycle / car lanes. This would encourage bicyclists to take 9th street North up to Marshall or using Green Valley? To Enterprise. From Marshall, it is relatively safe to use Beacon. ? TO Enterprise. And then go into the Harbor North Woods to get to the. Park, Phillipe Parkway near the railroad crossing, or up Allen to McMillen both, or even to 860? Near the Trailer park.

These roads are all city, 25 mph, low traffic volume and relatively truck free.

Also submitted:

I have two more ideas that are related to possible implementation.

First, a proposal for a designated mixed us bike/lsv/ auto rout out of downtown to Enterprise. And McMullen booth rds.

I gave a paper copy to City Manager, but following is a documentary.

Basically, with no structural changes, but stencil and signage, 9th street north to 7th Ave N, Cedar and McMullen booth traffic light Union Cedar intersection, and separately 9th to Marshall to Green Springs, ending at Marshall and Phillipe, and Enterprise and Green. Would give access to wide low traffic streets North and West out of Down town, bypassing much of Main, MLK, and Phillipe parkway in favor of quieter roads. Call me to discuss.

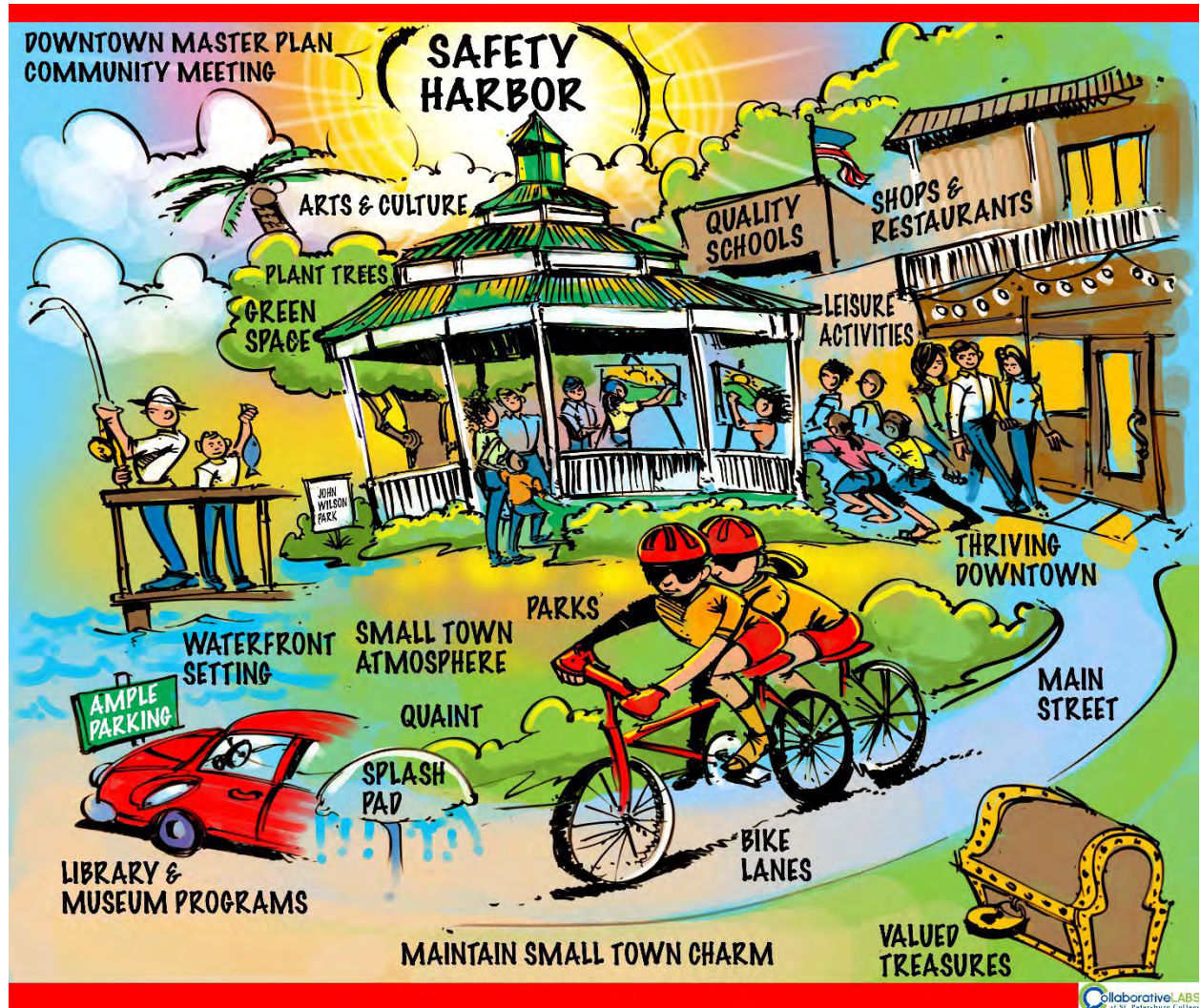
Secondly, for the to be purchased lot on 2nd St S next to Cantina. Built a temporary, elevated wooden plantar shade tolerant Urban vegetable garden, perhaps to be administered by Folley Farm people as an Urban Extension. We could easily raise funds and build a garden that would preserve the land for future use, while expanding the Downtown green spaces and providing hobby gardening for limited mobility Downtown residents.

