



Unincorporated Seminole Recreation Status Update

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Unincorporated Seminole Youth Sports Master Plan



2019 Unincorporated Seminole Youth Sports Master Plan

- Includes youth recreation facilities operated in Unincorporated Seminole
 - Cross Bayou (County-owned facility)
 - SJWAA (County-owned facility)
 - SYAA (GSRSD owned facility)
- RS&H and Sports Facility Advisory conducted a market analysis, needs assessment, and concept plans with estimated costs for renovation and expansion of existing facilities
- Plan calls for the three organizations to consolidate to meet current and future recreation needs
- Total estimated cost is \$21M-\$25M (3 Phases)
 - \$10M approved in ARPA (Phase 1)
 - \$8.75M programmed in Penny IV (Phase 2)
 - Remaining funds to be requested in Penny V (Phase 3)

Unincorporated Seminole Youth Sports Master Plan



Existing Facilities



Site 1: SJWAA and
New Land Area



Site 2: SYAA



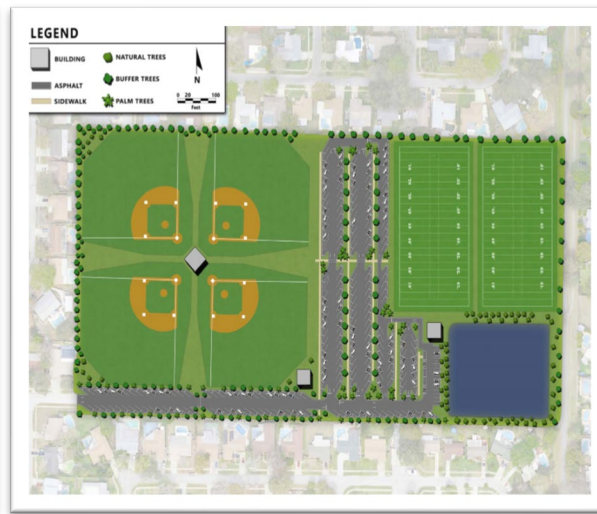
Site 3: CBLL

Current Facility Inventory: 17 Baseball/Softball, 7 Multi-Purpose Fields

Unincorporated Seminole Youth Sports Master Plan



Site 1: Proposed SJWAA Facility



Site 2: Proposed SYAA Facility



Site 3: Proposed CBLI Facility

Proposed Facility Inventory: 12 Baseball/Softball, 12 Multi-Purpose Fields

Greater Seminole Area Recreation District



- Special Act establishing District became law and approved by voters in 1980
- Authorized District to hold and acquire property within district, specifically the purchase of a parcel owned by PCSD (current SYAA facility) to serve recreational needs of the community
- Authorized District to levy ad valorem tax up to .5 mills for three years
- Taxing authority ended in 1983
- Facility construction completed in 1993
- District exists until dissolved by law
- In 2020, District expressed their intent to dissolve

Current Project Status



- Cross Bayou Facility Improvements
 - Project funded and in design
- Greater Seminole Recreation District has requested local bill to repeal Special Act in 2023 Legislative Session
 - If dissolved, GSRD property (Managed by SYAA) would be transferred to the County
- Consolidation of baseball programs to create Pinellas County Youth Baseball Organization
 - Complete
- Cross Bayou, SJWAA, and SYAA agreed to outline of non-profit board to oversee operations and maintenance of all three facilities and administer funding provided by the Board through proposed MSTU

