




THE SUNSET CAPITAL OF FLORIDA

MEMORANDUM

To: Wayne Saunders

From: Jennifer Bryla 
Community Development Director

Date: March 8, 2016

Re: Changes to December CRA Plan

The Community Development Department transmitted copies of the December 2015 CRA Plan to the 7 taxing authorities on December 21, 2015. Pinellas County is the only entity that has provided comments/concerns to the plan. Based on those comments the following text changes have been made to Community Redevelopment Plan dated December 2015 and adopted by the City Commission on March 8th in accordance with FS 163.360(6) The Plan was re-dated March at adoption:

- Page II of the Executive Summary – Change was made to further distinguish the Downtown Redevelopment Area and the Gulf Boulevard Area.
- Page IX of the Executive Summary – Change to numbers was made to reflect County's portion of increment to reflect 95% for years 0 to 15 and reduced to 70% in year 16 for the duration of the plan.
- Page 10 – Language was added to document the City's efforts via stormwater improvements to improve water quality of the adjacent water bodies, as this is a regional improvement it would be eligible for TIF funding.
- Page 21 – Added language that augments the wayfinding component of the Plan
- Page 21 – Added expanded language regarding the Community Complex functions
- Page 31 – Strategy 1.10 was amended to reflect a more accurate nomenclature of the community complex.
- Page 31 – Strategy 2.4 was amended to reflect that a garage was removed as a Capital Project in the Gulf Boulevard District. The location of a parking garage will be predicated on a traffic / circulation study and may be relocated based on the findings of that study.
- Page 32 – Strategy 3.5 was amended to reflect a more accurate nomenclature of the community complex.

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- Page 33 – Strategy 5.3 was amended at the request of the County to remove any reference to bonding money for parking garage and to further clarify the City will conduct a parking / circulation study prior to any decision being made regarding a parking garage..
- Page 34 – Strategy 7.2 was added in response to the County concern that the City's stormwater initiatives do not constitute regional improvements and do not address water quality of the bay.
- Page 36 – Strategy 8.5 was amended to add language that a study will be conducted for parking and circulation for the CRA as a whole.
- Page 61 – Change was made to reflect the revised TIF capture rate.
- Page 64 – Figure 5-12 was changed to reflect the revised TIF capture rate.
- Page 65 – Added label to Figure 5-13 and revised Figure to reflect TIF capture rate.
- Page 71 – Table 6-1 CIP for the Downtown District was revised to reflect a reduction in streetscape improvements in the Downtown District in order to balance the revenues and expenditures. A change was also made to the Nomenclature of the Community Complex.
- Page 72 – Table 6-1 CIP for the Gulf Boulevard District was revised to reflect the removal of the parking garage and the total changes in the CIP projects.
- Page 73 – Clarifies that if a parking study supports the inclusion of a parking garage, the location may change depending on County input and study findings.
- Page 73 – In response to County comment, further clarified the footnote from table 6-1 that the improvements outlined in the table are in addition to the LOST fund set aside for the Gulf Boulevard improvements.
- Page 75 – At the request of the County, removed language explaining that TIF money could be used for the O&M costs for those elements that are above and beyond standard operating elements in the district.