Please feel to share these proposals around, and converse with me.

Marc Berger

Closing Remarks & Visual Illustration

Tina: Thank you, everyone! what a great discussion! I wanted to turn it over to Jonathan to see what visual illustration he has gleaned from these golden nuggets.



Jonathan Massie, Business Illustrator, Collaborative Labs: I wanted to capture what was most important here - character, small town atmosphere, quaint, charm. Put the gazebo front and center, whatever we do that will anchor us and keep the character that we have. We have quality schools, arts and culture, greenspace, thriving downtown, taking care of our water, ample parking, and the idea of maintaining small town charm. We also have the lock box to emphasize the values that we don't want to change.

Tina: Wonderful. Thank you, Jonathan.

Thank you everyone for coming tonight to share your ideas.

SKETCH & DESCRIPTION

**LEGAL DESCRIPTION:
ORIGINAL CRA BOUNDARY**

THE FOLLOWING IS A GENERALIZED LEGAL DESCRIPTION OF THE SAFETY HARBOR DOWNTOWN REDEVELOPMENT AREA (SOURCE - SAFETY HARBOR DOWNTOWN REDEVELOPMENT PLAN REV. 10/16/95): BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SUWANNEE STREET AND ELEVENTH AVENUE; THENCE NORTHERLY ALONG THE CENTERLINE OF ELEVENTH AVENUE TO THE CENTERLINE OF THIRD STREET NORTH; THENCE EASTERLY ALONG THE CENTERLINE OF THIRD STREET NORTH TO THE CENTERLINE OF NINTH AVENUE NORTH; THENCE NORTHERLY ALONG THE CENTERLINE OF NINTH AVENUE NORTH TO THE CENTERLINE EXTENDED, OF THIRD STREET NORTH' THENCE EASTERLY ALONG THE CENTERLINE, EXTENDED, AND CENTERLINE OF THIRD STREET NORTH TO THE CENTERLINE OF THIRD AVENUE NORTH' THENCE NORTHERLY ALONG THE CENTERLINE OF THIRD AVENUE NORTH TO THE CENTERLINE OF FOURTH STREET NORTH; THENCE EASTERLY; ALONG THE CENTERLINE OF FOURTH STREET NORTH TO THE CENTERLINE OF PHILIPPE PARKWAY; THENCE NORTHERLY ALONG THE CENTERLINE OF PHILIPPE PARKWAY TO THE CENTERLINE OF MULLET CREEK; THENCE EASTERLY ALONG THE CENTERLINE OF MULLET CREEK TO IT'S CONFLUENCE WITH THE TAMPA BAY; THENCE SOUTHERLY ALONG THE SHORELINE OF THE TAMPA BAY TO ITS INTERSECTION WITH SOUTH BOULEVARD; THENCE CONTINUING SOUTHWESTERLY ALONG THE SHORELINE OF TAMPA BAY TO THE ENTRANCE TO THE CITY MARINA, THENCE CONTINUING SOUTHWESTERLY ACROSS THE ENTRANCE TO THE CITY MARINA AND ALONG THE SHORELINE OF THE TAMPA BAY TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF BLOCK 2 OF LEECH AND STRAIN'S ADDITION TO GREEN SPRINGS' THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF BLOCK 2 AND BLOCK 3, LOT 4 OF LEECH AND STRAIN'S ADDITION TO GREEN SPRINGS TO THE CENTERLINE OF THIRD STREET SOUTH' THENCE WESTERLY ALONG THE CENTERLINE AND CENTERLINE EXTENDED, OF THIRD STREET SOUTH TO THE CENTERLINE OF LEGION LANE; THENCE NORTHERLY ALONG THE CENTERLINE OF LEGION LANE TO THE CENTERLINE OF SUWANNEE STREET; THENCE WESTERLY ALONG THE CENTERLINE OF SUWANNEE STREET TO ITS INTERSECTION WITH THE CENTERLINE OF ELEVENTH AVENUE, AND THE POINT OF BEGINNING.