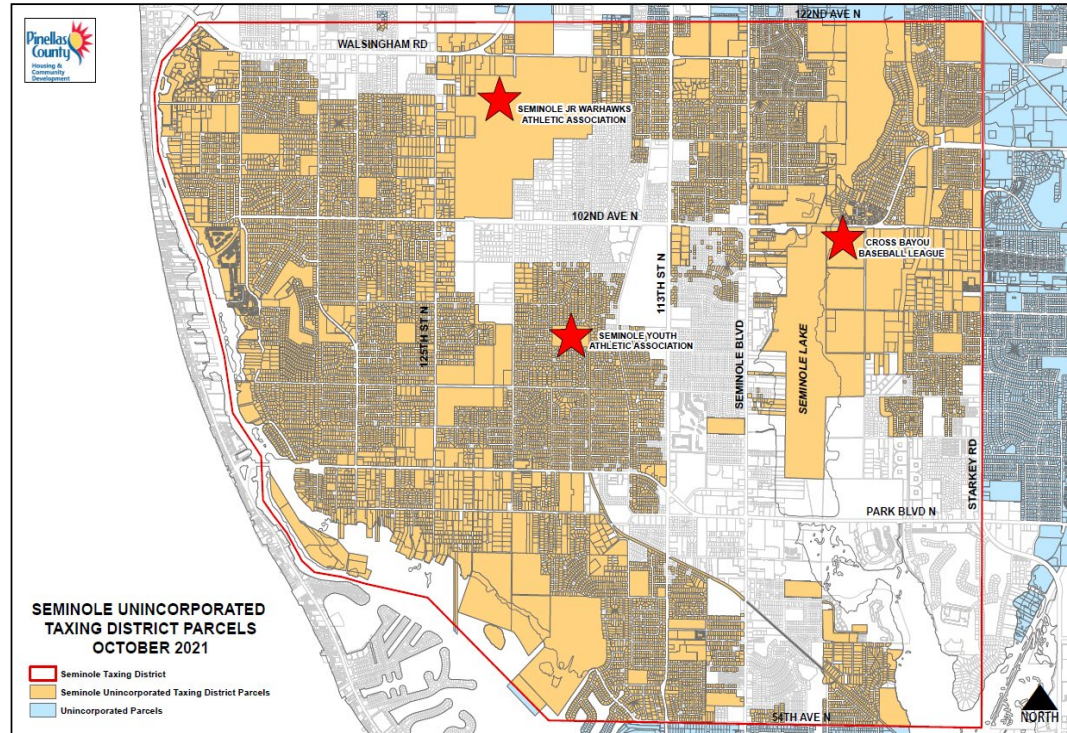
Proposed Establishment of MSTU



- Create MSTU and authorize ad valorem tax levy
- Establish boundaries of MSTU
- BCC is the governing body of MSTU
- BCC to contract with non-profit to administer operations and maintenance funds for youth recreational facilities in unincorporated Seminole (will define how funds can be spent in ordinance)
- Non-profit to have Board of Directors:
 - Appointed by BCC
 - 7 members
 - 1 from CBAA
 - 1 from SJWAA
 - 1 from SYAA
 - 4 at large who are not affiliated with any of the 3 providers, and live within district
- Non-profit would provide annual budget to BCC for approval

Proposed MSTU Boundary

- Proposed MSTU boundary similar to existing GSRD, less incorporated areas
- Population of MSTU is approximately 50,000



Estimated MSTU Revenues



- Estimated revenue generated from an MSTU ranges from \$357,534 to \$893,835 depending on millage rate*
- Annual operating and maintenance costs for all 3 facilities is approximately \$300,000 (as provided by user groups)
- MSTU funds over and above annual O&M costs would be placed in a Capital Reserve

**Based on FY21/22 taxable values*

**Based on average residential property with taxable value of \$198,315*

| Scenario 1: Unincorporated Seminole Potential MSTU Review | | |
|---|--------------------|---|
| MSTU Millage Rate | Total MSTU Revenue | Annual Cost to Average Residential Property Owner * |
| 0.1 | \$357,534 | \$19.83 |

| Scenario 2: Unincorporated Seminole Potential MSTU Review | | |
|---|--------------------|---|
| MSTU Millage Rate | Total MSTU Revenue | Annual Cost to Average Residential Property Owner * |
| 0.2 | \$715,068 | \$39.66 |

| Scenario 3: Unincorporated Seminole Potential MSTU Review | | |
|---|--------------------|---|
| MSTU Millage Rate | Total MSTU Revenue | Annual Cost to Average Residential Property Owner * |
| 0.25 | \$893,835 | \$49.58 |

Items for Consideration

- **Establishment of MSTU**
 - May be enacted by ordinance, or through referendum
 - MSTU millage rate
 - .1 mill
 - .2 mill
 - .25 mill
- **Timing for creation of MSTU**
 - If ordinance adopted by Dec. 31, 2023
 - Effective Jan. 1, 2024
 - Collection to begin Oct. 1, 2024

