

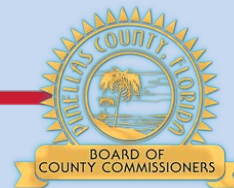
Doing Things!

Foster Continual Economic Growth and Vitality

Creating Jobs & Bringing Higher Wages to Our Community

February 2, 2017





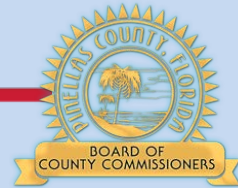
History

Primary Needs Identified

Pinellas by Design (2005)

- Reaching physical buildout
- 34% of structures 40+ years old
- Need sites for 50,000 new jobs over 20 years

“A Countywide Redevelopment Strategy is essential to the future of Pinellas County.”



2014 Economic Symposium Feedback

Pinellas community's greatest asset

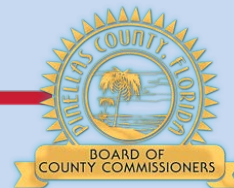
- Beaches/Water;
- Geographic Location/Weather; and
- Quality of Life

Biggest challenges facing the Pinellas community

- Lack of available land;
- Communication/Working Together; and
- Transportation

Big things we need to do right now

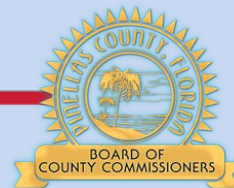
- Secure Land for Redevelopment;
- Green Light Pinellas/Light Rail; and
- Market the Business Community



Primary Needs Identified

Redevelopment Requires:

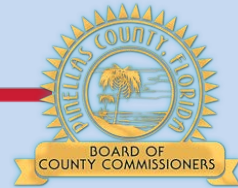
- Land Development Regulation and Comprehensive Plan Changes
- Site Plan Review Process
- Interdisciplinary Approach
 - Economic Development (Dollars)
 - Real Estate (Dirt)
 - Urban Design



Primary Needs Identified

Redevelopment Requires (continued):

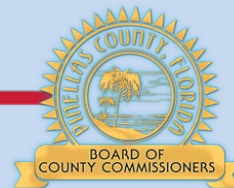
- Continuing and Long-Term Commitment
- 500 Acres of Approved and Improved Sites
- Estimated Cost: \$200 to \$300 Million



Foster Economic Growth

A four prong approach to “Doing Things” in a built out community:

- Policy
- Procedure
- Technology
- Resources



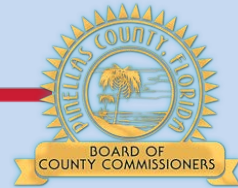
Policy

Comprehensive Plan

- Redevelopment Element
- Vision Element

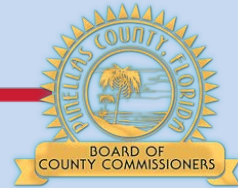
Land Development Code

- Zoning Ordinance
- Site Development Standards
- Stormwater Manual



Comprehensive Plan

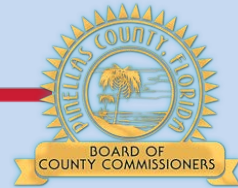
- Elements of Redevelopment, a Phased Approach
 - Phase 1: Interim, strategic policy guidance to support current redevelopment opportunities and demands
 - Phase 2: A new *Vision Element* to setup and direct future policies for the County as a redevelopment community
 - Phase 3: A complete update to the Comprehensive Plan guided by the policy framework of the new Vision Element



Comprehensive Plan

■ Vision Element

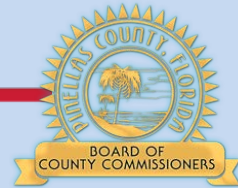
- Lays the foundation for a future redevelopment-centric Comprehensive Plan
- Establishes *Guiding Principles* that will establish the framework for the new Comprehensive Plan
- User-friendly, citizen-oriented, direct and to-the-point, graphic-heavy, measures of success



Land Development

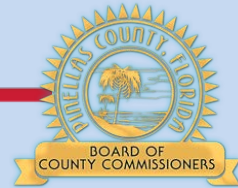
■ Zoning Ordinance

- Changing from “*greenfield*” to “*infill and redevelopment*” standards and regulations
- Providing flexibility for redeveloping and repurposing sites
- Economic development and affordable housing incentives (i.e. Mobile Home Park Redevelopment Ordinance)
- Allow for higher density, mixed-use centers that give more lifestyle options and can support multimodal transportation investments
- Form Based Codes