EXPANSION AREA "A"

AREA "A" INCLUDES THE CITY-OWNED VACANT LAND AT THE CORNER OF PHILIPPE PARKWAY AND CHURCH STREET, ALONG WITH PARCELS FRONTING EITHER SIDE OF PHILIPPE PARKWAY NORTH TO THE HOLY SPIRIT EPISCOPAL CHURCH AND FRONTING MULLET CREEK. AN AREA NORTH OF THE EXISTING CRA BEING DESCRIBED AS:

BEGINNING AT A POINT ON THE EXISTING CRA BOUNDARY WHERE FOURTH STREET NORTH INTERSECTS SECOND AVENUE NORTH, PROCEED NORTH ALONG THE EXTENDED CENTERLINE OF SECOND AVENUE NORTH THROUGH THE UNPAVED RIGHT-OF-WAY TO ITS INTERSECTION WITH MULLET CREEK; CONTINUE NORTH, FOLLOWING THE CENTERLINE OF MULLET CREEK AS IT WINDS IN A GENERALLY NORTHWESTERLY DIRECTION TO A POINT WHERE IT LEAVES THE STREAM, PROCEEDING NORTH A DISTANCE OF APPROXIMATELY 42 FEET ALONG THE WEST LOT LINE OF LOT 30, BLOCK 4, SPRING PARK REVISED; THENCE EAST ALONG THE NORTHERN LOT LINE OF LOT 30, BLOCK 4, SPRING PARK REVISED TO THE WESTERN LOT LINE OF THE EAST 115 FEET OF LOT 27, BLOCK 4, SPRING PARK REVISED NORTH TO THE CENTERLINE OF 6TH STREET NORTH,

(CONTINUED ON SHEET 2)

SHEET 1 OF 6

CRA BOUNDARY	SKETCH & LEGAL		<p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.</p> <p style="text-align: right;">(SEAL) STATE OF FLORIDA 5/2/2022 DATE</p> <p style="text-align: center;"><i>Kyle McClung</i> KYLE McCLUNG TS 7177</p>
	PROJECT NO.	22025	
	DRAWING#		
	SCALE		
	DRAWN	NVN	
	DATE		
	CHECKED/QC	KKM	
	FIELD CREW	N/A	
	BK. / PG.	N/A	
	SURVEY DATE	N/A	

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

SKETCH & DESCRIPTION

(CONTINUED FROM SHEET 1)

THENCE TURNING AND HEADING EAST TO A POINT WHERE THE CENTERLINE OF NORTH SIXTH STREET INTERSECTS WITH THE CENTERLINE OF NORTH PHILIPPE PARKWAY; THENCE TURNING SOUTH, FOLLOWING THE CENTERLINE OF NORTH PHILIPPE PARKWAY TO A POINT WHERE IT INTERSECTS WITH THE NORTHERN RIGHT-OF-WAY LINE OF CHURCH STREET EXTENDED; THENCE HEADING SOUTHEAST ALONG THE NORTHERN RIGHT-OF-WAY LINE OF CHURCH STREET TO A POINT WHERE IT INTERSECTS THE WESTERN RIGHT-OF-WAY LINE OF VIRGINIA STREET; THENCE PROCEEDING SOUTHWEST, CROSSING CHURCH STREET. AND FOLLOWING THE SOUTHEAST PROPERTY LINE OF BLOCK 6, LOTS 1-7 AND THAT AREA MARKED AS RESERVED, ESPIRITU SANTO SPRINGS REVISED (CURRENTLY OWNED BY THE CITY OF SAFETY HARBOR), TO A POINT WHERE THIS PROPERTY LINE EXTENDED INTERSECTS THE CENTERLINE OF MULLET CREEK AND REJOINS THE EXISTING BOUNDARY OF THE SAFETY HARBOR CRA. FROM THIS POINT PROCEED WESTERLY, FOLLOWING THE EXISTING BOUNDARY OF THE CRA UP MULLET CREEK, TO PHILIPPE PARKWAY, THENCE SOUTH TO FOURTH STREET AND WEST ALONG FOURTH STREET TO THE POINT OF BEGINNING.

EXPANSION AREA "B"

AREA "8" WILL EXTEND THE NORTHERN BOUNDARY OF MUCH OF THE CRA BY ONE BLOCK FROM 3RD STREET NORTH TO 4TH STREET NORTH (DR. MARTIN LUTHER KING, JR. AVENUE). BY ADDING THIS AREA, THE CRA WILL BE EXTENDED TO THE ELEMENTARY SCHOOL AND THE JACOBSEN HOMES MANUFACTURING PLANT - A LOGICAL BREAK.


AN AREA EAST OF THE EXISTING CRA BEING DESCRIBED AS:

BEGINNING AT A POINT ON THE BOUNDARY OF THE EXISTING CRA THE CENTERLINE OF THIRD STREET NORTH INTERSECTS THE CENTERLINE OF THIRD AVENUE NORTH, PROCEED NORTH ALONG THE EXTENDED CENTERLINE OF THIRD AVENUE NORTH TO A POINT WHERE IT INTERSECTS THE NORTHERN RIGHT-OF-WAY LINE OF FOURTH STREET NORTH; THENCE PROCEED WEST FOLLOWING THE NORTHERN RIGHT-OF-WAY LINE OF FOURTH STREET NORTH TO A POINT WHERE THAT LINE INTERSECTS THE WESTERN RIGHT-OF-WAY LINE OF TENTH AVENUE NORTH; THENCE TURN HEADING SOUTH ALONG THE WESTERN RIGHT-OF-WAY LINE OF TENTH AVENUE NORTH TO A POINT WHERE IT INTERSECTS THE CENTERLINE OF THIRD STREET NORTH AND REJOINS THE EXISTING CRA BOUNDARY; THENCE PROCEEDING EAST, FOLLOWING THE EXISTING CRA BOUNDARY ALONG THIRD STREET NORTH UNTIL RETURNING TO THE INTERSECTION WITH THE RIGHT-OF-WAY LINE OF THIRD AVENUE NORTH AND THE POINT OF BEGINNING.

EXPANSION AREA "C"

AREA "C" IS A PROPOSED ADDITION TO THE SOUTHWEST COMER OF THE EXISTING CRA. THE WESTERN BOUNDARY WOULD BE MOVED FROM 11TH AVENUE TO THE REAR (WESTERN) PROPERTY LINES OF PARCELS FRONTING THE WEST SIDE OF 13TH AVENUE. THIS IS A LOGICAL BREAK BECAUSE LOT CONFIGURATIONS TO THE EAST ARE TYPICALLY URBAN IN NATURE, MEASURING APPROXIMATELY 50 X 120 FT., WHILE LOT CONFIGURATIONS TO THE WEST (AND OUTSIDE OF THE PROPOSED CRA) ARE TYPICAL OF SUBURBAN PLANNED UNIT DEVELOPMENTS. THE INTENT OF EXPANSION TO THE SOUTH IS TO INCLUDE AN INDUSTRIAL AREA ALONG THE RAILROAD CORRIDOR EXTENDING SOUTH TO 7TH STREET SOUTH.