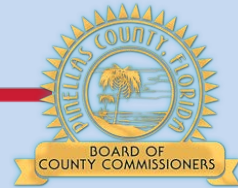
Land Development Code

- General Administrative Provisions – Chapter 134
 - Quasi-Judicial Proceedings
 - Redevelopment
 - Comprehensive Plan
- Zoning – Chapter 138
 - Administration and Enforcement
 - Zoning and Land Uses
 - Residential and Agricultural Districts
 - Office, Commercial, Industrial, and Mixed Use Districts



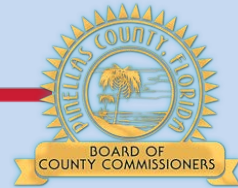
Land Development Code

- Site Development and Platting – Chapter 154
 - Drainage Requirements
 - Roadway
 - Access Management
 - Platting
- Environmental and Natural Resource Protection – Chapter 166
 - Habitat Permits



Land Development Code

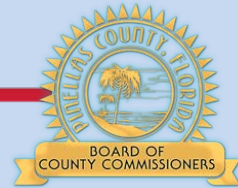
- Stormwater Manual
 - Allowing for more creative solutions and best practices – low impact design
 - Flexibility in design to meet environmental standards
 - Regional stormwater development
- Mobile Home Park Redevelopment Ordinance
 - Incentivize the change out of older mobile home parks for affordable housing development



Procedure

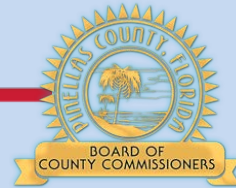
The Way We Will Do Business

- Clear, documented processes for staff and applicants to follow
- Better coordination between departments in order to clarify issues and establish early consistency among departments
- Allow administrative decisions to be made for low impact modifications and adjustments
- Allow for reduced process time, from submittal to completion
- Access to information, to allow for informed decisions



Review Bodies and Processes

- Current Site Plan Review Process
- Development Review Committee (DRC)
- Community Development Board (CDB)
- Waivers & Administrative Adjustments (staff, DRC)
- Variances & Special Exceptions (CDB)
- Conditional Uses, Development Agreements, Zoning & Land Use Changes, Plats (BCC)



Site Plan Review

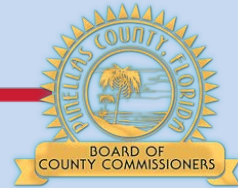
Department Staff Review

Development Review Committee – Public Meeting

- County staff members from the Site Plan Review departments
- The DRS is established as the approval authority for permitted uses requiring a site plan

Community Development Board – Quasi-Judicial Hearings

- The Community Development Board (CDB) is established as the approval authority for special exception/conditional uses
- The CDB will also function as the Floodplain Review Board
- Hear appeals from department staff/DRC



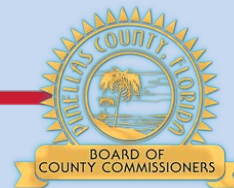
Technology

Access to Information

- eGIS
- Enterprise Asset Management
- Revamp Website
- Open Pinellas (i.e. Peak Democracy)

Electronic Plan Review

- OwnCloud
- Accela Civic Platform



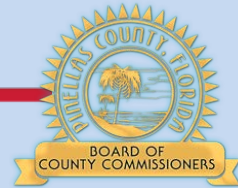
Resources

Land

- County owned
- Underutilized properties
- Repurposing properties
- Public/Private partnership

Funds

- Star Center
- Penny for Pinellas
- Enterprise



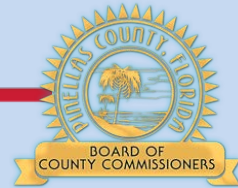
Penny for Pinellas IV

Countywide Investment

- Economic Development - 7.5%
- Approximately \$150 Million

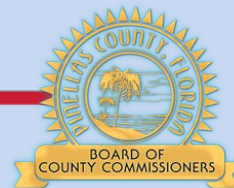
Municipal Partnership

- CIP Projects – Roads, Land, and Stormwater



Star Center

- Originally Acquired for Economic Development
- No General Fund Dollars Ever Expended
- Increased Taxes from \$0 to \$750,000 Per Year
- Employment Increased from 1,200 to 1,500
- Goals Achieved



Approve/Improve

Accelerate Redevelopment of Airco Golf Course

Duke Energy Concept

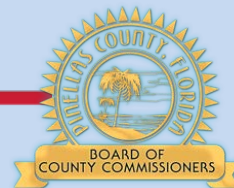
- Aviation – 49.1 acres; 354,000 SF
- Office/Light Industrial/Manufacturing – 67.2 acres; 665,900 SF
- Retail/Hotel – 9.5 acres; 19,000 SF/100 Rooms