(CONTINUED ON SHEET 3)

CRA BOUNDARY	SKETCH & LEGAL	
 <p>SUNCOAST LAND SURVEYING, INC. 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677</p> <p>LB 4513 BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM</p>	PROJECT NO.	22025
	DRAWING#	.
	SCALE	.
	DRAWN	NVN
	DATE	.
	CHECKED/QC	KKM
	FIELD CREW	N/A
	BK. / PG.	N/A
	SURVEY DATE	N/A

SKETCH & DESCRIPTION

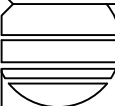
(CONTINUED FROM SHEET 2)

AN AREA SOUTH OF THE EXISTING CRA BEING DESCRIBED AS:

BEGINNING AT A POINT ON THE EXISTING CRA BOUNDARY WHERE THE CENTERLINE OF THIRD STREET SOUTH INTERSECTS THE CENTERLINE OF ELEVENTH AVENUE SOUTH, PROCEED NORTH FOLLOWING THE CENTERLINE OF ELEVENTH AVENUE SOUTH TO A POINT WHERE IT INTERSECTS THE NORTHERN RIGHT-OF-WAY LINE OF THIRD STREET NORTH; THENCE PROCEED WEST, FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET NORTH TO A POINT WHERE THE STREET INTERSECTS THE WESTERN PROPERTY LINE OF LOT 10, BLOCK D, SEMINOLE PARK REVISED; THENCE PROCEED SOUTH, FOLLOWING THE WESTERN (REAR) PROPERTY LINES OF BLOCK D SEMINOLE PARK REVISED AND BLOCK A PARK HEIGHTS SUBDIVISION LESS AND EXCEPT LOTS 1,2,3,4,5,6,7,8,9 AND THE SOUTHERLY 24 FEET OF LOT 10 OF BLOCK A PARK HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 73 OF THE PUBLIC RECORDS OF PINELLAS COUNTY TO A POINT WHERE THAT LINE INTERSECTS THE NORTHWEST RIGHT-OF-WAY LINE OF FOURTH STREET SOUTH (SR 590) CROSSING THE STREET TO THE OPPOSITE RIGHT-OF-WAY LINE; THENCE PROCEEDING EAST, FOLLOWING THE SOUTHERN RIGHT-OF-WAY LINE OF FOURTH STREET SOUTH (SR 590) WITH THE EXCLUSION OF LOTS 1 AND 2, BLOCK B, PARK HEIGHTS SUBDIVISION, TO A POINT WHERE IT INTERSECTS THE EASTERN PROPERTY LINE OF WILLOW POND SUBDIVISION; THENCE PROCEEDING SOUTH FOLLOWING THE PROPERTY LINE DIVIDING WILLOW POND SUBDIVISION FROM THE INDUSTRIAL USES TO THE EAST TO A POINT WHERE THAT PROPERTY LINE EXTENDED INTERSECTS THE SOUTHERN RIGHT-OF-WAY LINE OF SUMNER BOULEVARD; THENCE PROCEEDING EAST FOLLOWING THE SOUTHERN RIGHT-OF-WAY LINE OF SUMNER BOULEVARD TO A POINT WHERE IT MEETS THE WESTERN RIGHT-OF-WAY LINE OF TENTH AVENUE SOUTH; THENCE PROCEEDING SOUTHWEST, FOLLOWING THE WESTERN RIGHT-OF-WAY LINE OF TENTH AVENUE SOUTH TO A POINT WHERE IT MEETS THE NORTHERN RIGHT-OF-WAY LINE OF SEVENTH STREET SOUTH; THENCE PROCEEDING EAST, FOLLOWING THE NORTHERN RIGHT-OF-WAY LINE OF SEVENTH STREET SOUTH TO A POINT WHERE IT EXTENDED INTERSECTS THE EASTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE PROCEEDING NORTHEAST FOLLOWING THAT RIGHT-OF-WAY LINE TO A POINT WHERE IT INTERSECTS THE NORTHERN PARCEL BOUNDARY OF THE SAFETY HARBOR COMMUNITY CENTER PROPERTY (PARCEL IDENTIFICATION 04/29/16/00000/410/0700); THENCE PROCEEDING EAST, FOLLOWING THE NORTHERN PROPERTY LINE OF THAT PROPERTY TO A POINT WHERE IT EXTENDED (CROSSING NINTH AVENUE) INTERSECTS THE EASTERN RIGHT-OF-WAY LINE OF NINTH AVENUE; THENCE PROCEEDING NORTH, FOLLOWING THE EASTERN RIGHT-OF-WAY LINE OF NINTH AVENUE TO A POINT WHERE IT INTERSECTS THE CENTERLINE OF THIRD STREET SOUTH AND THERE REJOINS THE EXISTING CRA BOUNDARY; THENCE PROCEEDING WEST, FOLLOWING THE EXISTING CRA BOUNDARY ALONG SUWANNEE STREET TO THE POINT OF BEGINNING .

(CONTINUED ON SHEET 4)

SHEET 3 OF 6

CRA BOUNDARY	SKETCH & LEGAL	
 <p>SUNCOAST LAND SURVEYING, INC. 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677 LB 4513 BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM</p>	PROJECT NO.	22025
	DRAWING#	.
	SCALE	.
	DRAWN	NVN
	DATE	.
	CHECKED/QC	KKM
	FIELD CREW	N/A
	BK. / PG.	N/A
	SURVEY DATE	N/A

SKETCH & DESCRIPTION

(CONTINUED FROM SHEET 3)

LESS AND EXCEPT:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 24 FEET OF LOT 10, BLOCK A, PARK HEIGHTS, RECORDED IN PLAT BOOK 10, PAGE 73 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°47'00"E ALONG THE NORTH LINE OF SAID SOUTH 24 FEET, ALSO BEING THE EXISTING "CRA" BOUNDARY, A DISTANCE OF 192.89 FEET; THENCE S00°13'00"W ALONG THE EAST RIGHT OF WAY LINE OF THIRTEENTH AVENUE SOUTH, ALSO BEING THE EXISTING "CRA" BOUNDARY, A DISTANCE OF 523.02 FEET; THENCE N89°47'00"W ALONG THE SOUTH RIGHT OF WAY LINE OF FOURTH STREET SOUTH, A DISTANCE OF 77.09 FEET; THENCE 72.95 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 167.00 FEET AND CENTRAL ANGLE OF 25°01'45", HAVING A CHORD BEARING OF S77°42'08"W AND A CHORD DISTANCE OF 72.37 FEET; THENCE N44°54'04"W, A DISTANCE OF 68.99 FEET; THENCE N89°47'00"W ALONG THE NORTH LINE OF TRACT G, SAFETY HARBOR HEIGHTS, RECORDED IN PLAT BOOK 7, PAGE 23, OF SAID RECORDS, A DISTANCE OF 25.44 FEET; THENCE N03°37'24"E ALONG THE WEST BOUNDARY OF SAID BLOCK A, A DISTANCE OF 490.89 FEET TO THE POINT OF BEGINNING.