Site Preparation

- Roads – access and internal
- Utilities – sized for full buildout
- Stormwater

Runway Connections

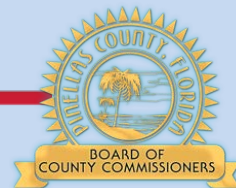
\$10 Million Investment



Approve/Improve

Regional Stormwater/Joe's Creek Industrial Park

- To provide the required water quality treatment
- Regional stormwater systems can be strategically placed
- Redeveloping parcel not having to provide this water quality treatment
- Water quality treatment credits in these regional systems put in by the County
- Benefit – the parcel can get the maximum area available on their site for redevelopment



Conclusion/Start

Implements the Pinellas County
Board of County Commissioners' Strategic Plan

Questions?

AIRCO AREA

PINELLAS COUNTY



0 0.050.1 0.2 0.3 0.4 Miles

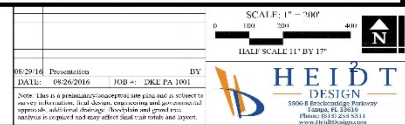




AIRCO

Conceptual Site Plan Alternative #3

Duke Energy
Pinellas County, FL



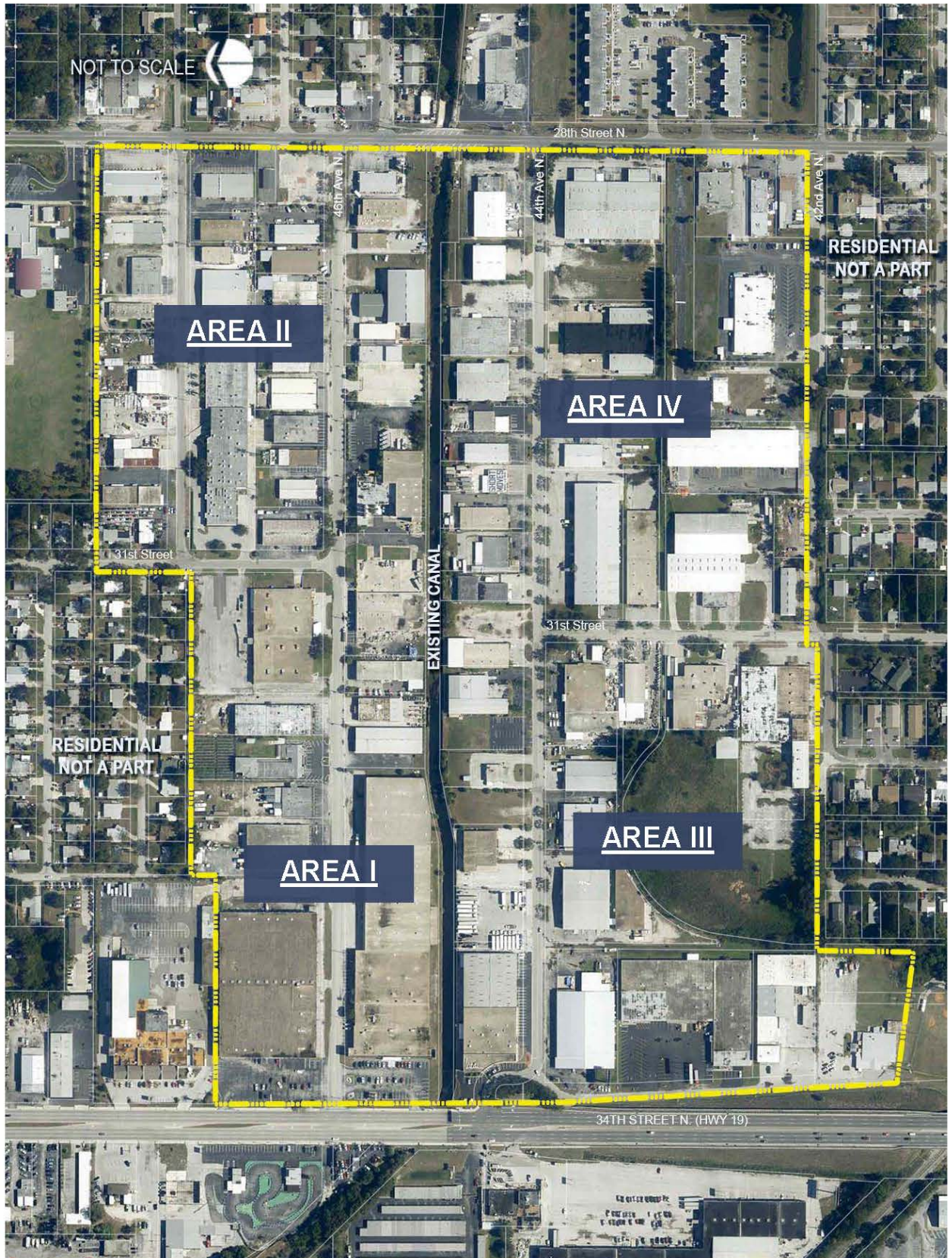


Figure 2.4-I – Existing Lealman Industrial District in 2013

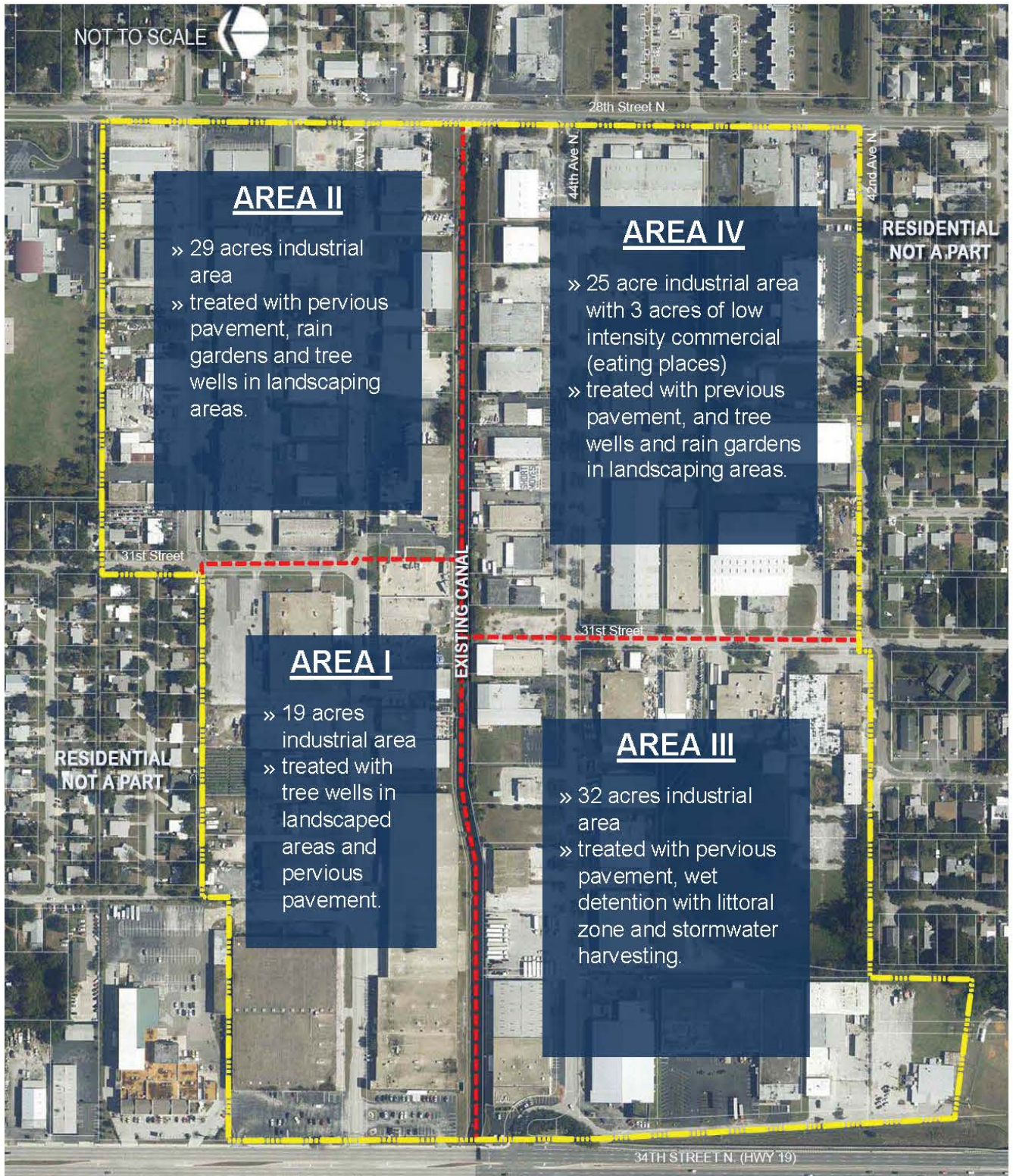


Figure 2.4-II – Conceptual District Stormwater Plan (NTS)