SHEET 4 OF 6

CRA BOUNDARY

SKETCH & LEGAL

PROJECT NO.	22025
DRAWING#	.
SCALE	.
DRAWN	NVN
DATE	.
CHECKED/QC	KKM
FIELD CREW	N/A
BK. / PG.	N/A
SURVEY DATE	N/A

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

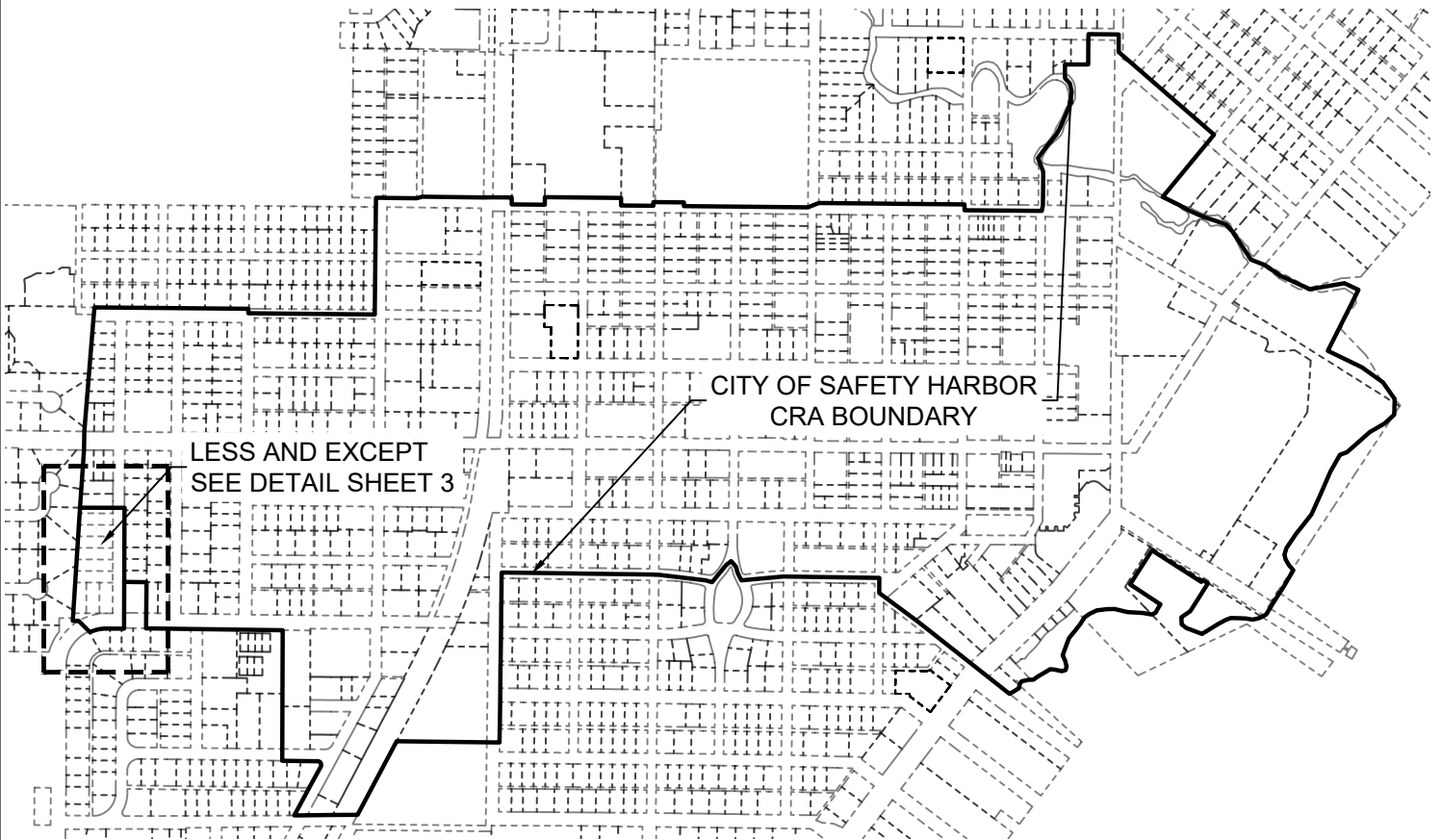
LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

SKETCH & DESCRIPTION



SCALE 1:800



1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS IS NOT A BOUNDARY SURVEY.
4. BEARINGS ARE BASED ON GRID NORTH.

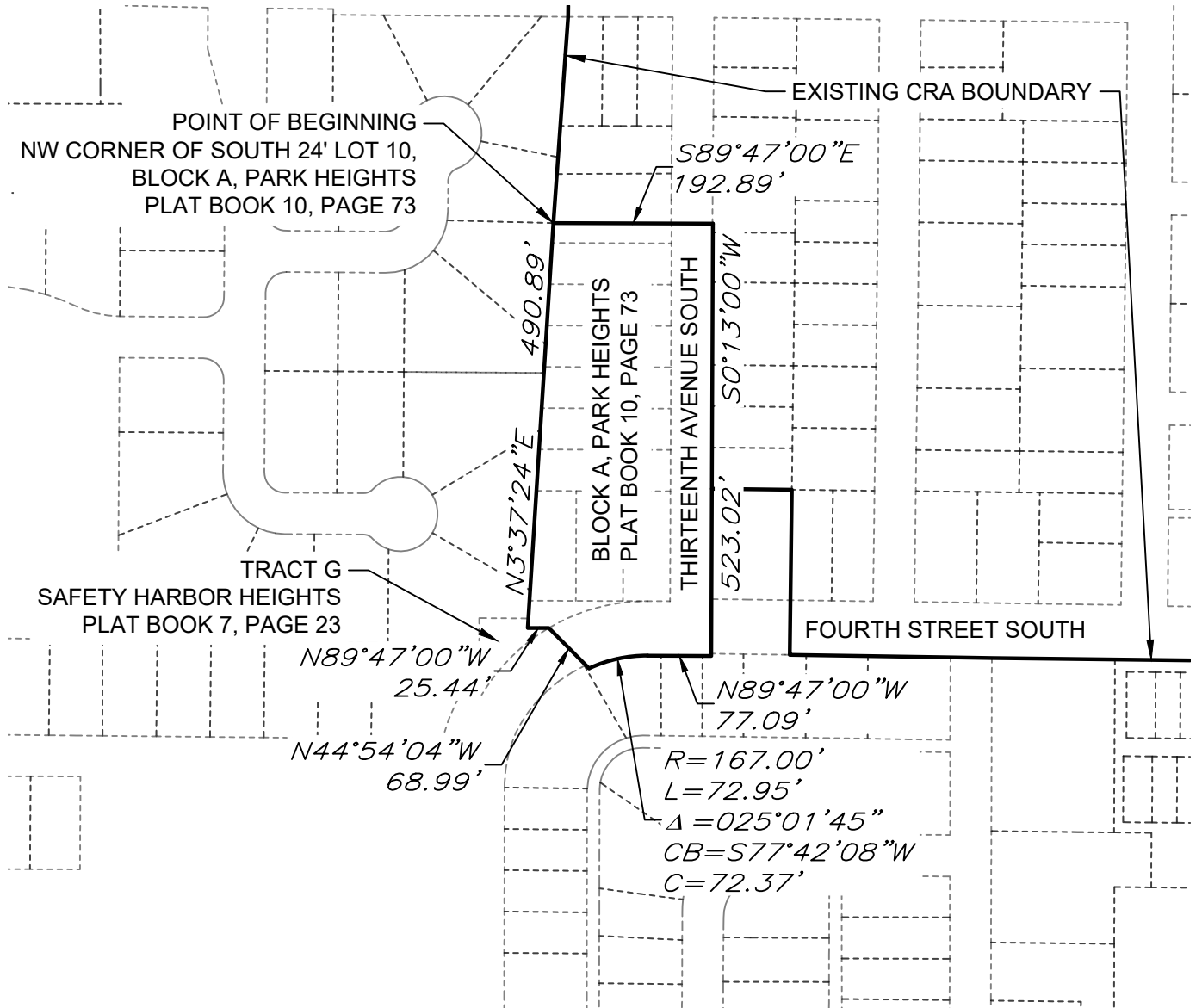
SHEET 5 OF 6

CRA BOUNDARY	SKETCH & LEGAL	
SUNCOAST LAND SURVEYING, INC. 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677 LB 4513	PROJECT NO.	22025
	DRAWING#	.
	SCALE	.
	DRAWN	NVN
	DATE	.
	CHECKED/QC	KKM
	FIELD CREW	N/A
	BK. / PG.	N/A
SURVEY DATE	N/A	
BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM		

SKETCH & DESCRIPTION



SCALE 1:200



SHEET 6 OF 6

CRA BOUNDARY

SKETCH & LEGAL

PROJECT NO.	22025
DRAWING#	.
SCALE	.
DRAWN	NVN
DATE	.
CHECKED/QC	KKM
FIELD CREW	N/A
BK. / PG.	N/A
SURVEY DATE	N/A

LEGEND:

- R RADIUS
- L ARC LENGTH
- Δ INTERIOR ANGLE
- CB CHORD BEARING
- C CHORD DISTANCE

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM