

Exhibit B

2020

PINELLAS PARK

COMMUNITY REDEVELOPMENT PLAN

PLAN CONTRIBUTORS

COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD

Hon. Sandra Bradbury, Mayor

Hon. Keith V. Sabiel, Vice Mayor

Hon. Rick Butler

Hon. Patricia Johnson

Hon. Jerry Mullins

CITY OF PINELLAS PARK

Doug Lewis, City Manager

Patrick Murphy, Deputy City Manager

Benjamin Ziskal, Planning & Development Services Director

Laura Canary, CRA Manager

PINELLAS COUNTY GOVERNMENT

Renea Vincent, Planning Director

Rachel Booth, Redevelopment Planning Manager



CONSULTANT

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1.

INTRODUCTION

INTRODUCTION

PINELLAS PARK HISTORICAL PERSPECTIVE

The history of Pinellas Park dates back to 1911 when Frank Allston Davis, a Philadelphia publisher, purchased 12,800 acres of land from Hamilton Disston and founded Pinellas Park. Davis had traveled to the area in 1890 and felt improvement in his muscular rheumatism and advertised for Florida in one of his journals. He later formed a company called the Florida Association and, in conjunction with his brother and P. J. McDevitt, produced brochures to attract northerners, mainly from Pennsylvania and Ohio, to Pinellas Park touting the pleasant climate and superior agricultural conditions of the area, especially for sugar cane. One brochure referred to Pinellas Park as the “Wonder City” for its “marvelous growth.” McDevitt set up a land office, loan agency, first drainage district, and financed the first Catholic church in Pinellas Park. He became the first mayor of the city. The Florida Association offered a free lot in the city for the purchase of 10 acres of nearby farmland, resulting in 111 farm sales from 1910 to 1912.



F.A. Davis

By 1912, there were 50 families living in Pinellas Park. This was a busy year: Colonel O.N. Byers opened a well-stocked general store which also functioned as the town's post office; Pinellas Park proudly showed off its very own railroad station, a bus line was formed, and a Methodist church was built. Shortly after, two more churches were built (Presbyterian church and Sacred Heart church), and the city fire and police forces were organized. The City was officially incorporated on October 14, 1914.

60th. Street formerly 32nd. Street
First Town Hall & Fire Department



Photos: Approx 1914, Built: 1912 Torn down: 1969
32nd. Street at 8th. Avenue - 1969 address: 7625 & 7645 60th. Street

37.11



There were three key elements that allowed the newly formed Pinellas Park to prosper¹.

- The Tampa & Gulf Coast Railroad (subsequently Seaboard Coast Line, Atlantic Coast Line and CSX), which included a Pinellas Park station, established access to the new town in 1914;
- The 1916 construction of the Cross Bayou Canal and related work of the Pinellas Park Drainage District drained the swamps, allowing farming and later development to take place; and
- The implementation of the 1923 County Roadway System Plan which resulted in Pinellas Park being the crossroads of Pinellas County.

The residents enjoyed the prosperity of the town in the early 20th century, until the effects of the Great Depression started to make their way to this part of the country. Many Pinellas Park residents sought employment elsewhere, leaving only a few hundred residents in the city by 1935. After World War II, the Town began prospering again and the population grew to about 2,000 by 1950. The Florida Legislature designated the Town of Pinellas Park as a City in 1959. The small agricultural community of Pinellas Park grew in response to commercial development along its major roadways and the growth of St. Petersburg to the south. Growth of the City continued, facilitated by its prime location and abundance of industrial property. The city has also expanded its boundaries, through voluntary annexation, from 7.41 square miles in 1950 to 16.56 square miles in 2018. The 104-year old Wonder City is now the fourth largest city in Pinellas County.



¹ According to the Community Information Package which was prepared by the City of Pinellas Park in 2015.

ESTABLISHING THE COMMUNITY REDEVELOPMENT AGENCY

In May of 1988, the City of Pinellas Park adopted Resolution 88-7 recognizing that specific conditions of slum and blight existed in the central core of the City. In November of 1988, the Pinellas County Board of County Commissioners adopted Resolution 88-496 which delegated power to the City of Pinellas Park to establish a Redevelopment District. This partnership between the City of Pinellas Park and Pinellas County was forged to address the conditions of slum and blight identified as present in the community redevelopment area. In 1988, by Resolution No. 88-76, the City created the Pinellas Park Community Redevelopment Agency, the Pinellas Park Redevelopment District and the Tax Increment Finance District to provide an agency with the power and financial resources to address the blighted conditions according to Florida Statutes, Chapter 163.340 (8)(A). The initial Pinellas Park Community Redevelopment Plan was adopted by the City Council on August 16, 1990. The Redevelopment Plan sets out goals and objectives for the implementation of the plan, which in turn will lead to the revitalization of the area.

RESETTING THE “BASE YEAR” - THE LOST DECADES

Entering 1997, after a series of economic downturns in the national and local economies, the taxable values within the Pinellas Park Community Redevelopment Area has depreciated well below the base year value of the area in 1988. The depreciation was to such an extent that the potential generation of any tax increment revenue was not anticipated to occur in the foreseeable future. The tax increment revenue that funds the CRA's operations and projects is based on increased taxable values within the CRA being greater than the value of the base year.

To address this issue and to enable the Pinellas Park CRA to generate TIF revenue to fund operations and the implementation of redevelopment projects identified in the 1990 CRA Plan, the Pinellas Park City Council and the Pinellas County Board of County Commissioners agreed to reset the Pinellas Park CRA base year values to the 1997 taxable value of the properties within the CRA.

The base year reset, the slow economic recovery within the Community Redevelopment Area and associated increasing taxable values within CRA enabled the Pinellas Park CRA to begin to generate Tax Increment Fund revenue to operate the CRA, begin to implement the projects and programming identified in the 1990 Community Redevelopment Plan and address the lost decades of Tax Increment Revenue generation.

IMPLEMENTING THE 1990 COMMUNITY REDEVELOPMENT PLAN

The Pinellas Park Community Redevelopment agency has accomplished or partially accomplished the majority of the objectives and capital improvement projects identified in the 1990 Redevelopment Plan. Items that have not been fully addressed include the re-zoning and overlay districts set out in the original plan, and transportation goals. The Activity Centers established in the 1990 plan are not discussed in the City's Land Development Code, nor are some of the re-zoning recommendations. Similarly, architectural design guidelines within the CRA and an architectural review committee were not established. Some transportation initiatives including traffic studies, community surveys, transit service improvements, and policy goals have not yet been achieved.

CONDITIONS OF SLUM AND BLIGHT STILL PRESENT

2015 BLIGHT RECERTIFICATION STUDY

While the City and Community Redevelopment Agency have implemented the majority of the redevelopment objectives and projects identified in the 1990 Community Redevelopment Plan. Success has only been partially realized and conditions of slum and blight were still present within the Pinellas Park Community Redevelopment Area. In 2015 the City of Pinellas Park completed a Recertification Study of the Community Redevelopment Area to determine if conditions of slum and blight, identified in 1988, were still present in the Community Redevelopment Area. The findings of the Recertification Study stated, “ While the above

mitigation efforts have been successful in improving the conditions, many of the blighting conditions still exist, even if to a lesser degree. Other measures of blight cannot be easily remedied. Many of these conditions are still present in the CRA, and continue to cause the area to meet the definition of blight. These conditions include:

- Defective street layout.
- Inadequate parking.
- A predominance of old building, structures, many of which exhibit substandard conditions.
- A predominance of open drainage networks.
- Insufficient water systems in terms of volume pressures and fire hydrant availability.
- The commercial area fails to meet professionally recognized aesthetic and functional design parameters, and exemplifies most blight facets of a visual and physical inventory.
- Congested roadways.
- Faulty lot layout in terms of size, frontage, and accessibility.
- Commercial vacancy rate.
- Great diversity of home ownership.
- General deterioration of improvements, especially drainage and roadways.

In addition to the above blighting conditions that are present in the CRA, public improvements throughout the CRA are deteriorated, including streets, sidewalks, water and drainage systems. By these statutory criteria, and despite efforts to improve the situation, the Pinellas Park CRA continues to show conditions of blight.”¹

GAP ANALYSIS - 2018

S&ME completed a review of the 1990 Pinellas Park Community Redevelopment Plan's Goals and Objectives (Gap Analysis) to determine their level of attainment or “realization” by the Pinellas Park Community Redevelopment Agency. The achievements of the Pinellas Park CRA were graded using the terms realized (R), not realized (NR), and partially realized (PR). Additionally, the review evaluated new businesses listed in annual reports and identified businesses still in operation and categorized them by sector. The findings of the review details are compiled in the Technical Memorandum #1 which is located in the Appendix of

this document. The “Gap” Analysis and new business analysis identifies what businesses are thriving in the CRA, and what was planned to be completed in the 1990 Redevelopment Plan versus what was actually completed to date.

The Pinellas Park Community Redevelopment agency has accomplished or partially accomplished almost all of the objectives and capital improvement projects identified in the 1990 Redevelopment Plan. The only notable “Gaps” or variation from the 1990 Redevelopment Plan's planned tasks and accomplished tasks deal with re-zoning and overlay districts set out in the original plan, and transportation goals. The Activity Centers established in the 1990 plan are not discussed in the City's Land Development Code, nor are some of the re-zoning recommendations. Similarly, architectural design guidelines within the CRA and an architectural review committee were not established. Some transportation initiatives including traffic studies, community surveys, transit service improvements, and policy goals have not yet been achieved. ***Overall the Pinellas Park CRA has accomplished a great majority of capital projects and is continuing progress on almost all of the 1990 redevelopment objectives. Specific challenges remain, however these accomplishments and ongoing progress provide a strong base for future improvements and additional economic activation of the redevelopment area.***

2018 PINELLAS COUNTY CRITERIA FOR ELIGIBILITY AND LOCAL DISTRICT DESIGNATION (PINELLAS COUNTY)

In 2018, at the direction of Pinellas County Government staff and leadership, the City of Pinellas Park evaluated the existing Pinellas Park CRA area and the proposed CRA expansion area to determine if the conditions addressed the County's criteria for local districts to expand their areas, extend their operational timeframes and determine the potential level of Pinellas County participation (contributions) in the Pinellas Park CRA Tax Increment Fund. Earlier in 2018, City of Pinellas Park staff had been encouraged by Pinellas County Government staff and leadership to examine the possibility of expanding the Pinellas Park CRA boundaries so as to abut to the Lealman Community Redevelopment Area's boundaries. The summary scorecard of findings of the Pinellas County Criteria for Eligibility and Local District Designation is shown below.

Based on the findings of the report and aforementioned Pinellas County Criteria for Eligibility and Local Designation, the existing Pinellas Park CRA and the proposed CRA expansion areas qualify as an Urban Revitalization Area with a potential operational timeframe of up to 30 additional years with a review at 15 years and a potential Tax Increment Fund participation rate by the County of up to 95% of the collected tax increment.

Table 1-1. Pinellas County Special District Criteria

Category	Max Points	Existing CRA Points	Proposed FON Points
Economic Potential	2	1	1
	2	2	2
	11	11	11
CDBG	10	0	10
Coastal High Hazard	5	0	0
Average Age of Housing Stock	10	10	10
Demonstrated Blight Factors	10	10	10
Unemployment	20	20	15
Poverty	15	15	11
Median Per Capita Income	15	11	11
Change in Labor Force Employment	10	-	-
Median Residential Values	15	15	15
Subtotal	125	95	86

Source: Criteria for Eligibility and Local Designation Report, Pinellas Park, S&ME, 2018.

2018 FINDING OF NECESSITY STUDY (FLORIDA STATUTES)

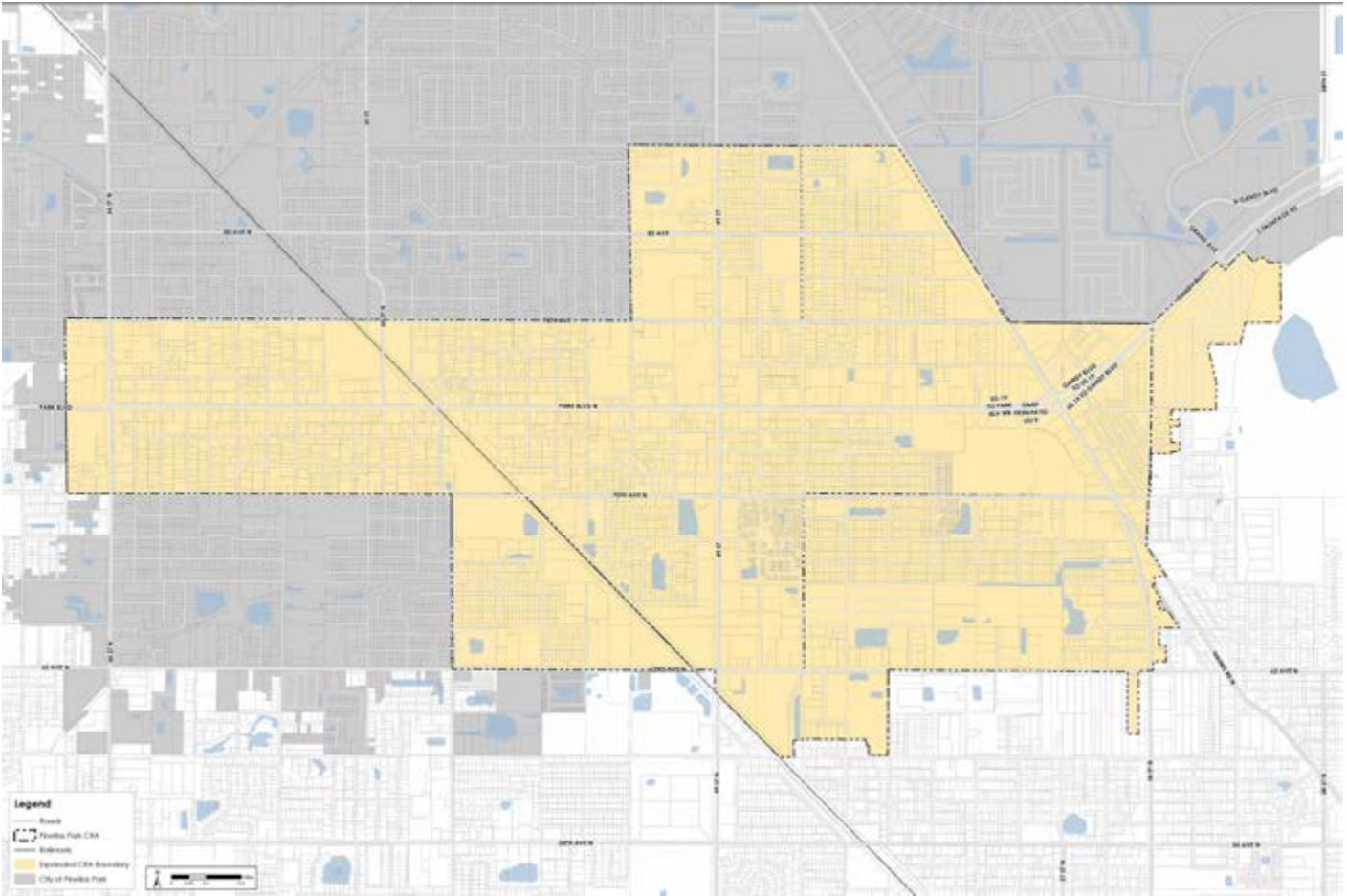
In addition to the Pinellas County Eligibility and Local Designation requirements, the City also performed a Finding of Necessity Study to determine if the presence of conditions of slum and blight, exist within the proposed CRA expansion area in accordance with Section 163.340, Florida Statutes (F.S.). The findings of the Study show the presence of slum and blight conditions (as per State statute) within the proposed expansion area of the Pinellas Park Community Redevelopment Area and justified the inclusion of those parcels within the existing Pinellas Park CRA boundaries. In December of 2018, the Pinellas Park City Council adopted Resolution 18-33 to expand the Pinellas Park CRA boundaries to include the parcels evaluated in the Pinellas County Criteria for Eligibility and Local Designation Study and also evaluated in the Finding of Necessity Study.

PINELLAS PARK COMMUNITY REDEVELOPMENT AREA

The Pinellas Park Community Redevelopment Area is shown on Map 1-1. The Pinellas Park Community Redevelopment Area comprises 2,481 acres.

The Pinellas Park Community Redevelopment Plan update addresses the expanded Pinellas Park Community Redevelopment shown below.

MAP 1-1 PINELLAS PARK CRA



¹The City of Pinellas Park Community Redevelopment Area Recertification, City of Pinellas Park, 2015.

ACCOMPLISHMENTS AND CONTINUING CHALLENGES OF SLUM AND BLIGHT

While the Pinellas Park Community Redevelopment Agency and the City have accomplished or partially accomplished a majority of the objectives and capital improvement projects identified in the 1990 Redevelopment Plan, longstanding challenges to the City of Pinellas Park and the Community Redevelopment Area remain. These challenges include the lack of a defined City Center, disparate and disconnected City assets and amenities, transportation challenges including connectivity, a lack of transportation alternatives and safety and a declining housing stock. In order to maintain the character of Pinellas Park, build upon previous CRA capital investments and best position the Community Redevelopment Area for continued economic revitalization, we offer the following Three-Point Action Plan:

- 1. Establish Community and a “Sense of Place” within the Community Redevelopment Area.
- 2. Grow Local: Encourage local business expansions, new business development and start-ups and continue the growth and support of the emerging arts scene.
- 3. Build Connections: Reinforce safe, multimodal connections to core businesses, public spaces, employment centers, and local destinations.

These Strategic Goals and their associated objectives and projects are presented within the following redevelopment plan update.

The Pinellas Park Community Redevelopment Agency through its projects and programming has halted the decline of the Community Redevelopment Area, however the area still has significant conditions of slum and blight present that are not present in others areas of the city of Pinellas Park or Pinellas County. Through the continued coordination of the City of Pinellas Park, the Community Redevelopment Agency, Pinellas County Government and the local residents and business community, the implementation of the projects and programs contained within the Community Redevelopment Plan can address these challenges of

slum and blight and develop a stronger, safer and more successful community.

To complement the Three-Point Action Plan, comprehensive day-to-day, goals and policies have been developed. These address community redevelopment agency activities including:

- Administration
- Housing
- Regulatory Environment
- Community & Culture
- Infrastructure
- Public Spaces & Amenities
- Public Safety & Health

2

COMMUNITY VISION

The Community Vision for the Pinellas Park CRA is to become a vibrant, active destination for residents and visitors of all ages that celebrates the City’s historic heritage, established neighborhoods, unique cultural, entertainment and artistic resources and natural environment while growing local businesses, providing job opportunities for our residents and encouraging redevelopment.

COMMUNITY OUTREACH EVENTS

The update of the Pinellas Park Community Redevelopment Plan was based on public input and participation of the community to identify key issues, concerns and community needs. Several different methods of public involvement were utilized to maximize the opportunity for participation in the process. The public participation events included:

- One-on-one Stakeholder Interviews, June 26, 2018
- All-Day Open House Workshop, August 10, 2018
- Holiday in the Park Community Input and Ideas Booth, November 30, 2018
- On-Line Community Survey and Project Website, April 2018-May 2019
- Community Visioning and Design Workshop #1, February 7, 2019
- Community Visioning and Design Workshop #2, February 26, 2019
- Presentation of Preliminary Design Concepts, March 26, 2019



COMMUNITY DRIVEN MASTER PLAN

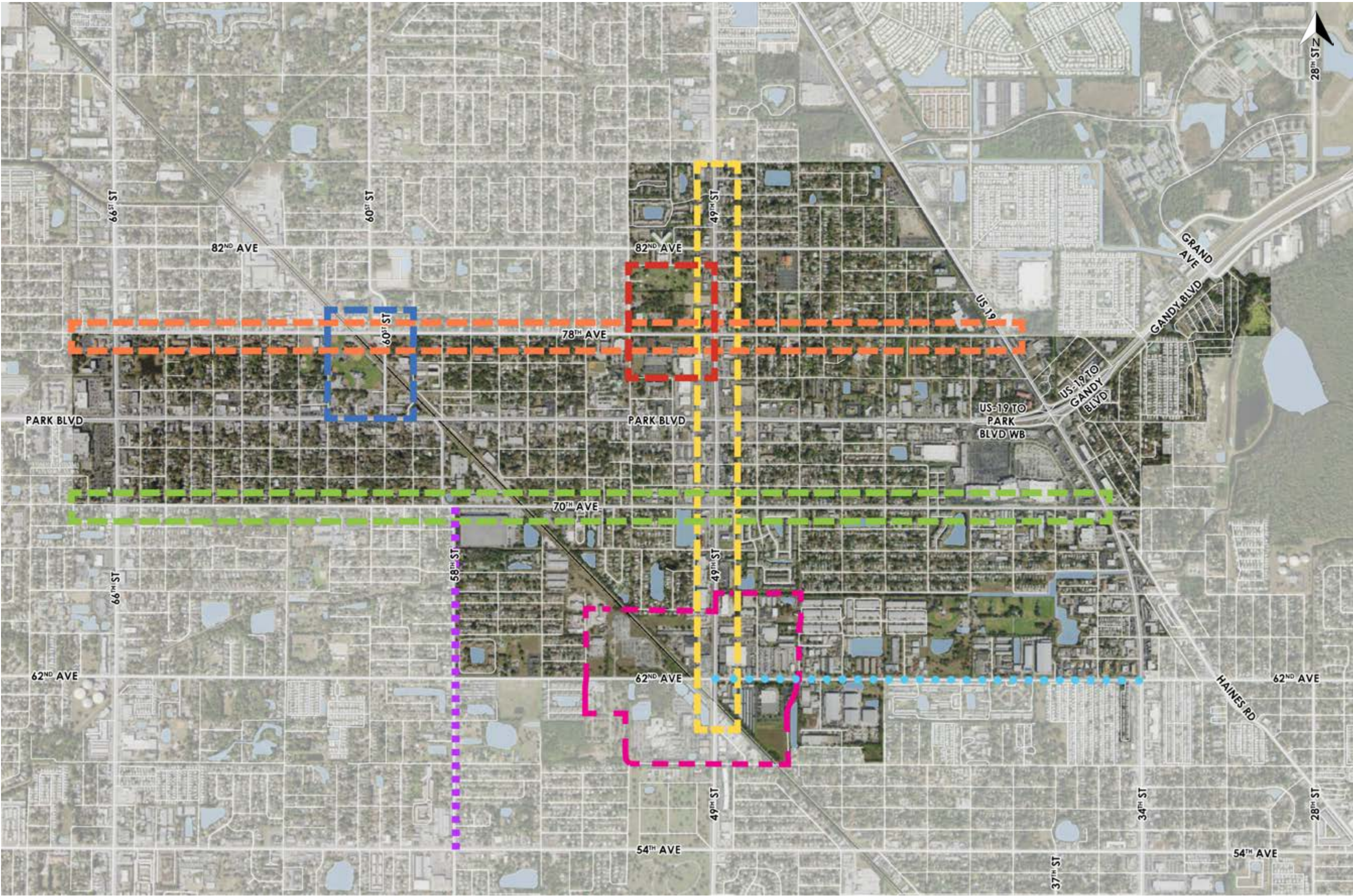
The Conceptual Master Plan for the Pinellas Park Community Redevelopment Area was developed through the series of public outreach activities, community input events and workshops. The Conceptual Master Plan depicts strategic capital investments that may be made by the Pinellas Park Community Redevelopment Agency to address conditions of blight and public safety concerns while preparing and positioning the CRA and the City to realize its long-term Community Vision.

The Conceptual Master Plan seeks to re-establish a central destination or “Place” in Pinellas Park near the City’s historic center while safely connecting City assets and activity areas through complete-streets improvements and streetscaping improvements. The Conceptual Master Plan identifies five (5) strategic capital investment areas: the City Center District; the Performing Arts District; 78th Avenue Complete Street; 70th Avenue Complete Street, and the 49th Street Streetscape. The installation of these public improvements are designed to capitalize and leverage City-owned properties to encourage private sector investment and development within the Community Redevelopment Area.

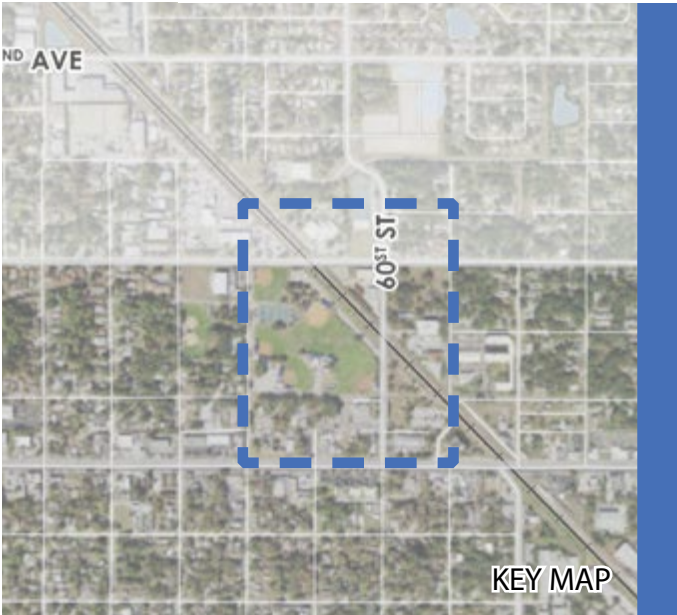


CONCEPTUAL MASTER PLAN

- PERFORMING ARTS DISTRICT
- 78TH AVENUE COMPLETE STREET
- 49TH STREET STREETScape
- 70TH AVENUE COMPLETE STREET
- CITY CENTER DISTRICT
- EMPLOYMENT CENTER DISTRICT
- SIDEWALK IMPROVEMENTS (PINELLAS COUNTY - LEALMAN CRA)
- SIDEWALK/ROADWAY IMPROVEMENTS (PINELLAS COUNTY - LEALMAN CRA)



CITY CENTER DISTRICT



The City Center District is proposed to be the new “downtown” of Pinellas Park. The City Center District will encompass approximately 15 city blocks that are generally located around Davis Field. The City Center District proposes the development of City-owned parcels around public amenities and several public facilities that will act as employment centers and destinations. The City Center District will seek to build upon the City and CRA’s previous investments in the area that include the Senior Center, Boys and Girls Club, Pinellas Park Creative District, and the Pinellas Park Arts Village. The proposed development program includes: a new City Hall facility; a new Public Safety (Law Enforcement, Fire and Emergency services) facility; residential uses including Town-Homes, Apartments and Live-Work units; commercial mixed-use facilities and public amenities. The proposed public amenities include: a large urban park and event area; a carousel that nods to the City’s equestrian based history; a splash pad; an all-wheel park (skate, bike, skateboard) and connecting paths and trails. The City Center District will also be connected to the proposed Performing Arts District along a revamped complete-street 78th Avenue. The 78th Avenue complete street improvements are detailed later in this document. An opinion of probable costs for the proposed public improvements associated with the development of the City Center District is \$17.7 M. A detailed breakdown of the opinion of probable costs is contained in the Appendix.



1 POLICE STATION



5 COMMERCIAL DISTRICT & URBAN PARK/EVENT PARK



2 PUBLIC SAFETY



6 APARTMENT



3 ALL WHEEL PARK



7 CAROUSEL



4 TOWNHOME



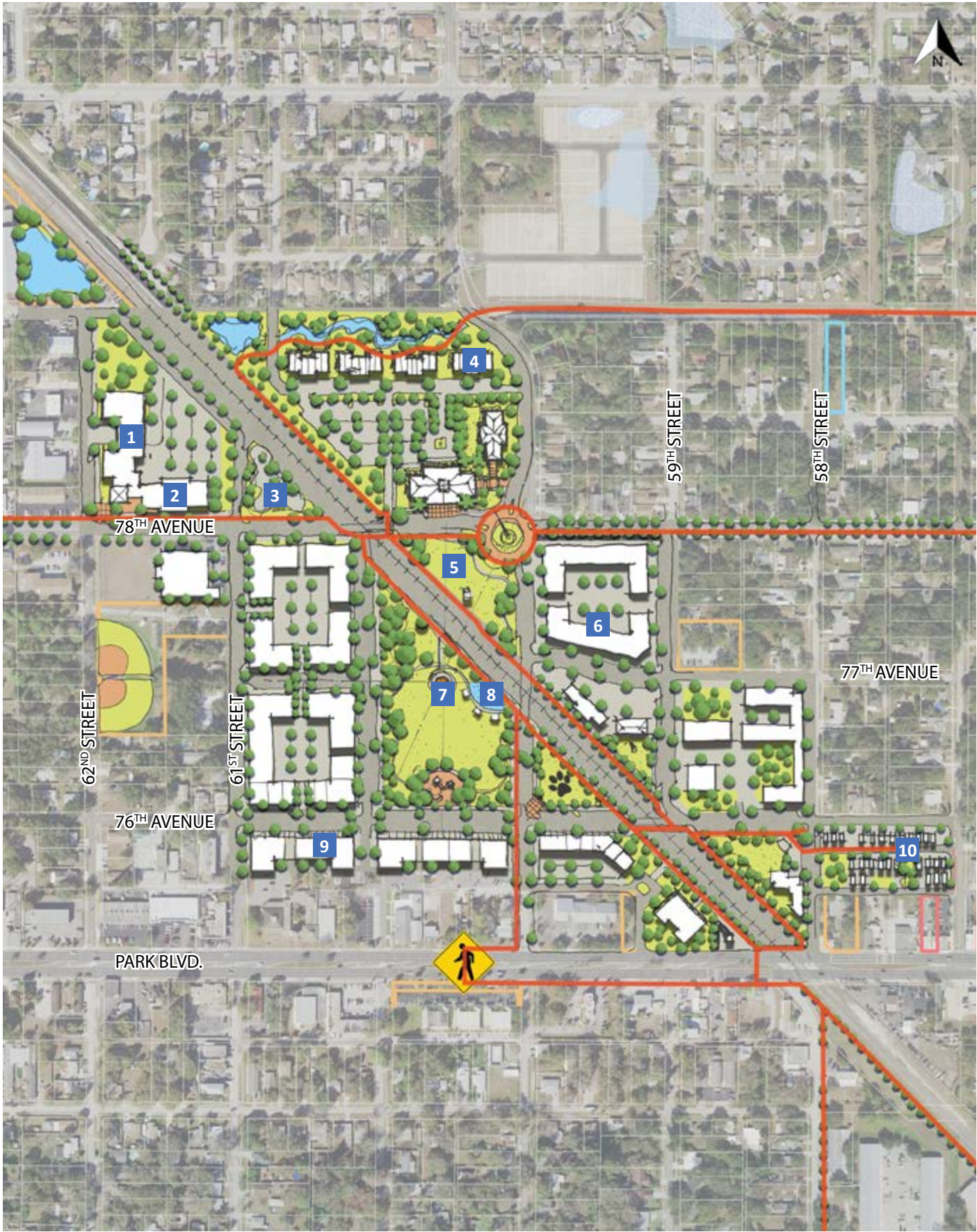
8 SPLASH PAD



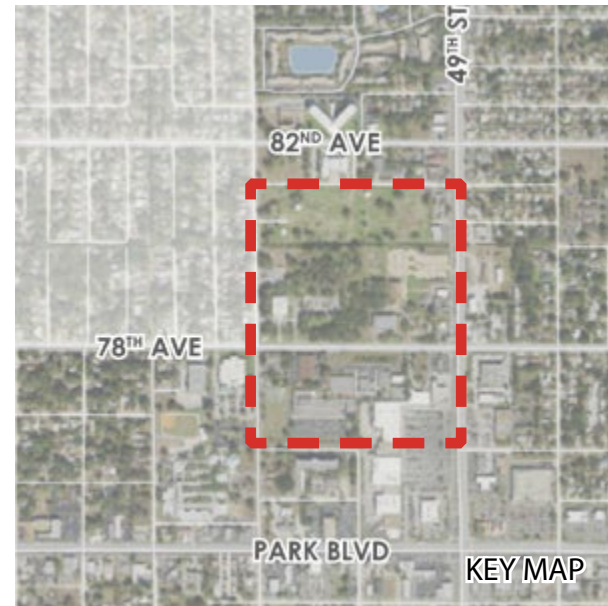
9 TRADITIONAL



10 LIVE-WORK



PERFORMING ARTS DISTRICT



1
FLEX LAWN



2
PLAYGROUND



3
PLAZA



4
FESTIVAL STREET



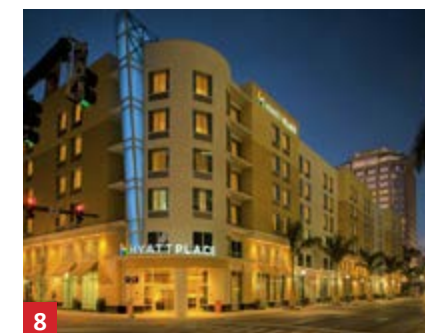
5
SHADE



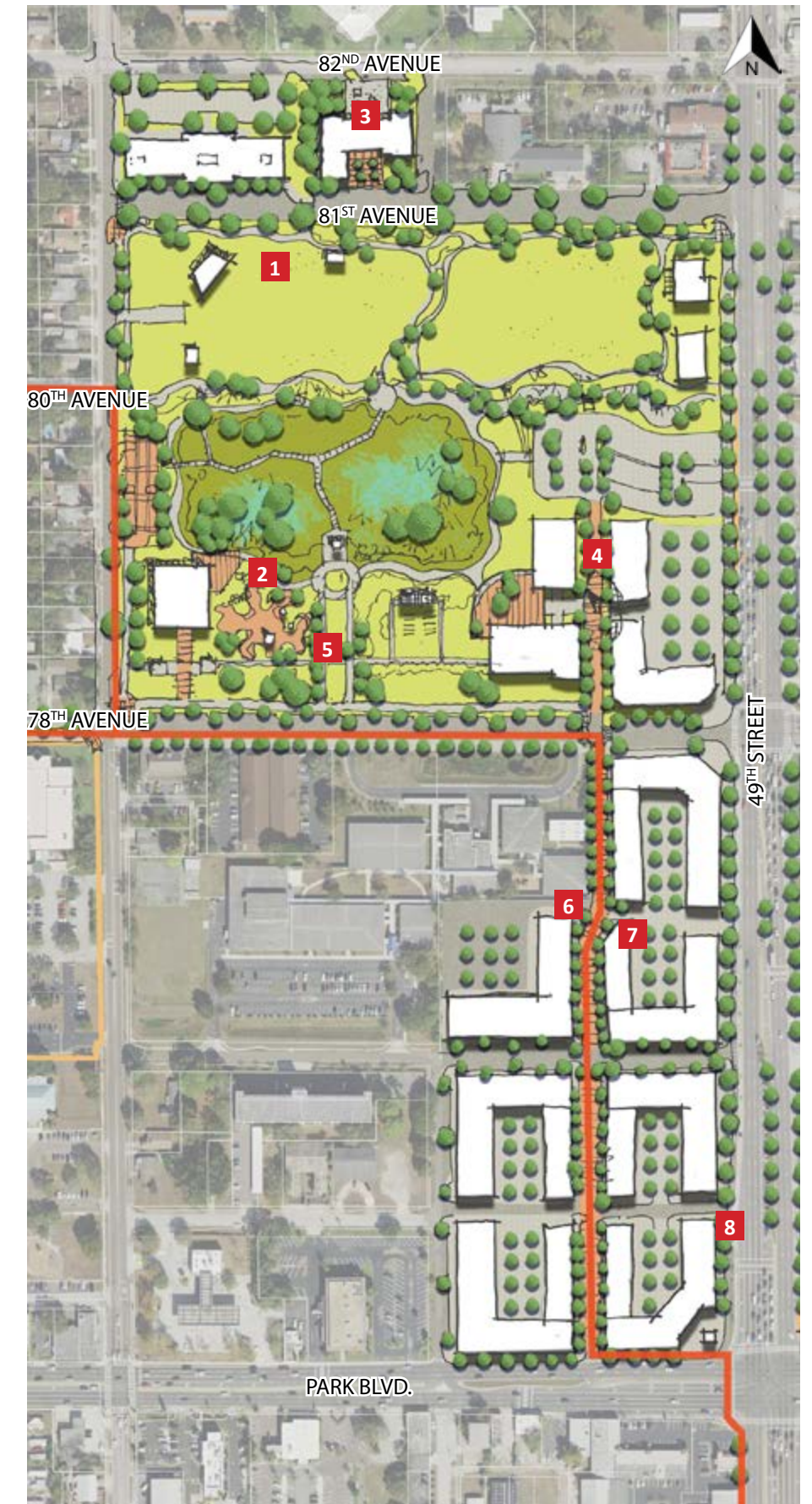
6
OUTDOOR DINING/RETAIL



7
GARAGE W/ LINER

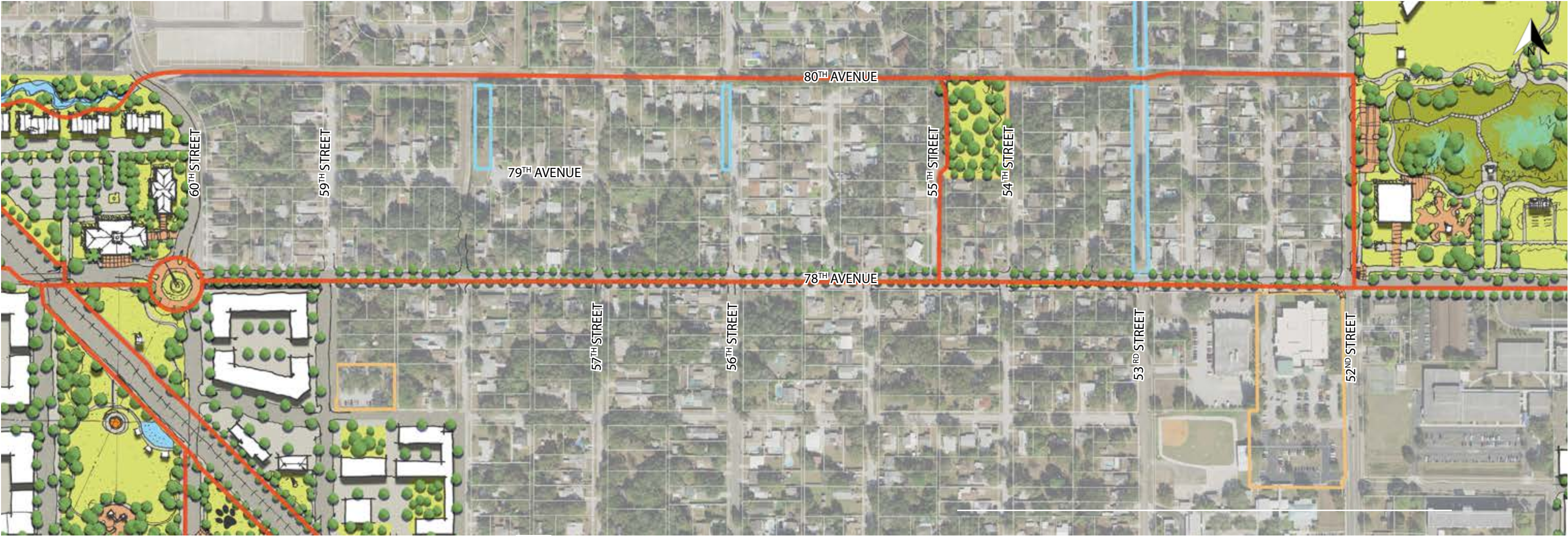


8
HOTEL



The proposed Performing Arts District seeks to capitalize on the existing City assets of England Brothers Park, the Pinellas Park Performing Arts Center and City owned property around the existing City Hall facility. The Performing Arts District will encompass the mega-block that is generally located north of 78th Avenue between 49th Street North and 52nd Street North, and south of 81st Avenue North. The public investments and improvements proposed for this area will create an entertainment and recreation destination for Pinellas Park residents and visitors. The proposed improvements include: playground facilities; a passive recreation eco-park with boardwalks and encircling paths that surround existing low-lying areas and stormwater containment features; paths and trails connecting to the neighborhoods; streetscape and landscaping improvements and the development of a festival-street that may accommodate outdoor events, markets and festivals. The long-term redevelopment of the Performing Arts District includes the future relocation of City Hall functions to a new City Hall Facility in the City Center District near Davis Field. Subsequent private sector redevelopment of the surrounding parcels is also shown to the north, along 81st Avenue North. This includes the redevelopment and re-use of the existing Fire Station and development of new multi-family residential development. Subsequent

private sector redevelopment is also depicted on the surrounding parcels south of 78th Avenue North parallel to 49th Street. This redevelopment includes an extension of the festival street south to Park Boulevard, the development of mixed-use, multi-family residential units and the development of parking structure(s) that are wrapped with mixed-use, multi-family residential units. The Performing Arts District will be connected to the proposed City Center District along a revamped complete-street 78th Avenue along with connections to proposed neighborhood bike paths. The 78th Avenue complete street improvements, detailed later in this document will include a multi-purpose path, street-trees and pedestrian safety improvements. An opinion of probable costs for the proposed public improvements associated with the development of the Performing Arts District is \$11.9 M. A detailed breakdown of the opinion of probable costs is contained in the Appendix. Please note, some of the proposed public improvements are located outside of the CRA's Tax Increment Trust Fund to pay for these improvements.



78th Avenue, within the CRA boundaries consists of three (3) vehicular travel lanes, two (2) single lanes in each direction and a center turn lane. 78th Avenue is located along the northern border of the Pinellas Park CRA, running parallel to Park Boulevard. The existing right-of-way is approximately 60' wide. There are 5' wide sidewalks on both sides of the street. The proposed complete-street improvements, providing for improved bicycle and pedestrian usage, includes a "road diet" to reduce the vehicular travel lanes from three (3) travel lanes to two (2) travel lanes and utilizing the reclaimed right-of-way area to accommodate the installation of a 10' wide multi-use trail, wider landscape strips between the sidewalk/path and the roadway, and the installation of streetlights and additional landscaping (trees). The proposed "road diet" also provides for the reservation of 8' wide of space within the existing right-of-way that may be used for a future equestrian path. The proposed "complete street" improvements for 78th Avenue will be the connective tissue between the proposed City Center

District, the proposed Performing Arts District, the existing neighborhoods surrounding the roadway and employment centers and retail centers. The proposed improvements to 78th Avenue will provide a safer alternative east-west route for cyclists and pedestrians in place of Park Boulevard.

An opinion of probable costs for the proposed public improvements associated with the development of the 78th Avenue "complete street" improvements is \$10.3M. The total distance improved by the 78th Avenue "complete-street" investment is 10,100 linear feet. A detailed breakdown of the opinion of probable costs is contained in the Appendix.

49TH STREET STREETSCAPE



49th Street, CR-611, is a major north-south arterial corridor through the Pinellas Park CRA and through Pinellas County. Within the CRA boundaries 49th Street consists of six (6) vehicular travel lanes, three (3) lanes in each direction with an intermittent median and/or

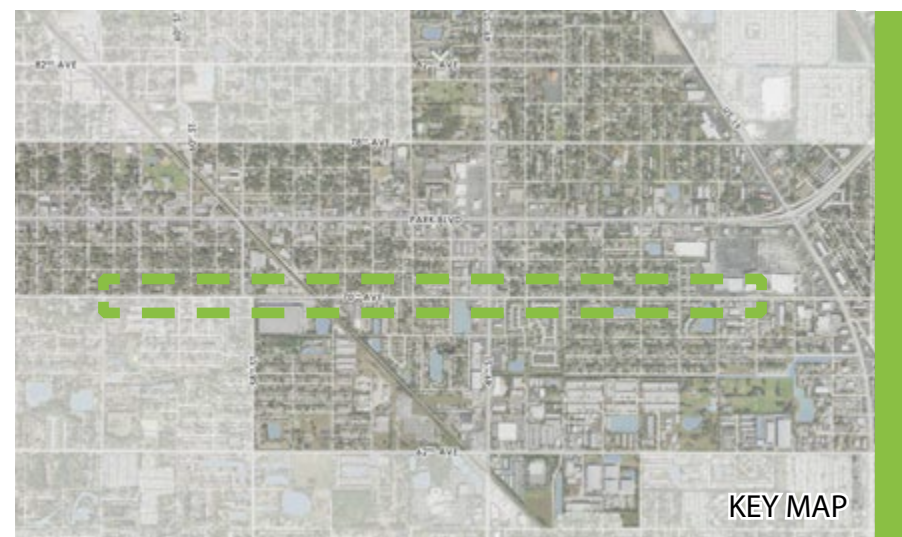
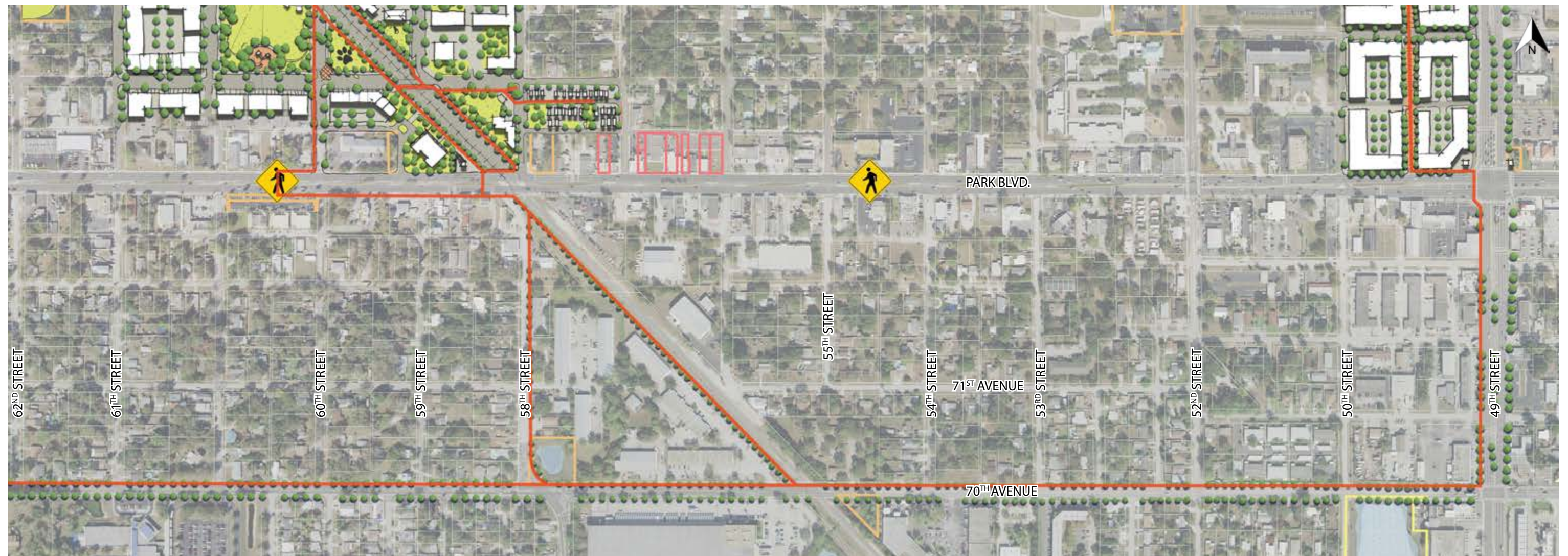
center turn lane. 49th Street is located along the eastern border of the Pinellas Park CRA. The existing right-of-way is approximately 100' wide. The sidewalks vary in width between 6' wide (eastern side) and 10' wide (western side). The proposed streetscape improvements, providing for improved bicycle, pedestrian and transit usage, includes extending the pedestrian easements as redevelopment happens in the future to accommodate 10' wide sidewalks, improved transit stops (w/shelters), street lights, median tree plantings, bike racks and enhanced landscaping. The proposed streetscape improvements and the unique visual character for 49th Street corridor in this area will also effectively act as a gateway feature for arriving visitors to Pinellas Park entering via 49th Street from the north and south directions. Visitors arriving from the east via Park Boulevard will also be greeted by the unique visual character of 49th Street that is different from the other corridors and roadways in the area. Visitors will know that they have arrived, or are entering, Pinellas Park when they are travelling on the improved section of 49th Street within the Pinellas Park Community Redevelopment Area. The 49th Street streetscape improvements will also link to the border of the Lealman CRA in the south. This will provide north-south "linkage" and connection to and from the Lealman CRA to the employment, shopping and entertainment providers within Pinellas Park and the Pinellas Park CRA. The proposed improvements to the 49th Street corridor would also link to the proposed capital improvements for the 49th Street corridor that are identified in the Linking Lealman Community Redevelopment Plan-2016 and the Linking Lealman Action Plan-2019 prepared by Pinellas County Government. The proposed improvements to 49th Street will provide a safer north-south alternative route for cyclists, pedestrians and transit users than the current configuration of 49th Street. An opinion of probable costs for the proposed public



improvements associated with the development of the 49th Street streetscape improvements is \$3.52 M. The total distance improved by the 49th Street streetscape investment is 7,900 linear feet. A detailed breakdown of the opinion of probable costs is contained in the Appendix.

49TH STREET PROPOSED SKETCH & MODEL (60' ROW)





Within the CRA boundaries, 70th Avenue consists of four (4) vehicular travel lanes, two (2) lanes in each direction and is located along the southern border of the Pinellas Park CRA, running parallel to Park Boulevard. The existing right-of-way is approximately 60' wide. There are 5' wide sidewalks on both sides of the street. The proposed complete-street improvements, providing for improved bicycle and pedestrian usage, includes a "road diet" to reduce the vehicular travel lanes from four (4) travel lanes to three (3) travel lanes and utilizing the reclaimed right-of-way area to accommodate the installation of a 10' wide multi-use path, installation of a landscape strip between the southside sidewalk/path and the roadway, the installation of streetlights on the southern side of the street and the widening of the northern sidewalks from 5' to 6' in width. The proposed "complete street" improvements for 70th Avenue will be the connective tissue between the proposed Pinellas

Park CRA, existing neighborhoods surrounding the roadway, employment centers, retail and the Lealman Community Redevelopment Area. The proposed improvements to 70th Avenue will provide a safer alternative east-west route for cyclists and pedestrians in place of Park Boulevard.

An opinion of probable costs for the proposed public improvements associated with the development of the 70th Avenue "complete street" improvements is \$10 M. The total distance improved by the 70th Avenue "complete-street" investment is 10,100 linear feet. A detailed breakdown of the opinion of probable costs is contained in the Appendix.

GOAL 1 Establish a Physical “Sense of Place”

- The Pinellas Park Community Redevelopment Agency and the City will identify and implement catalytic community investments and public space improvements to create community gathering areas, urban recreation spaces, gateways and focal points that reflect the history, aspirational future and desired development pattern (“brand”) of the City for inclusion in the Redevelopment Agency’s Annual Work Plan.
- The Pinellas Park Community Redevelopment Agency will seek to implement streetscape treatments, landscaping and pedestrian improvements along 49th Street, Park Boulevard, 78th Avenue, 70th Avenue, and other streets within the CRA district, to improve public safety within the CRA and to provide character defining features along the City’s gateway corridors.
- The Pinellas Park Community Redevelopment Agency will seek to leverage other City or other public agency investments and concurrent projects when prioritizing Redevelopment Agency projects for inclusion in the Redevelopment Agency’s Annual Work Plan.
- The Pinellas Park Community Redevelopment Agency will coordinate with the City’s Community Development Department to revise the Land Development Regulations that affect targeted catalytic redevelopment sites (i.e., City Center and Performing Arts District), and other areas, to enable and encourage redevelopment that reinforces the vision for the Pinellas Park Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency and the City will evaluate the applicability of issuing RFQs/ RFPs for the selection of potential development partners or to solicit for the development of desired community features and infrastructure improvements.
- The Pinellas Park Community Redevelopment Agency will utilize the redevelopment and improvements to public spaces to incentivize and market the future redevelopment of City-owned parcels adjacent to or along the improved public spaces.
- The Pinellas Park Community Redevelopment Agency and the City will evaluate the applicability of issuing RFQs/ RFPs for the selection of potential development teams or to solicit for the development of desired development types on targeted sites.

PROJECTS/ACTIVITIES

DESIGN

- o Prepare Master Plan for Pinellas Park City Center
- o Prepare Master Plan for Pinellas Park Performing Arts District
- o Revise Land Development Regulations and prepare a Form Based Code for targeted Redevelopment Sites and Areas (TBD)

CONSTRUCTION

- o Begin Phased Improvements at City Center Green space and Surrounding Parcels
- o Begin Phased Improvements of City Center Streetscapes
- o Begin Phased Improvements at Performing Arts District and England Brothers Park
- o Begin Phased Improvements of Performing Arts District Streetscapes
- o Dog Park (City Center)
- o Park (train) Station (City Center)
- o Barbara Ponce Library Improvements
- o Prepare RFQ/RFP for Developer solicitations

GOAL 2 Grow Local

Encourage local business expansions, new businesses development and startups and continue growth of the emerging arts scene.

Business Development, Recruitment and Retention (Program Development)

- The Redevelopment Agency shall continue to support local artists, businesses and professionals located within the CRA or seeking to relocate to the CRA.
- The City and the Redevelopment Agency staff shall meet with the Pinellas Park/Gateway Chamber and the Pinellas County Economic Development to identify potential development impediments, regulatory revisions and potential assistance programs that may facilitate additional private sector investment within the CRA.
- The City and the Redevelopment Agency shall evaluate existing and potential business assistance programs including but not limited to: commercial façade grants, commercial building stabilization grants, targeted-business rental subsidies (for NBIA Program graduate companies), landscape improvement grants, brownfield programs and other programs to encourage business development within the CRA.
- The Redevelopment Agency will develop and implement regulatory and financial incentives to encourage targeted business and desired use(s) development within the CRA.
- The Redevelopment Agency shall support the continued implementation of the City's Medical District.

Business Development, Recruitment and Retention (Activities and Coordination)

- The Redevelopment Agency shall maintain an inventory City-owned parcels and Redevelopment Agency owned parcels within the CRA.
- The City and the Redevelopment Agency will coordinate with vacant building owners to establish pop-up art expositions and other alternative uses in empty storefronts.
- The City, the Redevelopment Agency and the Pinellas Park/Gateway Chamber will develop and launch consistent, coordinated programing addressing available business development resources and support programming.
 - o The Redevelopment Agency shall sponsor business meetups for business owners and operators within the CRA.
 - o Redevelopment Agency staff shall coordinate with local realtors' groups regarding available sites and facilities within the CRA.

PROJECTS/ACTIVITIES

- o Maintain a database of vacant City-owned, CRA-owned properties within CRA boundaries
- o Examine and implement new incentive/assistance programs to assist local business development
- o Establish a "vacant storefront" program
- o Allocate TIF funds for Downtown Parking expansion
- o Reserve funds for Property Acquisition for potential local business development
- o Facilitate quarterly business training and counseling sessions in conjunction with Small Business Development Council (SBDC) and the Pinellas County Economic Development Department (PCED)

GOAL 3 Build Connections

Reinforce safe, multimodal connections to core businesses, public spaces, employment centers, and local destinations.

- The Redevelopment Agency and the City will identify alternative ‘east-west’ corridor(s) and ‘north-south’ connections for streetscape improvements and other improvements to provide safer north-south and east west alternatives for pedestrians and bicyclists use.
- The Redevelopment Agency will identify opportunities to expand and connect to the existing City and County networks of bicycle, pedestrian, and equestrian trails into the Redevelopment Area.
- The Redevelopment Agency will evaluate the installation or development of additional public spaces, streetscape design improvements and other public realm improvements to facilitate safer mobility, community event programming and other activities within the Redevelopment Area.
- The Redevelopment Agency shall coordinate with the Lealman Community Redevelopment Agency, Pinellas County government and Forward Pinellas Transportation Planning Organization regarding timing of potential streetscape improvements that may connect the community redevelopment areas.
- The Redevelopment Agency and the City will evaluate amending future land uses, residential densities and non-residential intensities within the CRA to enable and support the future transit objectives identified by the Forward Pinellas Transportation Planning Organization.
- The Redevelopment Agency will explore additional available funding sources for bicycle and pedestrian improvements within the CRA (FDOT Local Agency Program, US DOT’s BUILD Grants, etc.).

PROJECTS/ACTIVITIES

DESIGN

- o Prepare/Update a Bicycle and Pedestrian Master Plan
- o Prepare Complete Streets Designs for 78th Avenue and 70th Avenue
- o Coordinate with County to Prepare 49th Street Master Plan (Pedestrian/Transit/Median Improvements)

CONSTRUCTION

- o 78th Avenue Complete Street Construction
- o 70th Avenue Complete Street Construction
- o Install 49th Street Streetscape Improvements

4.

COMPREHENSIVE GOALS & POLICIES

*The following Comprehensive Goals and Policies address the day-to-day activities of the Pinellas Park Community Redevelopment Agency. The topic areas for these Goals and associated Policies include: **Administration; Housing; Regulatory Environment; Community and Culture; Infrastructure; Public Spaces and Amenities; and Public Safety and Health.** These Goals, Policies and associated projects, tasks and activities were identified to stimulate additional private sector investment within the CRA and to address the documented conditions of slum and blight. The potential redevelopment programming, activities and projects are presented to provide the Community Redevelopment Agency flexibility when addressing the range of challenges and issues within the CRA.*

ADMINISTRATION

Goal 1

The Agency will maintain the requisite administrative and financial mechanisms to ensure the continued cost effective operations of the Pinellas Park Community Redevelopment Agency.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall continue to utilize funding derived from tax increment fund revenues and other sources where appropriate, to fund capital improvements, programs and activities identified in the Community Redevelopment Plan.
- The Pinellas Park Community Redevelopment Agency shall coordinate with the City Manager’s Office, Planning Department, and Finance Department to develop cost effective, annual budgets and annual work programs that will provide administrative and operational support for Community Redevelopment Agency activities.
- The Pinellas Park Community Redevelopment Agency shall provide a copy of the Agency’s Annual Budget to the Clerk of the Pinellas County Board of County Commissioners within ten (10) days after its formal adoption by the City.
- The Pinellas Park Community Redevelopment Agency shall administer and coordinate the implementation of Pinellas Park Community Redevelopment Plan with Municipal, County and Regional redevelopment objectives.
- The Pinellas Park Community Redevelopment Agency shall meet with Pinellas County representatives and the Lealman Community Redevelopment Agency representatives to coordinate the delivery of redevelopment programming, events and activities, to residents, business owners and business operators.
- The Pinellas Park Community Redevelopment Agency will maintain a current digital map of the Community Redevelopment Area boundaries on the Community Redevelopment Agency’s website.
- The Pinellas Park Community Redevelopment Agency staff shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.
- The Pinellas Park Redevelopment Agency Governing Board shall attend community redevelopment training, ethics and professional development courses as may be offered by the Florida Redevelopment Association, Florida League of Cities and/or other professional development and training providers.
- The Pinellas Park Community Redevelopment Agency staff shall schedule and hold quarterly Redevelopment Plan Implementation status meetings and briefings with Pinellas County Board of County Commissioners District representative Commissioner(s) and County planning and community development staff.
- The Pinellas Park Community Redevelopment Agency staff shall schedule and hold Redevelopment Plan implementation status meetings and briefings with Forward Pinellas representatives.
- The Pinellas Park Community Redevelopment Agency shall coordinate with the Lealman Community Redevelopment Agency, Pinellas County government and Forward Pinellas TPO through reciprocal meeting notifications and attendance, annual work plan coordination and coordinated project planning and implementation activities.

PROJECTS/ACTIVITIES

- o Host and Facilitate Redevelopment Plan Implementation Meetings with Pinellas County staff and representative District Commissioner(s)
- o Initiate reciprocal “Meeting Notifications” –invitations- to Lealman CRA Board, Forward Pinellas TPO, and Pinellas County Community Redevelopment Staff regarding Pinellas Park CRA Board Meetings
- o Register Pinellas Park CRA Board Members to attend CRA Basics 101 Training Course provided by the Florida Redevelopment Association (FRA)

Goal 2

Enhance community presence & increase community awareness.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall maintain and keep current its social media presence as part of its annual operational and administrative activities.
- The Pinellas Park Community Redevelopment Agency and the City will evaluate options and alternatives and determine a brand (i.e., “Vintage Charm”) to distinguish Pinellas Park CRA from the greater Pinellas County.
- The Pinellas Park Community Redevelopment Agency and the City will host a workshop/meeting with local business owners to devise a cohesive marketing strategy for businesses and events in line with the brand.
- The Pinellas Park Community Redevelopment Agency will use the “brand” to develop unique features in the Community Redevelopment Area (wayfinding signs, paver patterns/styles, shade structures, transit stops, amenities, etc.) and incorporate these items into the built environment.
- The Pinellas Park Community Redevelopment Agency will disseminate information about programs and events on the City’s website and social media platforms.

PROJECTS/ACTIVITIES

- o Host and Facilitate “Branding/Marketing” Workshop with local business owners, artists and merchants
- o Develop and Refine Pinellas Park CRA Brand
- o Utilize new “Brand/Images” in updated print materials detailing Pinellas Park CRA available programs and services
- o Caboose Restoration
- o England Brothers Park Band shell Renovations and Improvements.
- o Utilize Branding in design of PSTA Bus Shelters Partnership
- o Wayfinding Master Plan.

Goal 3

The Pinellas Park Community Redevelopment Agency shall adhere to Annual Reporting, Audits and other Special District reporting requirements as prescribed by the Florida Statutes.

POLICIES

- The Pinellas Park Community Redevelopment Agency and its operations shall be reviewed and audited, annually as part of City of Pinellas Park’s Comprehensive Annual Financial Report (CAFR).
- Information from the CAFR shall be incorporated into the Pinellas Park Community Redevelopment Agency’s Annual Report documents.
- The Pinellas Park Community Redevelopment Agency shall distribute copies of the Redevelopment Agency’s Annual Report and CRA Related portions of the City’s Annual CAFR to the Clerk of the Pinellas County Board of County Commissioners on or before March 31 of each year.

PROJECTS/ACTIVITIES

- o Community Redevelopment Agency audited as part of City CAFR
- o Community Redevelopment Agency Annual Report
- o Distribution of CRA Annual Report and Audit to Pinellas County Clerk

Goal 4

The Pinellas Park Community Redevelopment Agency shall identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Objectives and Projects.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements where applicable and in accordance with Florida Statutes, to facilitate the implementation of the Community Redevelopment Plan.
- The Pinellas Park Community Redevelopment Agency shall contract with professional firms or organizations to implement specific Goals, Objectives and Projects in accordance with Florida Statute requirements and relevant determinations from the Florida Attorney General's Office.

Goal 5

The Pinellas Park Community Redevelopment Agency shall evaluate opportunities for site and facility acquisition to implement the Goals, Policies and Projects of the Pinellas Park Community Redevelopment Plan.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall utilize public-private partnerships, interagency and interlocal agreements where applicable and in accordance with Florida Statutes, to enable the acquisition of sites and facilities needed to implement the Community Redevelopment Plan.
- The Pinellas Park Community Redevelopment Agency shall contract with professional firms or organizations to enable the acquisition of sites and facilities, in accordance with Florida Statutes, to implement specific Goals, Objectives and Projects contained in the Community Redevelopment Plan.

Diversify housing, improve substandard housing and provide a mix of above and below-market rate housing.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall identify potential residential opportunity sites within the CRA and initiate discussions with property owners to determine potential availability of sites.
- The Pinellas Park Community Redevelopment Agency shall identify all vacant and City-owned parcels within the CRA that may be redeveloped for housing or mixed-use development.
- The Pinellas Park Community Redevelopment will evaluate opportunities to develop multi-family residential facilities in compatible locations within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment will encourage higher density residential development at targeted locations within the Community Redevelopment Area (i.e., City Center District, near major transit corridors) within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency shall explore available funding sources for affordable, workforce and senior housing development within the CRA (National Housing Trust Fund, Community Development Block Grant Program, Veterans Housing Funding Program, HOME Investments Partnerships Program, National Housing Trust Fund, etc.).
- The Pinellas Park Community Redevelopment Agency shall evaluate for implementation additional residential improvement programming (for home-owners in the CRA) and additional home purchase assistance (i.e., down payment assistance, closing cost assistance) programming (for those seeking to purchase and own a home in the CRA).
- The Pinellas Park Community Redevelopment Agency shall evaluate potential public-private redevelopment programming, partnerships and other legal mechanisms to assist in the development of residential housing stock.

PROJECTS/ACTIVITIES

- o CRA to prepare map and database of all vacant and City-owned sites in CRA
- o CRA Staff shall initiate “legal assistance workshops” with local attorneys for residents within the CRA to provide pro-bono guidance and counseling regarding legal issues associated with home ownership, sales, clearing titles, applying for and receiving home-ownership loans, transference of titles, etc.
- o Staff shall prepare an annual application for CDBG funds to assist with capital improvements and residential housing development
- o CRA will allocate TIF revenue for residential housing stock remediation and revitalization

HOUSING

The Pinellas Park Community Redevelopment Agency shall coordinate with the City's Community Development Department and Planning Division to evaluate current development regulations and identify potential revisions to applicable regulatory documents deemed necessary to implement the Community Redevelopment Plan.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall evaluate the applicability of a zoning overlay to facilitate redevelopment in targeted areas while protecting established neighborhoods within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency will encourage higher density residential development and higher intensity non-residential development at targeted locations within the Community Redevelopment Area (i.e., City Center, Performing Arts District, near major transit corridors, and employment centers) within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency will evaluate potential regulatory revisions (Comprehensive Plan, Land Development Code, etc.) needed to enable and encourage the redevelopment of targeted sites and areas within the Community Redevelopment Area (i.e., City Center, Performing Arts District, Park Boulevard commercial corridor, and current/former industrial areas, etc.).

REGULATORY ENVIRONMENT

Goal 2

Identify unique activity centers (City Center District, Performing Arts District, Employment Center District) located within the Community Redevelopment Area shall be established in the relevant land development policies and regulations of the City of Pinellas Park.

POLICIES

- The City shall recognize activity centers which are important creating an economically viable, diverse and active Community Redevelopment Area. The activity centers are:
 - The City Center District is proposed to be the new “downtown” of Pinellas Park. The City Center District will encompass approximately 15 city blocks that are generally located around Davis Field. The City Center District proposes the development of City-owned parcels around public amenities and several public facilities that will act as employment centers and destinations establishing and creating a “sense-of-place”.
 - The City Center District’s proposed development program includes: a new City Hall facility; a new Public Safety (Law Enforcement, Fire and Emergency services) facility; residential uses including Town-Homes, Apartments and Live-Work units; commercial mixed-use facilities and public outdoor recreational amenities.
 - The Performing Arts District seeks to capitalize on the existing the City assets of England Brothers Park, the Pinellas Park Performing Arts Center and City owned property around the existing City Hall facility. The Performing Arts District will encompass the mega-block that is generally located north of 78th Avenue between 49th Street North and 52nd Street North, and south of 81st Avenue North. The public investments and improvements proposed for this area will create an entertainment and recreation destination for Pinellas Park residents and visitors.
 - The Performing Arts District will be connected to the proposed City Center District along a revamped complete-street 78th Avenue along with connections to proposed neighborhood bike paths.
 - The Employment Center District, an area within an approximate ½ mile radius around the 49th Street and 62 Avenue North intersection, represents an opportunity area for new business enterprise. The center is located along primary roadways and railways serving the Pinellas Park and Lealman Community Redevelopment Areas.
- The unique activity centers (City Center District, the Performing Arts District, and Employment Center District) shall be established within the City’s Comprehensive Plan Future Land Use Element and Map.
- The unique activity centers (City Center District, the Performing Arts District, and Employment Center District) shall be established within the City’s Land Development Code and Zoning Map.
- Each activity center shall have residential densities and non-residential intensities, where appropriate, to encourage private sector investment and development.
- The City’s Land Development Code shall be evaluated for potential amendment to permit the highest residential densities and non-residential intensities of development within the Pinellas Park Community Redevelopment Area to occur within the City Center District.
- The City’s Land Development Code shall be evaluated for potential amendment to permit the highest non-residential intensities of development within the Pinellas Park Community Redevelopment Area to occur within the Employment Center District.

- Each activity center shall have residential densities and non-residential intensities, where appropriate, to support and encourage transit ridership and usage.
- The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved by not including them within the City Center District, Performing Arts District, and Employment Center land use designations.
- Future Commercial development shall be encouraged within designated activity centers or mixed-use areas.

ACTIVITY/PROJECT

- o The Community Redevelopment Agency shall request consideration to amend the City’s Future Land Use Element and Map (FLUE & FLUM) to reflect the City Center District (CCD) designation, the Performing Arts District (PAD) and the Employment Center District (ECD) designations consistent with the Pinellas County Future Land Use Plan and the Forward Pinellas Gateway Master Plan.
- o Community Redevelopment Agency Staff will prepare a request to designate an area within the Community Redevelopment Area as the City Center District (CCD) designation, the Performing Arts District (PAD) and the Employment Center District (ECD) designations through amendments and revisions to the City’s Comprehensive Plan Future Land Use Element and Map, and the City’s Land Development Code and Zoning Map.
- o Community Redevelopment Agency Staff will prepare request to amend the City’s Land Development Code requirements to allow flexible parking requirements and regulations to attract various types of private sector development and retail uses within the designated activity centers.
- o The Community Redevelopment Agency and the City shall coordinate to develop architectural design standards and site location requirements for development within the City Center District (CCD), the Performing Arts District (PAD) and the Employment Center District (ECD).

The Pinellas Park Community Redevelopment Agency shall support the continued development and growth of the creative arts, and performance arts within the Community Redevelopment Area.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall coordinate with local artists and arts groups regarding events, activities and performances within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency will support the development of public art, art related development, and art related activities and events within the Community Redevelopment Area.

COMMUNITY AND CULTURE

Goal 2

The Pinellas Park Community Redevelopment Agency shall establish the City Center District as a place of balance, diversity, and vitality.

POLICIES

- Economic incentives shall be established which encourage quality redevelopment.
- New commercial and professional businesses shall be actively pursued for relocation to or expansion within the Redevelopment Area.
- Government activities within the City Center district shall be maintained and new governments offices and facilities shall be encouraged to locate within the City Center redevelopment area.
- A strong professional business and retail component shall be developed within the City Center District to attract local residents.
- The development of a mixture of activities to meet residents’ needs shall be encouraged within the City Center District.
- A high-quality pedestrian oriented shopping environment shall be created within the City Center District to attract shoppers and workers.
- The City Center District shall include a diversity of uses with a major emphasis on street level activities, including outdoor cafes, and after 5:00PM activities such as entertainment and civic functions.
- Private and public development projects shall provide pedestrian and bicycle access and amenities on all projects within the City Center District to encourage a significant mixture of vehicular and non-vehicular access.
- The Visitor Information Center shall be incorporated into either the City Center District or the Performing Arts District and its visibility expanded for local and regional tourists.
- A program of local festivals and activities shall be promoted within the City Center District and the Performing Arts District.
- Local and regional museums and cultural facilities shall be encouraged to locate within the Community Redevelopment Area.
- Development within the City Center District shall be encouraged to provide public amenities such as fountains, statues, public open spaces and art.
- Local retailers, specialty retailers, boutiques, micro-breweries, food-courts and restaurants shall be encouraged to relocate to the Community Redevelopment Area.
- The City Center District redevelopment area shall be actively promoted to local, regional and national development markets.

PROJECTS/ACTIVITIES

- o The Community Redevelopment Agency shall prepare regulatory and financial development assistance programs to encourage desired development within the Community Redevelopment Area and the City Center District.

Goal 3

The Pinellas Park Community Redevelopment Agency shall establish the Performing Arts District as a place of harmony, creativity, diversity, and reflection.

POLICIES

- Economic incentives shall be established which encourage quality redevelopment.
- Creative arts, performance arts and other related activities within the Performing Arts District shall be maintained and new arts and arts-related uses and facilities shall be encouraged to locate within the Performing Arts District and Community Redevelopment Area.
- A strong restaurant and entertainment component shall be encouraged and developed within the Performing Arts District to attract local residents and visitors.
- The development of a mixture of active and passive outdoor recreational activities to meet residents' needs shall be encouraged within the Performing Arts District.
- To complement existing and future development, the prudent utilization of the existing natural features as interactive, passive recreational amenities within the Performing Arts District shall be fully evaluated and if feasible implemented.
- The Community Redevelopment Agency shall examine and evaluate potential alternative uses for the current Pinellas Park City Hall facility and site.
- Private and public development projects shall provide pedestrian and bicycle access and amenities on all projects within the Performing Arts District to encourage a significant mixture of vehicular and non-vehicular access.
- Development within the Performing Arts District shall be encouraged to provide public amenities such as fountains, statues, public open spaces and art.
- The Visitor Information Center shall be incorporated into either the City Center District or the Performing Arts District and its visibility expanded for local and regional tourists.
- A program of local festivals and activities shall be promoted within the City Center District and the Performing Arts District.
- Local and regional museums and cultural facilities shall be encouraged to locate within the Community Redevelopment Area.
- Local retailers, specialty retailers, boutiques, micro-breweries, food-courts and restaurants shall be encouraged to relocate to the Community Redevelopment Area.
- The Performing Arts District redevelopment area shall be actively promoted to local, regional and national development markets.

PROJECTS/ACTIVITIES

- o The Community Redevelopment Agency shall prepare regulatory and financial development assistance programs to encourage desired development within the Community Redevelopment Area and the Performing Arts District.

Goal 4

The Pinellas Park Community Redevelopment Agency shall establish the Employment Center District as a place of economic activity and an employment center.

POLICIES

- Economic incentives shall be established which encourage quality redevelopment and continued use of manufacturing, industrial uses and other non-residential uses.
- Manufacturing, industrial uses and other non-residential and related activities within the Employment Center District shall be maintained and new manufacturing, industrial uses and other related activities, uses and facilities shall be encouraged to locate within the Employment Center District and the community Redevelopment Area.
- The Community Redevelopment Agency shall seek to coordinate with Pinellas County, the Lealman CRA and FDOT to facilitate the installation of roadway, transit and pedestrian improvements to encourage future development within the Employment Center District.
- The Employment Center District redevelopment area shall be actively promoted through the Pinellas County Economic Development Authority to local, regional and national development markets.

PROJECTS/ACTIVITIES

- o The Community Redevelopment Agency shall prepare regulatory and financial development assistance programs to encourage desired development within the Community Redevelopment Area and Employment Center.

Goal 5

Emphasize and reinforce the concept of "Park" through the public and private landscaping.

POLICIES

- The City and the Community Redevelopment Agency shall utilize a unifying, common streetscape theme for the major roadways and activity centers.
- Public open spaces in new developments shall be clearly visible and easily accessible from the street or pedestrian way.
- New development shall provide public open space which contributes to the pedestrian environment and enhances the overall character of the City Center District and the Performing Arts District.
- The City and the Community Redevelopment Agency shall coordinate to develop a set of landscape design guidelines for all public open spaces to integrate and connect open spaces with each other.

PROJECTS/ACTIVITIES

- o The Community Redevelopment Agency and the City shall prepare and present proposed amendments to the City's Land Development Code presenting a set of landscape design guidelines and requirements for all public open spaces to integrate and connect open spaces with each other.

The Agency shall evaluate and prioritize streetscaping and pedestrian safety improvement opportunities throughout the Community Redevelopment Area¹.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall identify, evaluate and prioritize potential locations for streetscape updates, new sidewalk connections and improvements to existing pedestrian ways and paths.
- The Pinellas Park Community Redevelopment Agency shall coordinate with the City's Parks and Recreation Department and the Public Works Department to identify and implement improved pedestrian and bicycle access connecting the City Parks and recreational amenities within the Community redevelopment Area.
- The Pinellas Park Community Redevelopment Agency shall coordinate with the City's Park and Recreation Department and Public Works Department to identify, evaluate and prioritize potential locations for streetscape updates, new sidewalk connections and improvements to existing pedestrian ways and paths for inclusion in the Community Redevelopment Agency's Annual Work Plan and Budget.
- The Pinellas Park Community Redevelopment Agency shall, contingent on the availability of funding sources, include at least one streetscape, sidewalk or neighborhood connection improvement project in each years' CRA Annual Work Plan.
- The Pinellas Park Community Redevelopment Agency shall meet with Pinellas County representatives and the Lealman Community Redevelopment Agency representatives to coordinate the design, installation and connection infrastructure improvements, where feasible, including streetscape improvements, pedestrian improvements and complete street improvements that traverse and connect the adjacent Community Redevelopment Areas (i.e, 49th Street streetscape improvements, 62nd Avenue complete street improvements and other connecting streets, roadways and trails).
- The Pinellas Park Community Redevelopment Agency shall coordinate with the Pinellas Suncoast Transit Authority to identify opportunities to improve existing transit service and facilities within the 2018 expansion areas of the Pinellas Park Community Redevelopment Area to provide additional linkages to the adjacent Lealman Community Redevelopment Area.

¹ In addition to the proposed complete street treatments on 78th Avenue and 70th Avenue and the streetscape improvements for 49th Street.

INFRASTRUCTURE

Goal 2

The Pinellas Park Community Redevelopment Agency staff will coordinate with Forward Pinellas and Pinellas County's Roadway Resurfacing Program to coordinate 49th Street (CR 611) streetscape design and installation.

POLICIES

- The Pinellas Park Community Redevelopment Agency will coordinate with Pinellas County's Public Works Department and design the proposed 49th Street streetscape improvements in accordance with Pinellas County design guidelines and criteria.
- The Pinellas Park Community Redevelopment Agency will coordinate the installation of the proposed 49th Street Streetscape improvements to be concurrent with Pinellas County (Forward Pinellas) scheduled resurfacing or refurbishment of that portion of 49th Street that passes through the Pinellas Park Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency will seek to partner with the City, FDOT and Forward Pinellas to identify complementary funding sources (Transportation Alternatives, DEO Infrastructure Grants, etc.) and programs to reduce overall project cost to the Pinellas Park Community Redevelopment Agency.

Goal 3

The Pinellas Park Community Redevelopment Agency will give priority to infrastructure improvements and amenity installation that will facilitate new projects development within the Community Redevelopment Area.

POLICIES

- The Pinellas Park Community Redevelopment Agency will evaluate using TIF funds (reinvesting) generated from specific projects to facilitate the accelerated installation of improvements or amenities that will mitigate the projects' potential impacts and/or enable the realization of CRA Plan redevelopment objectives.

Goal 4

The Pinellas Park Community Redevelopment Agency shall assist the City to provide utility and infrastructure improvements that support public events and outdoor activities within the CRA.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall consider using "festival street" designs and improvements, where appropriate, when designing and constructing streetscape improvements or retrofits.
- The Pinellas Park Community Redevelopment Agency shall incorporate special event power conduit boxes (outlet boxes), when evaluating potential streetscape improvements and light pole retrofits or replacements.

Goal 5

The Pinellas Park Community Redevelopment Agency shall support the City's efforts to address stormwater issues and localized flooding within the Community Redevelopment Area.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall include stormwater system improvements when designing and constructing streetscape improvements, retrofits and other public improvements.
- The Pinellas Park Community Redevelopment Agency shall coordinate with the Public Works Department-Transportation & Stormwater Division and the Southwest Florida Water Management District to identify and prioritize potential stormwater improvements for inclusion in the Redevelopment Agency's Annual Work Plan and Budget.

The Pinellas Park Community Redevelopment Agency shall evaluate and identify opportunities to incorporate additional amenities within public spaces and City-owned spaces within the Community Redevelopment Area.

POLICIES

- Pinellas Park Community Redevelopment Agency Staff shall create an inventory and map of all public spaces, City-owned spaces and park facilities within the CRA.
- The Pinellas Park Community Redevelopment Agency shall evaluate and identify opportunities, including land acquisition, to create additional green spaces and open spaces within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency shall coordinate with the Southwest Florida Water Management District to identify opportunities to utilize right-of-way adjacent to water control canals and other facilities for potential use as components of a regional bicycle trails network.
- Pinellas Park Community Redevelopment Agency Staff shall prepare an inventory and location map of existing pedestrian (benches, shade-stops, water fountains, restrooms, etc.) and bicycle amenities (paths/ trails/route signage, bicycle racks, repair/air/tool facilities) within all public spaces, City owned spaces and park facilities within the CRA.
- Pinellas Park Community Redevelopment Agency staff shall include placemaking projects and maintenance within its annual work plan.

ACTIVITY/PROJECT

- o Agency Staff will create an inventory and map of all public spaces, City-owned parcels, underutilized, vacant, community spaces, parks and facilities within the CRA boundaries that may be potentially utilized as additional recreational, cultural or public amenities.

PUBLIC SPACES/AMENITIES

Goal 1

The Pinellas Park Community Redevelopment Agency shall identify and demolish decrepit/unsound structures which contribute to blight and pose safety and health risks.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall coordinate with the Pinellas Park Code Enforcement, the Public Works Department and the Pinellas Park Police Department to review the decrepit and unsafe structure inventory to identify structures for demolition.

PUBLIC SAFETY & HEALTH

Goal 2

Improve public safety and perception of safety within Pinellas Park Redevelopment Area.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall support Community Oriented Policing programs
- The Pinellas Park Community Redevelopment Agency shall evaluate public safety improvements for applicability within the Community Redevelopment Area including but not limited to: additional street lighting, on-demand flashing pedestrian crosswalks (i.e., HAWK beacons, or other Pedestrian Hybrid Beacons) and emergency call-boxes.
- The Pinellas Park Community Redevelopment Agency shall include a line item for public safety improvements in the Community Redevelopment Agency's Annual Work Plan and Budget.

Goal 3

The Pinellas Park Community Redevelopment Agency shall reduce occurrence of illegal dumping, littering, abandoned vehicles and other visible blight and health hazards within the Community Redevelopment Area.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall coordinate with the Pinellas Park Code Enforcement and the Pinellas Park Police Department to identify and address cases of illegal dumping, littering, storage and abandoned vehicles in the residential and non-residential areas within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency shall include a line item to address the clearance of illegal dumping, litter, and abandoned vehicles in the Community Redevelopment Agency’s Annual Work Plan and Budget.

Goal 4

The Pinellas Park Community Redevelopment Agency shall support the law enforcement and social service providers that are located within the Community Redevelopment Area and that serve residents of the Community Redevelopment Area.

POLICIES

- The Pinellas Park Community Redevelopment Agency shall coordinate with social service providers located in the Community Redevelopment Area (i.e., Girls Incorporated of Pinellas, Boys and Girls Club, VFW, Pinellas Park Senior Center) regarding events, activities and potential use of City facilities within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency will continue to support Community Oriented Police programs and operations within the Community Redevelopment Area.
- The Pinellas Park Community Redevelopment Agency will support the implementation of the Pinellas Park Police Department’s Strategic Plan within the Community Redevelopment Area.

5.

BUDGET & REVENUE

The following proposed 5 year Community Redevelopment Agency Budget worksheet presents an outline of the potential projects and associated costs identified during the Community Redevelopment Plan update, the current and proposed redevelopment programming and the estimated administrative and operational costs for the Agency. The proposed 5 year Community Redevelopment Agency Budget worksheets also present the anticipated revenues and expenditures of the Agency. The proposed 5 year Community Redevelopment Agency Budget worksheets are not the Community Redevelopment Agency's 5-Year budget. The proposed 5 year Community Redevelopment Agency Budget worksheet's information may be used by the Community Redevelopment Agency to prioritize projects, identify alternate sources of revenues, which may include publicly funded debt, and assist the Agency's development of its Annual Work Plans and Budgets.

The Community Redevelopment Agency prepares an Annual Work Plan and Budget each year for adoption by the Community Redevelopment Agency and the City.

PROPOSED 5-YEAR ANNUAL BUDGET (WORKSHEET)

PROPOSED CAPITAL PROJECTS	2020	2021	2022	2023	2024	2025
Grow Local	\$350,000	\$1,701,380	\$1,107,500	\$1,107,500	\$1,107,500	\$1,107,500
Brewery Site		\$601,380				
Medical District Implementation		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Maintain Inventory of Public Parcels			\$7,500	\$7,500	\$7,500	\$7,500
Property Acquisitions	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Local Business Support (Incentives)		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Establish Community	\$1,350,000	\$1,115,000	\$1,000,000	\$1,035,000	\$1,125,000	\$1,000,000
City Center Green (Master Plan)	\$115,000	\$115,000				
Issue Targeted RFQs	\$35,000			\$35,000		
Revise Land Development Code	\$125,000				\$125,000	
Identify additional Sites for Public Improvements	\$75,000					
Improve Existing Community Amenities (Set-Aside)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Stormwater improvements (Set-Aside)	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Build Connections	\$125,000	\$5,390,263	\$7,008,383	\$1,350,000	\$1,350,000	\$1,350,000
78th Avenue Complete Street		\$5,265,263	\$5,265,263			
78th Street Roundabout			\$393,120			
Identify Additional Ped and Corridor Improvements (Set-Aside)			\$500,000	\$500,000	\$500,000	\$500,000
Prepare a Bicycle Pedestrian Master Plan	\$125,000	\$125,000				
Trail Connections to Regional County Network			\$350,000	\$350,000	\$350,000	\$350,000
Identify Additional Public space and public realm improvements (Set-Aside)			\$500,000	\$500,000	\$500,000	\$500,000
Diversify Housing	\$550,000	\$550,000	\$150,000	\$150,000	\$150,000	\$150,000
Remediation and Revitalization	\$400,000	\$400,000				
Homeowner Improvement Grant Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
CURRENT CAPITAL IMPROVEMENTS	\$1,957,000	\$2,500,000	\$1,100,000	\$-	\$-	\$-
Debt Service for Property Purchase next to Performing Arts Center	\$1,500					
Downtown Parking Expansion	\$400,000	\$2,500,000	\$1,100,000			

PROPOSED 5-YEAR ANNUAL BUDGET (WORKSHEET)

PROPOSED CAPITAL PROJECTS	2020	2021	2022	2023	2024	2025
Placemaking (Public Space: Planning, Design, Management)	\$100,000	\$100,000	\$100,000			
Property Acquisition	\$800,000	\$800,000				
5600 Block Electrical Upgrade	\$25,000					
CRA Building Renovation and Site Work	\$250,000	\$250,000				
Caboose Restoration	\$30,000					
CRA Implementation (Consultant) CRA Plan Refinement and Extension	\$100,000					
CRA Professional Services (Consultant)	\$75,000					
England Bros. Park Bandshell and other Renovations	\$125,000					
Barbara S. Ponce Library Renovations	\$50,500					
Debt Service for Properties Purchase Adjacent to PW and PAC	\$1,500					
PSTA Bus Shelter Partnership Program	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	
OPERATIONS	\$1,407,439	\$111,411	\$114,197	\$117,052	\$119,978	\$122,977
Full Time Salaries	\$75,683	\$77,575	\$79,514	\$81,502	\$83,540	\$85,628
Social Security	\$5,778	\$5,922	\$6,070	\$6,222	\$6,378	\$6,537
Group Insurance	\$14,476	\$14,838	\$15,209	\$15,589	\$15,979	\$16,378
Pension	\$12,674	\$12,991	\$13,316	\$13,649	\$13,990	\$14,340
Workers Compensation	\$83	\$85	\$87	\$89	\$92	\$94
Office Supplies	\$103	\$105	\$108	\$110	\$113	\$116
Operating Supplies	\$17,938	\$18,386	\$18,846	\$19,317	\$19,800	\$20,295
Advertising	\$10,250	\$10,506	\$10,769	\$11,038	\$11,314	\$11,597
Building Internal Services	\$54,325	\$55,683	\$57,075	\$58,502	\$59,965	\$61,464
Grounds	\$-					
Appraisal Services	\$2,563	\$2,627	\$2,692	\$2,760	\$2,829	\$2,899
Audit Services	\$7,688	\$7,880	\$8,077	\$8,279	\$8,486	\$8,698
Legal Services	\$20,500	\$21,013	\$21,538	\$22,076	\$22,628	\$23,194
Management Services	\$-					
Property Taxes	\$18,578	\$19,043	\$19,519	\$20,007	\$20,507	\$21,019
Memberships	\$1,199	\$1,229	\$1,260	\$1,291	\$1,324	\$1,357
Travel & Training	\$2,563	\$2,627	\$2,692	\$2,760	\$2,829	\$2,899

PROPOSED 5-YEAR ANNUAL BUDGET (WORKSHEET)

PROPOSED CAPITAL PROJECTS	2020	2021	2022	2023	2024	2025
Telephone	\$308	\$315	\$323	\$331	\$339	\$348
Water	\$4,613	\$4,728	\$4,846	\$4,967	\$5,091	\$5,219
Electricity	\$8,200	\$8,405	\$8,615	\$8,831	\$9,051	\$9,278
General Insurance	\$17,271	\$17,703	\$18,146	\$18,599	\$19,064	\$19,541
Transfer to CIP Fund	\$-					
Transfer to Police CRA Operations	\$1,081,399	\$1,108,434	\$1,136,144	\$1,164,548	\$1,193,662	\$1,223,503
Demolition	\$-					
Operating Equipment	\$-					
Contingency	\$51,250	\$52,531	\$53,845	\$55,191	\$56,570	\$57,985
PROGRAMMING	\$775,000	\$575,000	\$75,000	\$75,000	\$75,000	\$75,000
Façade Grant Program	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Commercial Anchor Incentive	\$200,000					
CRA Improvement Plan Program	\$500,000	\$500,000				
EXPENDITURES GRAND TOTAL	\$6,514,439	\$11,943,054	\$10,555,080	\$3,834,552	\$3,927,478	\$3,805,477
Projected TIF Revenue	\$3,313,862	\$3,518,984	\$3,729,235	\$3,944,741	\$4,165,635	\$4,392,052
Carryover to following year	\$(3,200,577)	\$(8,424,070)	\$(6,825,845)	\$110,189	\$238,157	\$586,575

TAX INCREMENT FUND PROJECTIONS

County at 95% & City Contribution at 95%				
Year	CRA	Expansion	Total	Cumulative
2019				
2020	\$3,313,862		\$3,313,862	\$3,313,862
2021	\$3,449,948	\$69,036	\$3,518,984	\$6,832,846
2022	\$3,589,436	\$139,799	\$3,729,235	\$10,562,081
2023	\$3,732,411	\$212,330	\$3,944,741	\$14,506,822
2024	\$3,878,961	\$286,674	\$4,165,635	\$18,672,457
2025	\$4,029,174	\$362,878	\$4,392,052	\$23,064,509
2026	\$4,183,143	\$440,986	\$4,624,129	\$27,688,638
2027	\$4,340,961	\$521,047	\$4,862,008	\$32,550,646
2028	\$4,502,724	\$603,109	\$5,105,833	\$37,656,479
2029	\$4,668,531	\$687,223	\$5,355,754	\$43,012,233
2030	\$4,838,484	\$773,440	\$5,611,924	\$48,624,157
2031	\$5,012,685	\$861,812	\$5,874,497	\$54,498,654
2032	\$5,191,242	\$952,394	\$6,143,636	\$60,642,290
2033	\$5,374,262	\$1,045,240	\$6,419,502	\$67,061,792
2034	\$5,561,858	\$1,140,408	\$6,702,266	\$73,764,058
2035	\$5,754,144	\$1,237,954	\$6,992,098	\$80,756,156
2036	\$5,951,237	\$1,337,939	\$7,289,176	\$88,045,332
2037	\$6,153,257	\$1,440,424	\$7,593,681	\$95,639,013
2038	\$6,360,327	\$1,545,471	\$7,905,798	\$103,544,811
2039	\$6,572,575	\$1,653,144	\$8,225,719	\$111,770,530
2040	\$6,790,129	\$1,763,509	\$8,553,638	\$120,324,168
2041	\$7,013,121	\$1,876,633	\$8,889,754	\$129,213,922
2042	\$7,241,688	\$1,992,585	\$9,234,273	\$138,448,195
2043	\$7,475,970	\$2,111,436	\$9,587,406	\$148,035,601
2044	\$7,716,108	\$2,233,258	\$9,949,366	\$157,984,967
2045	\$7,962,250	\$2,358,126	\$10,320,376	\$168,305,343
2046	\$8,214,546	\$2,486,115	\$10,700,661	\$179,006,004
2047	\$8,473,149	\$2,617,305	\$11,090,454	\$190,096,458
2048	\$8,738,217	\$2,751,774	\$11,489,991	\$201,586,449

HOUSING RELOCATION

The implementation of the Pinellas Park Community Redevelopment Plan does not anticipate the displacement or potential relocation of residents living within the Community Redevelopment Area boundaries. However, if as a result of implementation of projects contained in this Pinellas Park Community Redevelopment Plan relocation of persons becomes necessary on either a temporary or permanent basis, the Pinellas Park Community Redevelopment Agency will be responsible for the timely provision of replacement housing for those affected persons.

TRAFFIC CIRCULATION

The implementation of the Pinellas Park Community Redevelopment Plan does not propose to change or modify any of the existing traffic patterns within the Community Redevelopment Area. The implementation of the Pinellas Park Community Redevelopment Plan does propose certain “complete-street” improvements to existing roadways and corridors to improve public safety, accessibility and to safely accommodate additional modes of transportation (bicycle and pedestrian modes). The proposed roadway improvements are designed within the existing rights-of-way and will not modify any of the existing traffic patterns.

ENVIRONMENTAL QUALITY

The implementation of the Pinellas Park Community Redevelopment Plan’s proposed infrastructure improvements will seek to improve the environmental quality of the redevelopment area. Specific infrastructure improvements that will have a positive effect upon the environmental quality of the Pinellas Park CRA include storm-water system improvements (reduce flooding and water-borne diseases) and roadway improvements to encourage non-automobile modes of transportation (reduce traffic levels, reduce automobile emissions and improve air quality). The implementation of the Pinellas Park Community Redevelopment Plan also seeks to increase the amount and availability of green spaces and open spaces within the Pinellas Park Community Redevelopment Area, effectively improving the quality of the environment by adding green spaces and open spaces.

AVAILABILITY OF COMMUNITY FACILITIES

The implementation of the Pinellas Park Community Redevelopment Plan seeks to consolidate the provision of public services at community facilities within the Community Redevelopment Area through the development of the Pinellas Park City Center area. This area will be anchored by several community facilities and public agencies, including but not limited to: City Hall, Senior Center; Public Safety and Law Enforcement; Public Parks and Recreational facilities. The implementation of the Pinellas Park Community Redevelopment Plan will increase the accessibility and availability of Community Facilities within the Community Redevelopment Area.

EFFECT ON SCHOOL POPULATION

The implementation of the Pinellas Park Community Redevelopment Plan proposes the potential increase in residential densities in appropriate areas and the commensurate population increase within the Community Redevelopment Area. Currently the effects on School Population within Pinellas Park and the Community Redevelopment Area associated with development and population growth are accommodated on a case-by-case basis through the Future Land Use Element and Public School Facilities Element in the City’s Comprehensive Plan. Additionally, the City coordinates with the Pinellas County School Board and Pinellas County Government through joint-planning agreements and public school Interlocal Agreements to ensure adequate provision of public school facilities within the Pinellas Park Community Redevelopment Area and throughout the City. Through the use of these administrative mechanisms, future development or redevelopment within the Pinellas Park CRA must demonstrate accommodation of school facility level of service standards before development, or redevelopment, may occur.

EXISTING CONDITIONS



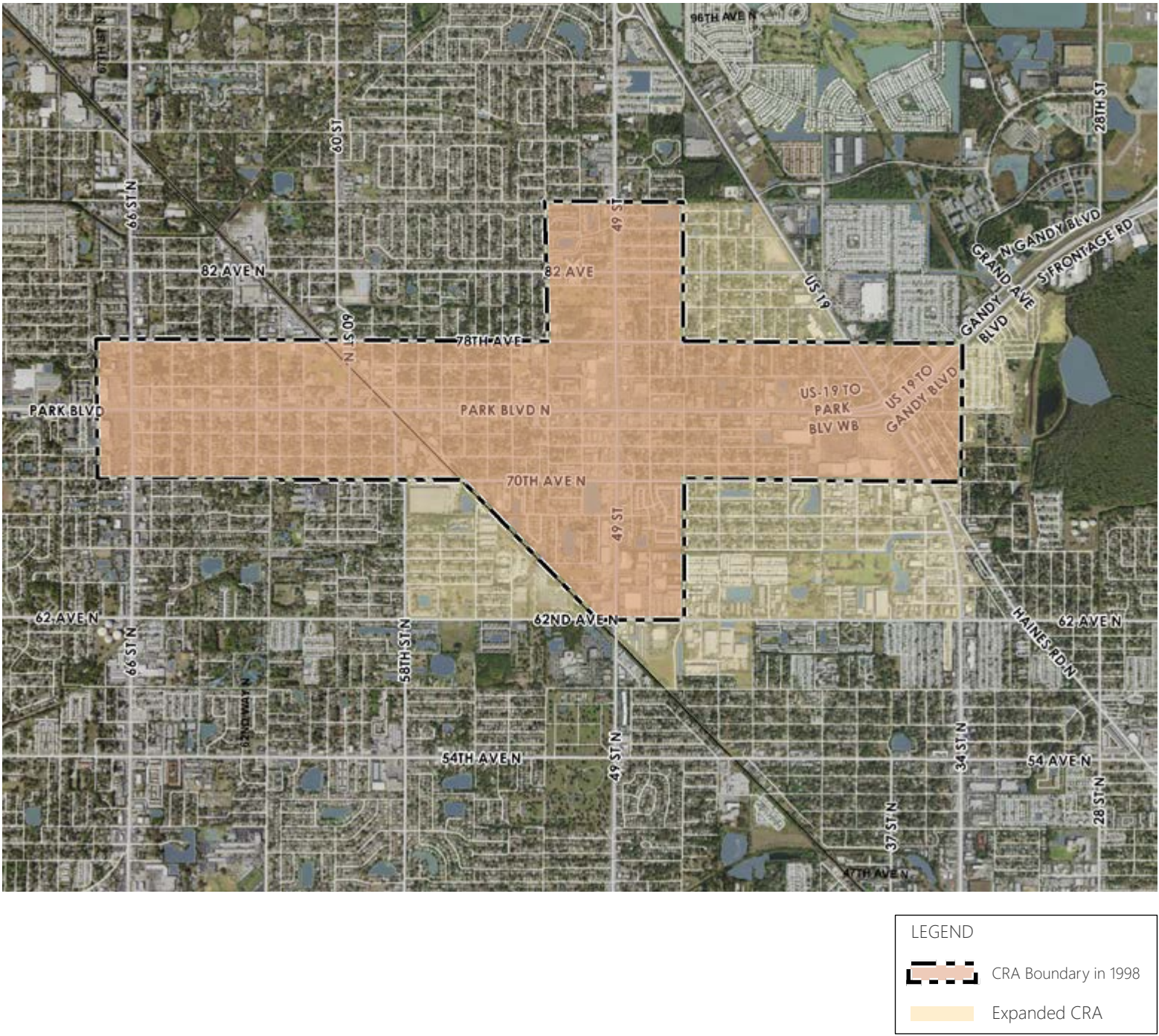
CRA OVERVIEW

The original Pinellas Park Community Redevelopment Area was established in accordance with Florida Statutes Chapter 163, Part III, in 1988 through the coordinated efforts of the City of Pinellas Park and Pinellas County Government. The Community Redevelopment Area was established to address identified conditions of blight that were determined present within the area. The size of the Community Redevelopment Area established in 1988 was 1,733 acres, inclusive of right-of-way. The Pinellas Park Community Redevelopment Area is generally centered along Park Boulevard with 34th Street as the eastern border and 67th Way as the western border. 78th Avenue and 62nd Avenue North are the northern and southern boundaries respectively. The Community Redevelopment Area extends several additional blocks north and south along the 49th Street North (CR 611) corridor to 62nd Avenue North on the southern side of the redevelopment area and 86th Avenue on the northern side of the redevelopment area. In the summer of 2018, at the direction of Pinellas County representatives, the City evaluated areas that are contiguous to existing Pinellas Park CRA and the newly established Lealman Community Redevelopment Area for potential inclusion in an expanded Pinellas Park Community Redevelopment Area. The potential expansion of the Pinellas Park Community Redevelopment Area was desired by the County to provide a seamless border, with no gaps, between the two adjacent CRA's (the Lealman CRA and the Pinellas Park CRA) and to link future coordinated capital improvement projects and to provide safer transportation options along 49th Street North, 70th Avenue North and 62nd Avenue North.

In close coordination with Pinellas County Planning and Community Redevelopment staff, the City of Pinellas Park performed a Finding of Necessity evaluation in accordance with Florida Statutes', Chapter 163.355 and 163.340(7), (8). This Finding of Necessity evaluation would determine if the potential expansion areas display the requisite conditions of slum or blight and are therefore qualified for inclusion within the extant Pinellas Park

Community Redevelopment Area. In addition, the City of Pinellas Park evaluated the proposed expansion areas using Pinellas County's Community Redevelopment Area Policy Program and Implementation Guidelines-Criteria for Eligibility and Local Designation (adopted January 10, 2017). The Finding of Necessity evaluation determined that the proposed expansion areas qualified for inclusion in the existing Pinellas Park CRA boundaries in accordance with Florida Statutes' requirements. The City's evaluation of the proposed expansion area utilizing the Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines-Criteria for Eligibility and Local Designation determined that the existing Pinellas Park CRA and the proposed CRA expansion areas qualify as an Urban Revitalization Area with a potential operational timeframe of up to 30 additional years with a review at 15 years and a potential Tax Increment Fund participation rate by the County of up to 95% of the collected tax increment. The City adopted the Finding of Necessity Report in December 2018. Map 2-1 shows the 1988 Pinellas Park Community Redevelopment Area boundaries and the expansion area. The expansion area is 748 acres, increasing the total area of the Pinellas Park CRA to 2,481 acres.

MAP 2-1. EXISTING CRA AND EXPANSION AREA



POPULATION

Pinellas Park experienced a less than 1% increase in population between 2000 and 2010. The US Census estimated the population to have increased from 11,972 to 12,130 or a 0.13% overall growth while Pinellas County during that same period saw 5.9% growth.

More than three quarters of the Redevelopment Area’s population is white (96.8%) with a higher share of Hispanic residents than black residents, 13.9% and 6.2% respectively.

There are approximately 5,242 households in the Pinellas Park Redevelopment Area and the median household income of \$40,608 falls below Pinellas County’s median of \$47,090. While household income is lower within the Redevelopment Area boundary, this is not representative of all households; nearly 14% of Pinellas Park CRA households reported a median household income of over \$100,000.

DEMOGRAPHIC TAPESTRY SEGMENTS

One means of analyzing population data and trends is by using Tapestry Segmentation. Tapestry Segmentation provides an accurate, description of America’s neighborhoods— U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition— then further classifies the segments into LifeMode and Urbanization Groups. The top 5 Tapestry Segments in Pinellas Park are Front Porches, Traditional Living, Rustbelt Traditions, Small Town Simplicity, and Metro Fusion.

While Florida is historically known as a State comprised of a primarily older demographic, the Median Ages for the top 5 Tapestry Segments present in Pinellas Park are all 40 years of age and below. These Tapestry Segments are described briefly and shown below in Table 2-1.

Table 2-1. Pinellas Park CRA Top 5 Tapestry Segments

Tapestry Segments	2018 Pinellas Park	2016 US Households
	Percent	Percent
Front Porches	43.2%	1.6%
Traditional Living	20.1%	1.9%
Rustbelt Traditions	13.5%	2.2%
Small Town Simplicity	13.1%	1.9%
Metro Fusion	9.0%	1.4%
Subtotal	98.9%	9.0%

Source: ESRI, BAO, S&ME, 2018



Front Porches

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

Demographic Profile

- Median Age: 34.2
- Average Household Size: 2.55
- Median Household Income: \$39,000

DEMOGRAPHIC TAPESTRY SEGMENTS



Traditional Living

Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

Demographic Profile

- Median Age: 35.5
- Average Household Size: 2.51
- Median Household Income: \$39,300



Rustbelt Traditions

The backbone of older industrial cities in states surrounding the Great Lakes, Rustbelt Traditions residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the work force is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. Rustbelt Traditions represents a large market of stable, hard-working consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

Demographic Profile

- Median Age: 39.0
- Average Household Size: 2.47
- Median Household Income: \$51,800

DEMOGRAPHIC TAPESTRY SEGMENTS



Small Town Simplicity

Includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semi-rural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Since 1 in 4 households is below poverty level, residents also keep their finances simple—paying bills in person and avoiding debt.

Demographic Profile

- Median Age: 40.8
- Average Household Size: 2.26
- Median Household Income: \$31,500



Metro Fusion

Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 36% lower than the US level.

Demographic Profile

- Median Age: 29.3
- Average Household Size: 2.65
- Median Household Income: \$35,700

EXISTING LAND USE

The predominant land uses in the Pinellas Park Redevelopment Area are Single Family Residential, Industrial, and Commercial which span over 36 percent, 16 percent, and 15 percent of the redevelopment area, respectively. There is a large quantity of public and institutional land within the redevelopment area, which includes churches, schools, and municipal lands, and accounts for just over 12 percent of the Redevelopment Area. Table 2-2 shows the existing land uses within the Redevelopment Area.

Existing land uses determine the Redevelopment Area’s tax base which then defines the amount of funds available to the redevelopment agency for redevelopment projects. Institutional uses do not pay taxes. Vacant land, or land with no structures on it, generally yields less ad valorem revenue than developed land. There are over 270 acres of land in the redevelopment area which generate little to no tax revenue. While institutional uses are unlikely to withdraw from the redevelopment area, the 73 acres of vacant land present an opportunity to enhance the redevelopment area through new development and generate additional tax increment revenue.

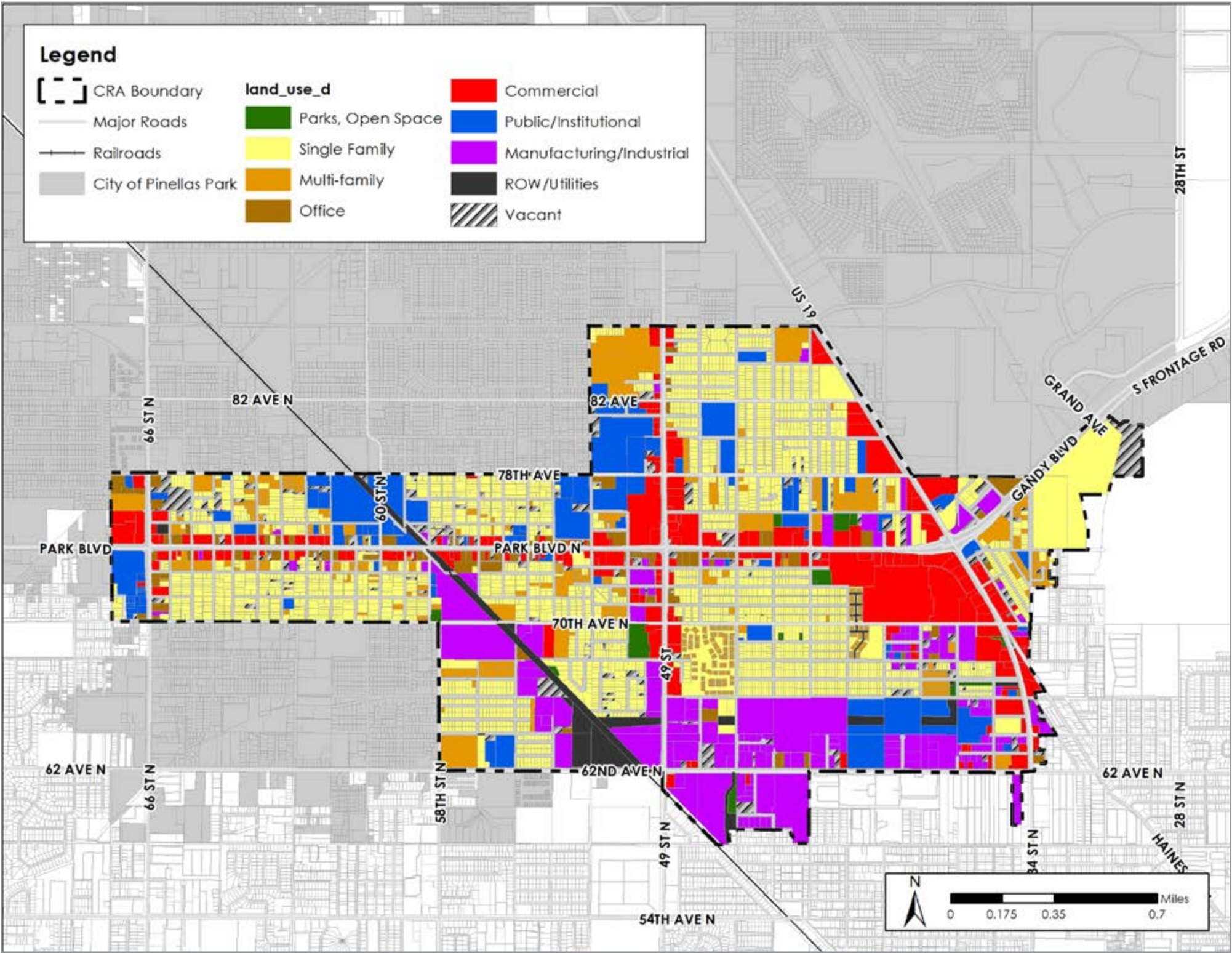
Table 2-2. Existing Land Uses (ELU)

Existing Land Use (ELU)	Acreage	Percent of Total
Parks, Open Space	16.0	1%
Single Family	590.3	36%
Multi-family	163.7	10%
Office	51.2	3%
Commercial	244.9	15%
Public/Institutional	196.8	12%
Manufacturing/Industrial	263.2	16%
ROW/Utilities	53.0	3%
Vacant	73.3	4%
Total	1,652.4	100%

Source: Department of Revenue, 2018

Note: Existing land use acreage does not include roadway, right-of-way.

MAP 2-2. EXISTING LAND USE



FUTURE LAND USE

The City's Comprehensive Plan includes an adopted Future Land Use Map (FLUM) within the Future Land Use Element (FLUE) that depicts potential future development within Pinellas Park through the 2035 planning horizon. The FLUE is used for the identification of future infrastructure needs. Table 2-3 shows the FLUM categories located within the Community Redevelopment Area.

The primary future land use within the Redevelopment Area is Community Redevelopment District, representing approximately 738.4 acres, or roughly 36 percent of the total redevelopment area. The second largest future land use category is Residential Urban which covers just over 18 percent of the CRA.

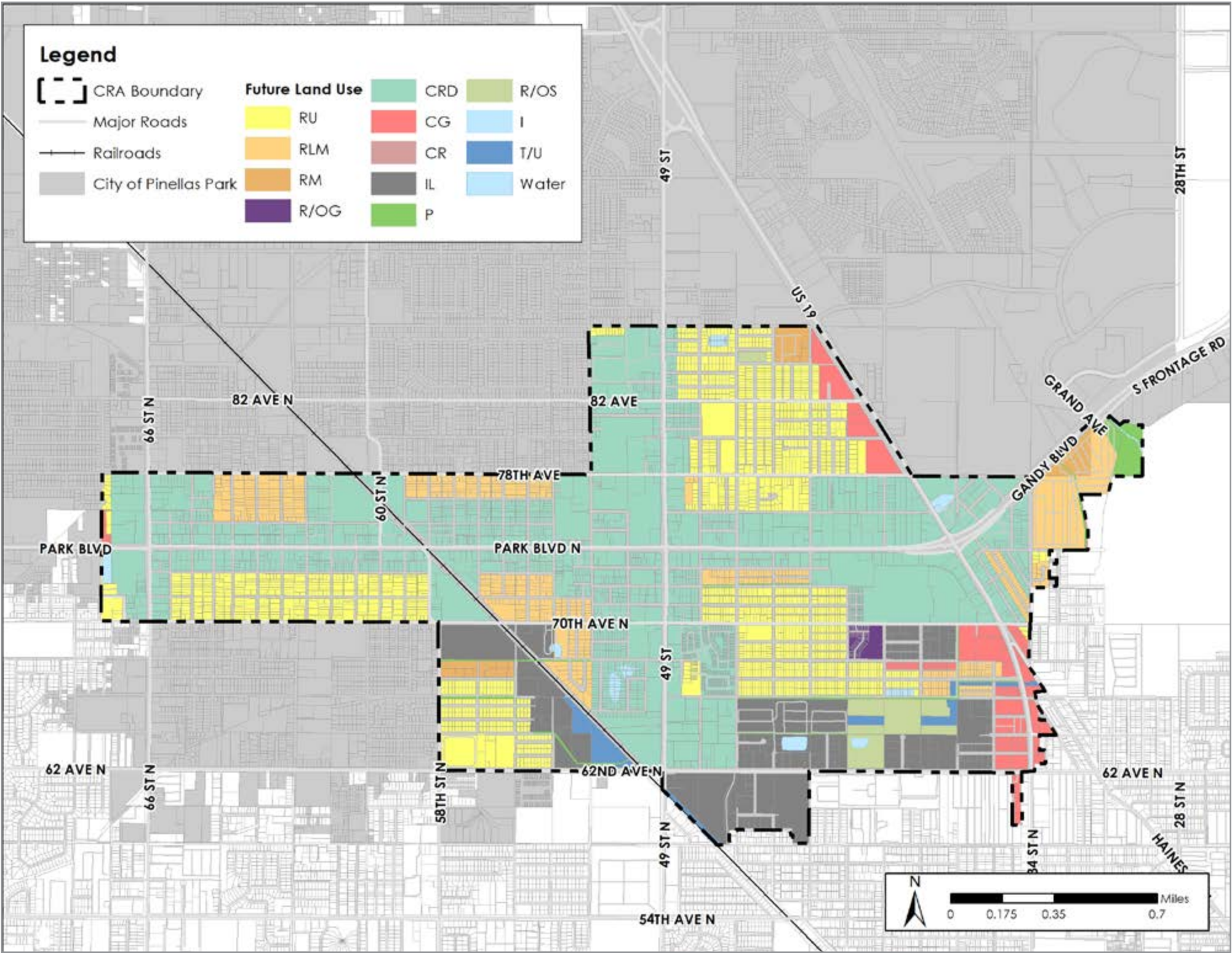
Table 2-3. Future Land Uses (FLU)

Future Land Use (FLU)	Acreage	Percent of Total
Community Redevelopment District	738.4	36.6%
Residential Urban	369.5	18.3%
Industrial Limited	234.5	11.6%
Preservation	195.0	9.7%
Residential Low Medium	159.4	7.9%
Commercial General	101.4	5.0%
Residential Medium	85.9	4.3%
Recreation/Open Space	50.0	2.5%
Water	30.1	1.5%
Transportation/Utility	23.2	1.2%
Commercial Recreation	13.4	0.7%
Residential/Office General	8.3	0.4%
Institutional	5.8	0.3%
Grand Total	2,014.9	100%

Source: City of Pinellas Park GIS, 2018

Note: The total acreage for the study area shown in Table X does not match the acreage shown for the ELU (Table X) due to the mapping methodologies used. The ELU map is parcel-based (each parcel is assigned a use), whereas the FLU map is created with polygons (covering in many instances rights-of-way and natural features, and slightly overlapping categories).

MAP 2-3. FUTURE LAND USE



Just over 40 percent of the CRA is zoned Residential (R-1, R-2, R-3, R-4, R-5, or R-6), followed by nearly 25 percent Commercial (B-1 and CH) and just over 17 percent is Light Industrial (M-1).

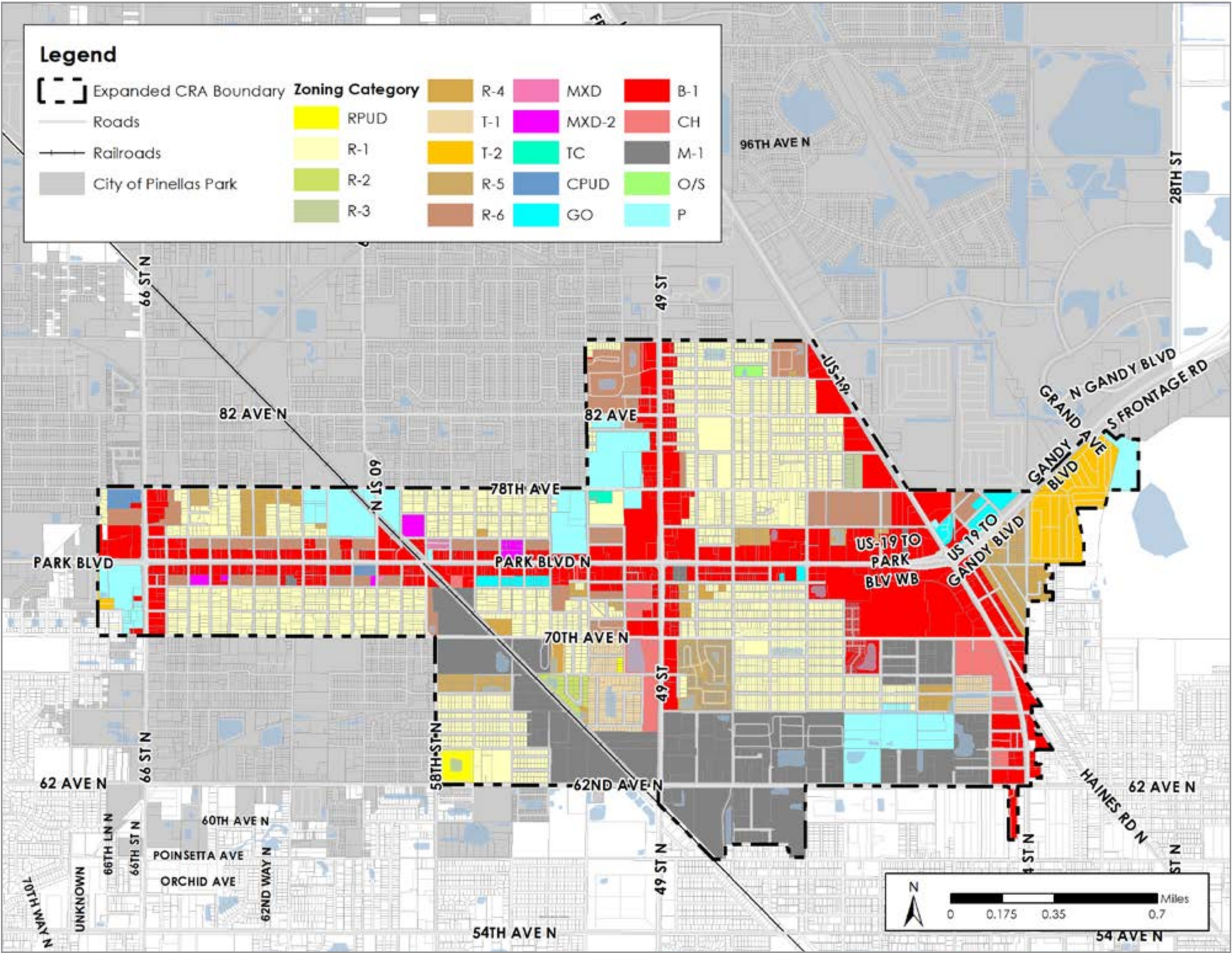
Table 2-4 provides detail on the distribution zoning districts within the Redevelopment Area.

Table 2-4. Zoning Districts

District Name	Principal Permitted Uses	Percent of CRA Area
RPUD: Residential PUD		0.55%
R-1: Single Family Residential	Max. density of 7 du/ac	26.86%
R-2: Single Family Residential	Max. density of 5.8 du/ac	0.40%
R-3: Single Family Residential	Max. density of 4.3 du/ac	0.25%
R-4: Duplex Residential	Max. density of 10 du/ac	2.36%
R-5: Multifamily Residential	Max. density of 15 du/ac	3.70%
R-6: Multifamily Residential/ Commercial	Max. density of 15 du/ac	6.53%
T-1: Mobile Home Subdivision	Max. density of 8.7 du/ac	1.82%
T-2: Mobile Home Park	Max. density of 10 du/ac	3.27%
MXD: Mixed Use	Max. density of 15 du/ac (up to 25 with density bonus) Max. FAR 0.45 (up to 1 with density bonus)	0.11%
MXD-2: Mixed Use		0.52%
TC: Town Center	Max. density of 15 du/ac (up to 25 with density bonus) Max. FAR 0.75 (up to 2.75 with density bonus)	0.11%
CPUD: Commercial PUD	Max. density of 12 du/ac	0.34%
GO: General Office		0.92%
B-1: General Commercial	No residential is permitted	22.66%
CH: Heavy Commercial		2.31%
M-1: Light Industrial	No residential is permitted	17.47%
O/S: Open Space	Max. density of 12.5 du/ac	0.13%
P: Public		7.91%

Source: City of Pinellas Park GIS, 2018

MAP 2-4. ZONING



TECH MEMO #1

GAP ANALYSIS





Technical Memorandum #1

To: Laura Canary, Community Redevelopment Coordinator
From: John Jones, AICP, CRP
Cc: Adeline Collot, Community Planner; Carson Cooper, Planning Intern
Date: August 21, 2018
Subject: CRA Plan Assessment-Gap Analysis

S&ME completed a review of the 1990 Pinellas Park Community Redevelopment Plan's Goals and Objectives (Gap Analysis). The review evaluated the plan's "Four Vital Issues" and corresponding goals and objectives, as well as major capital projects listed under each of the five Activity Center profiles and in the 2016 Comprehensive Plan, and determined the attainment or **realization** of the Objectives and capital projects based on the CRA annual reports since 2006, City documents, and other data sources (i.e. Property Appraiser data, US Census data, Aerial Mapping, etc.). The achievements of the Pinellas Park CRA were graded using the terms *realized* (R), *not realized* (NR), and *partially realized* (PR). Additionally, the review evaluated new businesses listed in annual reports and identified businesses still in operation and categorized them by sector. The findings of the review details are compiled in the tables on subsequent pages of this memorandum. The "Gap" Analysis and new business analysis identifies what businesses are thriving in the CRA, and what was planned to be completed in the 1990 Redevelopment Plan versus what was actually completed to date.

The Pinellas Park Community Redevelopment agency has accomplished or partially accomplished almost all of the objectives and capital improvement projects identified in the 1990 Redevelopment Plan. The only notable "Gaps" or variation from the 1990 Redevelopment Plan's planned tasks and accomplished tasks deal with re-zoning and overlay districts set out in the original plan, and transportation goals. The Activity Centers established in the 1990 plan are not discussed in the City's Land Development Code, nor are some of the re-zoning recommendations. Similarly, architectural design guidelines within the CRA and an architectural review committee were not established. Some transportation initiatives including traffic studies, community surveys, transit service improvements, and policy goals have not yet been achieved. ***Overall the Pinellas Park CRA has accomplished a great majority of capital projects and is continuing progress on almost all of the 1990 redevelopment objectives. Specific challenges remain, however these accomplishments and ongoing progress provide a strong base for future improvements and additional economic activation of the redevelopment area.***

Pinellas Park | Technical Memorandum #1 – Community Redevelopment Plan Gap Assessment

The Pinellas Park CRA Plan has accomplished the following tasks and projects:

- Construction of the new Pinellas Park Performing Arts Center and green parking lot
- Completed Park Blvd drainage project phases I-IV
- **196 new businesses since 2006, still in operation**
- Median improvements along Park Blvd, 49th St, and 66th St
- Pedestrian crossing improvements
- Landscaping improvements at Performing Arts Center, City Hall, City Auditorium, Park Station, St. Giles Community Center
- Street widening
- Ongoing sidewalk improvement program for pedestrians and ADA compliance
- Park amenity development and improvements at Pond Park, McDevitt Park, England Brothers Park, and Davis Field
- Refurbished Caboose at Park Station
- Interior business remodels and renovations
- Demolition of blighted buildings
- St. Giles II Community Center
- Green parking lots, retention ponds, and other storm water management amenities
- Continuing United Cottages revitalization cooperative project through street improvements and buying parcels
- New signage at City Hall, England Brother's Park, Arts Village, and Performing Arts Center
- Homeowner's Assistance Grant Program
- Small Business Assistance Grant Program for façade improvements and ADA compliance renovations
- Count-down pedestrian crossings, bike paths, and thermoplastic striping at: 78th Ave and 66th St, 49th St and 70th Ave, and 49th St and 86th Ave
- Traffic calming chicane on 62nd Way from 76th to 78th Ave
- Turning lane at 82nd Ave and 66th St
- Establishment of CRPU (Community Redevelopment Policing Unit)



CRA PLAN GAP ANALYSIS

Table 1 provides an overview of the objectives outlined in the 1990 Pinellas Park CRA Plan and assigns a grade of either, “realized” (R), “partially realized” (PR), or “not realized” (NR) to each objective.

The 1990 Plan was comprised of 26 objectives; 80 percent have been fully realized or partially realized. The highest number of objectives fall within the “partially realized” category, with 46 percent, followed by 34 percent having been fully realized. Only 19 percent of the original objectives have been “not realized”.

Table 1. 1990 CRA Plan Redevelopment Objectives Assessment Summary

Objective	Grade	Comments
LAND USE & DEVELOPMENT		
Designate critical areas of the CRD as downtown business district	(NR)	Plan suggests amending Future Land Use Plan to include DBD areas within CRD; currently just zoned as CRD
Create activity centers to accept and direct future high intensity development and to protect existing neighborhoods from pressure of incompatible uses	(PR)	Plan suggests having LDC reflect highest intensity and commercial uses in activity centers, and commercial should only be encouraged in these centers. Zoning reflects only general B-1, not separated by activity center.
Identify unique activity centers within downtown	(PR)	Listed in original CRA plan as follows: Regional Center, Town Center, Employment Center, Community Center, and District Center; however, zoning and LDC's have not been modified.
Define the uses and activities to be encouraged and developed within the town center	(R)	“The Town Center shall encourage a diversity of uses with a major emphasis on street level activities including outdoor cafes and evening activities such as entertainment and civic functions.” –Policy LU.1.10.5, Comp. Plan 2016
Use residential development to define and activate the centers	(R)	Sawgrass Village, St. Giles Manor and Parkside Commons Apartments spurred some residential development in their respective areas. The City is still in a cooperative project with United Cottages Corporation to revitalize 75 th Terrace and has begun buying parcels and demolishing blighted homes.
Organize a development pattern that allows a mixture of uses	(PR)	Few areas in CRA are zoned as MUPUD (mixed use planned unit development), MXD-1, and MXD-2; however, most of the CRA area is zoned as General Commercial and General Office with adjacent single-family residential. Densities in the downtown area remain low and mostly single-use. Current zoning does not reflect re-zoning recommendations in original plan. There are conditions in B-1 that allow for mixed use, but it is not required.
Achieve quality redevelopment and new construction through a development review process	(PR)	Quality development has occurred in limited areas in the CRA, however, the development review process has not been modified specifically for CRA projects.
Encourage infill and redevelopment to provide mass, scale, and design themes for Downtown	(NR)	Architectural guidelines and an architectural review committee were not established.



Objective	Grade	Comments
INFRASTRUCTURE IMPROVEMENTS		
Support form through provision of infrastructure	(R)	The provision of bus pads and stops, median improvements, signal improvements, sidewalk program, city hall lighting, library renovations, signage, street improvements, landscaping, and park improvements have established the form of the CRA.
Focus public policy and investment to achieve form	(R)	Policies have many plans and projects addressing specific issues and areas: Façade Grant Program, Homeowner Assistance Program, Brownfields Grant Program, Boardwalk and Wetland Restoration project, Bus Shelter Partnership Program, Anchor Tenant incentive program. Funding streams continue to focus on the grant programs (that improve home and commercial exterior and interior forms), as well as infrastructure improvements. All of these programs and funding streams are ongoing.
Create a sense of public identity; define, enhance and add public spaces and facilities	(R)	Major parks in the CRA (McDevitt, England Brothers, Davis Field, Pond Park) have had major improvements and amenities added in order to upgrade the experience. The CRA's ongoing wetland restoration program will be able to construct/enhance passive parks and street parks, especially in residential neighborhoods. Public facilities have also received major renovations in order to accommodate community needs, especially for large events.
Emphasize and reinforce the concept of “Park” through public and private landscaping	(R)	Through park enhancements, new landscaping around civic buildings and medians, and the home improvement grants, landscaping has been improved on both public and private properties. The new wetland restoration program aims to improve connectivity of street parks and passive parks, especially in residential neighborhoods.



Objective	Grade	Comments
TRANSPORTATION		
Provide maximum access by various means of transportation	(PR)	While significant improvements have been made in providing access to various modes of transportation (i.e., ADA compliance, transit and roadway improvements), there remains additional infrastructure safety and functional improvements (i.e., pedestrian and bicycle infrastructure improvements) that can be made to enable maximum access to various modes of transportation.
Evaluate alternatives to automobile dependence within Downtown	(NR)	Studies identified in Plan have not been initiated.
Manage peak hour traffic flows on major arteries	(PR)	The CRA has limited capability to manage peak traffic flows. The provision of pedestrian improvements as well as traffic improvements (turn lanes, channelization, slowing) helps manage traffic flow. However, bike infrastructure is limited and the area is still car-dominated.
Accommodate automobile circulation and storage while reducing detrimental effects to the form of Downtown	(NR)	The reevaluation of speed limits and establishment street service standards to maintain the infrastructure have not been initiated.
Improve vehicular flow on Park Boulevard for through traffic and local access	(PR)	Some signalization (40 th St) and channelization (58 th St), and the addition/ enhancement of bus stops/bus pads. Plan suggests reevaluating median closures and curb cuts (has not happened).
Develop alternative parking approaches to improve traffic flow, foster commercial development and support the Activity Centers	(NR)	Location of structured parking in Town Center not established (suggested in Plan). No system of parking ratios established for shared parking (like matrix).
Encourage pedestrian circulation systems among and between activity centers	(R)	Many pedestrian improvements have been made through signalization, crosswalks and intersection improvements, and the Sidewalk Program. Walkability is likely to improve as these programs continue and are followed by streetscaping.
Provide for the efficient delivery of goods and services to commercial and office uses	(PR)	The Plan states establishing service periods (not established), marked truck route system (not established) minimum delivery/service area criteria (established), and new garbage service criteria (established 2011).
Encourage improved services to the transportation disadvantaged	(PR)	PSTA (regional transit authority) has made some regional plans/improvements, including 'first mile/last mile' improvements for Pinellas Park. But inclusivity/accessibility for low-income has not been improved. The CRA has added bus pads and shelters to enhance rider experience.



Objective	Grade	Comments
BUSINESS SUPPORT		
Expand the local and regional economic role of downtown	(PR)	Downtown is a draw for the local economy, between the various community centers and surrounding local businesses and the larger shopping plazas and malls. Regionally, downtown does not yet draw a lot of attention but as community events and the Arts Village grow, they are likely to draw more regional economic activity.
Enhance downtown as an attraction for residents, workers, shoppers, and tourists	(R)	Downtown and the CRA remain the focus of Pinellas Park for all residents, employees, and visitors. Large public events attract people from all over, but downtown is lacking in retail options. Improvements and new programs are ongoing to enhance activity.
Establish downtown as the focus of cultural, educational, social, and community activities	(R)	Large community centers like the Performing Arts Center and parks in the CRA, as well as the Arts Village, draw many of these types of events. They will only continue to grow as improvements are made.
Establish a setting for various types of retail	(PR)	Businesses in retail have increased (23% of total new businesses), since 2006. Almost all of downtown is zoned as B-1 and consists of shopping plazas, some with empty storefronts, and large amounts of surface parking.
Develop downtown as a living environment through expanding and upgrading of housing supply and types	(PR)	Buying of parcels and beginning infrastructure improvements for the United Cottages revitalization project. Blocks directly behind the CRD are zoned as R-6 (multi-family-commercial) as a transition to the majority R-1 neighborhoods that surround the CRD. However, most of the R-6 areas remain low density housing rather than high-density mixed use. The addition of Sawgrass Village and St. Giles Manor offer more medium density, but housing in the CRD continues to be primarily single-family homes.

Source: Pinellas Park 1990 CRA Plan and Annual Reports 2006-2016; S&ME, 2018.

(R)=Realized

(PR)=Partially Realized

(NR)=Not Realized



BUSINESS DEVELOPMENT IN THE CRA

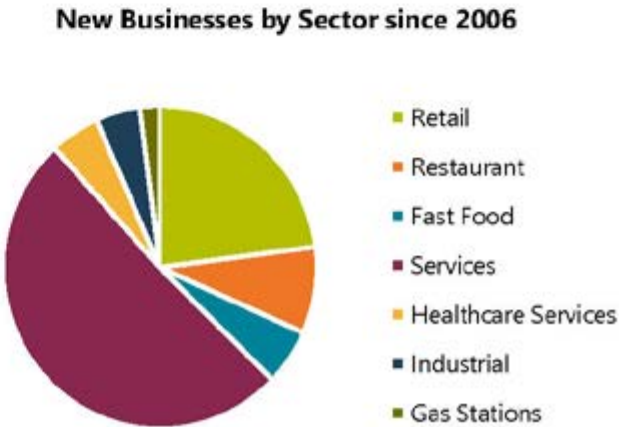
The establishment and continuation of businesses in the CRA is indicative of the developing business market in Pinellas Park. Tracking the number of new businesses in the CRA still in operation can give insight into the types of businesses that are successful and don't change every few years. As shown below, there have been a total of 196 new businesses that are currently still in operation within the CRA since 2006, with the majority of businesses falling under the 'services' category. This analysis illustrates there are opportunities to continue fostering service businesses, as well as facilitate growth in other business categories such as retail and restaurants.

Table 2. New Businesses by Sector since 2006 (still in operation)

Type of Business	Count	Percent of Total
Retail (clothing, accessories, electronics, supermarkets, pet stores, auto dealers)	45	23%
Restaurants (Sit-down restaurant with waited tables)	17	9%
Fast Food (drive-thru or counter service)	11	6%
Services (banks, salons, auto repair, gyms, lawyers, landscaping, insurance companies, contractors)	100	51%
Healthcare Services (doctors' offices, healthcare centers, pharmacies)	10	5%
Industrial (Manufacturing, logistics, construction)	9	4%
Gas Stations	4	2%
Total	196	100%

Source: Pinellas Park CRA Annual Reports 2006-2016; S&ME, 2018.

The majority of new businesses have been of the service-type (51%) including repairs, landscaping, private contractors, and salons. Retail businesses have also increased in the CRA area, making up 23 percent of the total new businesses.



CAPITAL PROJECT DEVELOPMENT IN THE CRA

The Pinellas Park CRA Plan and the City-wide comprehensive plan contained specific capital projects that correspond to the original goals and objectives. Many large-scale capital projects have been accomplished by the CRA, most notably the Park Blvd Drainage Improvements Project which included four phases of significant storm water and infrastructure renovations. This drainage project has significantly reduced flooding that took place on Park Blvd and surrounding neighborhoods during heavy rain events. **There are no capital projects that were laid out in the 1990 Plan that were not addressed**, which is a major accomplishment. There are a number of capital projects that are ongoing that have been partially realized.

Table 3. Assessment Summary of Capital Projects

Capital Project	Grade	Comments
Thermoplastic striping at major intersections on 82 nd Ave from Belcher to US 19 and on 52 nd St from 70 th Ave to 94 th Ave	(R)	Completed 2011-2012
Illuminated Street Name Signs along Park Blvd	(R)	Completed 2011-2012
LED message boards at Park Station, City Hall, Performing Arts Center, and Town Square Plaza	(R)	Completed 2011-2012
Homeland Subdivision Drainage Project and Potable Water Distribution System	(R)	Completed 2011-2012
Park Blvd Drainage Improvements Project	(R)	Phases I-IV completed
Boulevard Streetscaping along Park Blvd, 49 th St, and 66 th St	(PR)	Consistent medians along Park Blvd but many lacking trees, some medians along 49 th but less frequent, and almost no medians along 66 th St.
Streetscaping along 70 th Ave, 78 th Ave, 58 th /60 th St	(PR)	Streetscaping efforts have included ADA accessibility improvements, sidewalk renovations, and new crosswalk signals. However, there are little to no trees along these roads.
Interconnected streetparks in residential areas	(PR)	Passive recreation areas, like Pond Park, and storm water ponds have improved natural area connectivity in residential neighborhoods. Ongoing process.
Park Gates	(PR)	The original plan called for park gates to act as grand entrance monuments for downtown. One is located across from the Gateway/Chamber of Commerce, however there isn't one on the East side near Gandy Blvd as proposed in the 1990 Plan.
CRA Sidewalk Program	(PR)	Ongoing
Construction of and improvements to new Performing Arts Center	(R)	Completed
United Cottages Revitalization Project	(PR)	Brick paved roads in place, CRA beginning to buy/aggregate parcels and demolish unsafe homes. Ongoing process.
Landscape Renovation Program	(PR)	Median and other public space improvements have occurred. Ongoing improvements programmed.
North Disston and Garnett subdivisions Drainage Improvements	(PR)	Phase I completed, including drainage, water line, curb and gutter improvements.

Source: Pinellas Park CRA Plan 1990, S&ME, 2018.

(R) = Realized; (PR) = Partially Realized; (NR) = Not Realized

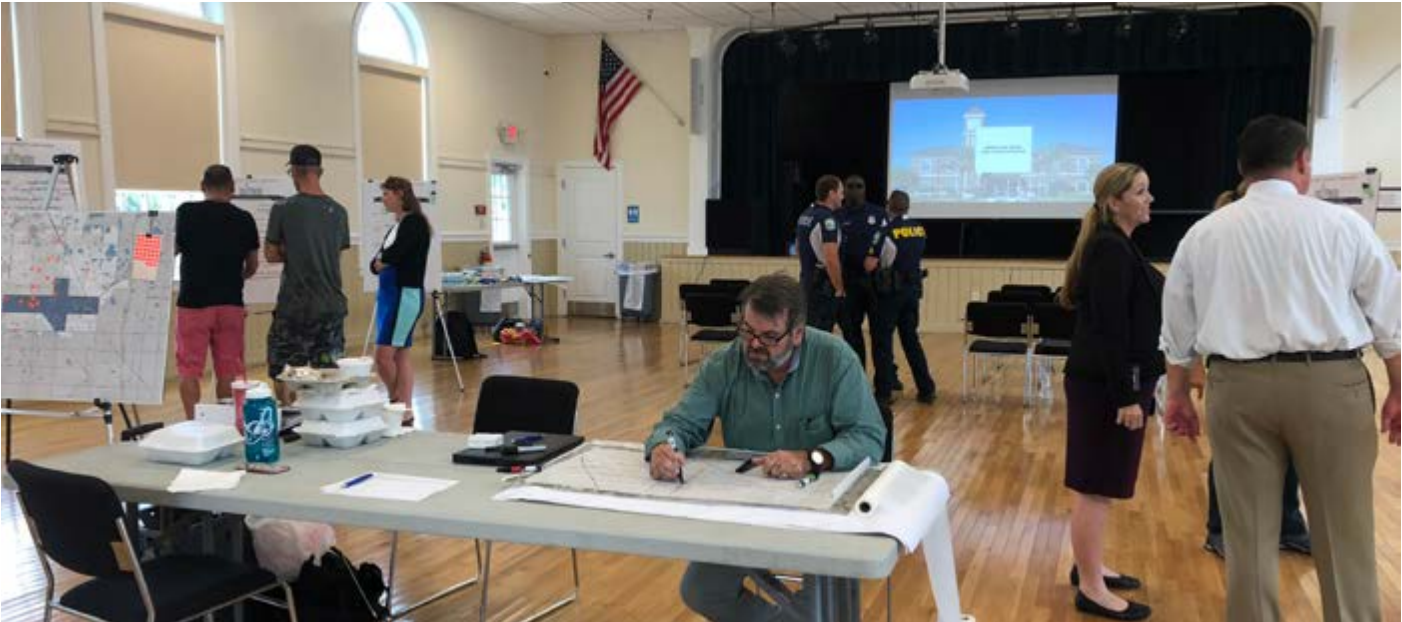


PUBLIC INPUT

*COMMUNITY OUTREACH ACTIVITIES
DESIGN WORKSHOP
SURVEY RESULTS*

COMMUNITY OUTREACH EVENT PHOTOS

OPEN HOUSE August 10, 2018



HOLIDAY IN THE PARK November 30, 2018

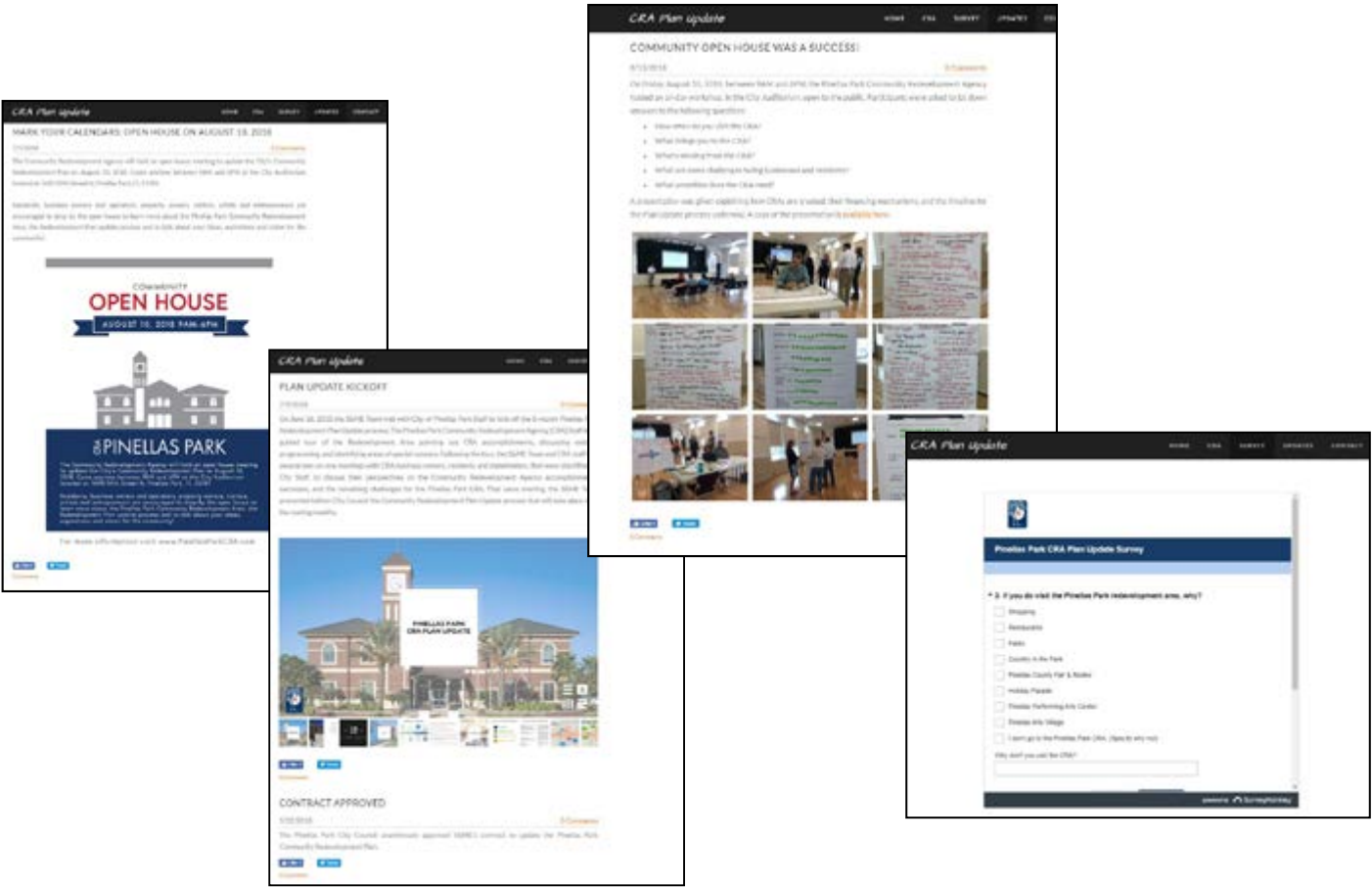


STAKEHOLDER INTERVIEWS

On June 26, 2018 S&ME staff conducted several one-on-one interviews with key City leaders, City staff and key stakeholders involved in the Pinellas Park Redevelopment Area. Interviewees were asked to discuss several questions relating to the issues, opportunities and challenges facing the Pinellas Park Community Redevelopment Area. City Departments included in the stakeholder interview process included the City Manager’s Office, the Public Works Department, the Planning and Zoning Department and the Community Redevelopment Agency. Other stakeholder groups interviewed include Forward Pinellas Gateway Project representatives, members of the private sector development community, members of the business community and members of the local artists’ community. Comments and discussion items gathered during the interviews were used to develop strategies and programming for use in the Community Redevelopment Plan update.

ONLINE COMMUNITY SURVEY

S&ME established an online presence for the Pinellas Park Community Redevelopment Plan, <https://www.pinellasparkcra.com/>, in May 2018. The website provided an online point of access for the public to participate in the CRA Plan update process. The website provided information about the update process, schedule and meeting information, contact information and access to an on-line survey. The online survey provided respondents the opportunity to tell us about themselves and to provide their insights and opinions regarding the Pinellas Park CRA. Comments and discussion items gathered during through the survey process were used to develop strategies and programming for use in the Community Redevelopment Plan update. Full survey results can be reviewed in the Appendix.



OPEN HOUSE

On Friday, August 10, 2018, between 9AM and 6PM, the Pinellas Park Community Redevelopment Agency hosted an all-day workshop in the City Auditorium, open to the public. A presentation was given explaining how CRAs are created, their financing mechanisms, and the timeline for the Plan Update process underway. Additionally, participants were asked to jot down answers to the following questions:

- What’s missing from the CRA?
- What amenities does the CRA need?
- What are some challenges facing businesses and residents?
- How often do you visit the CRA?
- What brings you to the CRA?

Q1. What’s Missing from the CRA?

Businesses	<ul style="list-style-type: none">• More restaurant variety (healthy ones)• Personal services• More banks• Brewery• Craft store• Antique stores• Health grocer (i.e. Luckies, Rollin’ Oats, Earth Fare, Fresh Market)
Infrastructure	<ul style="list-style-type: none">• Areas for entertainment/events• Festival street• Pedestrian overpass to cross Park Blvd• Urban agriculture• Solar panel incentives• Parking• Workshops and selling space for artists/student artists
Housing	<ul style="list-style-type: none">• Live/work community for Millennials• Affordable housing
Community	<ul style="list-style-type: none">• Farmer’s Market
Events	<ul style="list-style-type: none">• Monthly CRA business meet-up and CRA email list/blast• More monthly programming/ events

Q2. What amenities does the CRA need?

Infrastructure	<ul style="list-style-type: none">Improved crosswalks, sidewalks, and crossing lightsBicycle lanesBathroomsClean overgrowthMore canopy trees for shadeOverpass to cross Park Blvd and railroad trackImproved lightingBicycle racksMore protected turn signals on Park BlvdDrainage improvements in residential areasBenches, places to sit
Transportation	<ul style="list-style-type: none">Better public transit with improved sheltersTrolleysRe-time signals
Community	<ul style="list-style-type: none">Police enforcement of cyclists
Events	<ul style="list-style-type: none">Live music

Q3. What are some challenges facing businesses and residents?

Businesses	<ul style="list-style-type: none">Lack of local skilled workersUndesirable businesses or unmaintained frontagesNeed better advertisingShortage of business space on Park Blvd
Infrastructure	<ul style="list-style-type: none">Parking shortageSignageLandscapingNot enough shadeNeed bicycling infrastructureParking lots and roads not well lit at night
Perceptions	<ul style="list-style-type: none">CrimeLack of safetyPan handlingNo walkability
Transportation	<ul style="list-style-type: none">Signal TimingPainted crosswalks neededTransit lackingSignalization at crosswalksNeighborhood cut through traffic
Housing	<ul style="list-style-type: none">Shortage of affordable housing and application process is too long

Q4. How often do you visit the CRA?

The majority of attendees visited the CRA daily (67%), and 15% of attendees visited a few times a year or less.

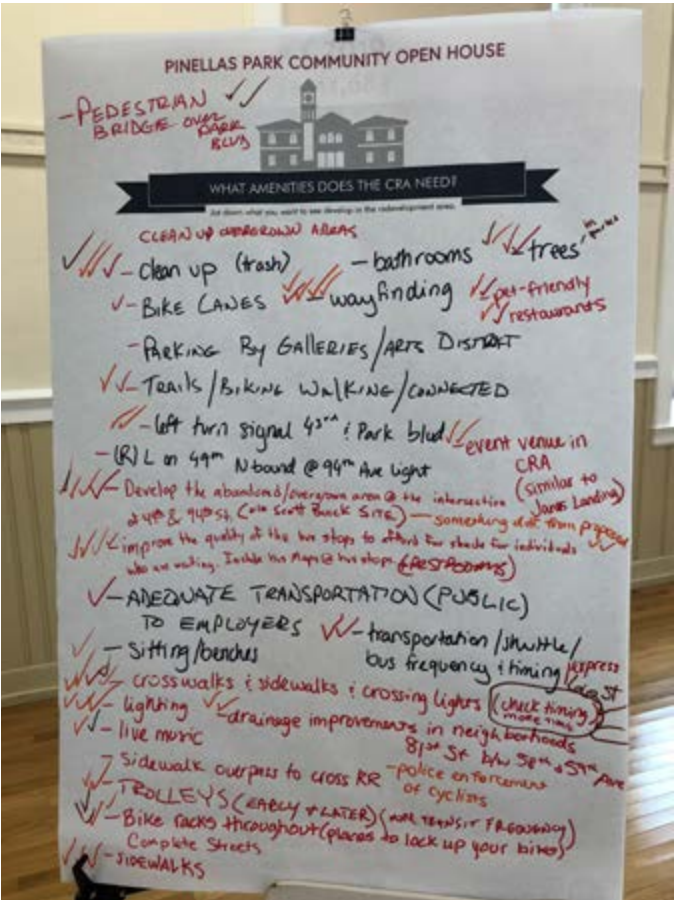
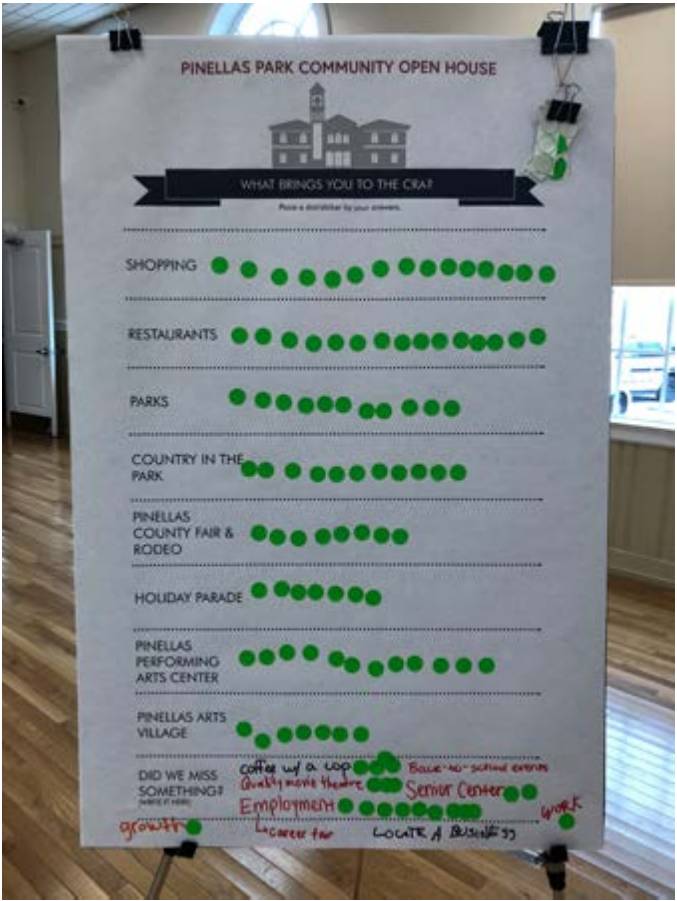
Response	Count	Percent
Daily	22	67%
Once or twice a week	4	12%
Once or twice a month	2	6%
A few times year	2	6%
Seldom or never	3	9%
Total	33	

Q5. What brings you to the CRA?

The major draws to the CRA are shopping and restaurants, within nearly half of the respondents visited (45%). One-third of respondents came to the CRA for its parks and the Country in the Park event (33%). Just under one-quarter of respondents attended the Pinellas County Fair & Rodeo and the Pinellas Arts Village (24% and 21% respectively).

Response	Count	Percent
Shopping	15	45%
Restaurants	15	45%
Parks	11	33%
Country in the Park	11	33%
Pinellas County Fair & Rodeo	8	24%
Holiday Parade	7	21%
Pinellas Performing Arts Center	12	36%
Pinellas Arts Village	7	21%
Coffee with a cop	4	12%
Senior Center	2	6%
Employment	10	30%
Total	33	

OPEN HOUSE EVENT PHOTOS



HOLIDAY IN THE PARK

S&ME hosted a “Public Input and Information Booth” at the Holiday in the Park. We received input from event participants on their “Preferred Development Types” and “Desired Park and Recreation Amenities”. We also had a “Children’s Corner” where kids could write down their ideas for park features on Christmas ornaments that were hung in the booth. We had over 75 people stop by the booth and offer their ideas and thoughts. Lots of good information was gathered that addressed the preferred development types, potential park user groups, design themes and desired uses within the CRA.

Desired Parks and Recreation Amenities

Amenity	Count
Equestrian Trails	29
Skate Park	15
Pickleball Courts	8
BMX/Scooter Path	31
Edible Gardens/Community Gardens	34
Outdoor Workout Stations	24
Dog Park	21
Rock Climbing/Obstacle Course	39
Total	201

Preferred Development Types

Amenity	Count
Mixed Use	10
Outdoor Dining	15
Walking and Bike Paths	28
Apartments	10
Townhomes	6
Live Work Units	8
Transit	11
Green Infrastructure	23
Total	111

Kids’ ideas

Amenity	Count
Pool	4
Ferris Wheel	1
Tires	1
Dog Tunnels	1
Arcade	2
Sandbox	1
Rollercoaster	1
Climbing Wall	1
Monkey Bars	5
Tree House	1
Farm	1
Water Park	3
More Cops	1
Obstacle Course	1
Splash Pad	6
Slime	2
Tandem Swings	3
Zipline	1
Slide	5
Merry go Round	1
Bounce House	2
Total	44

VISUAL PREFERENCE SURVEY



COMMUNITY VISIONING AND DESIGN WORKSHOPS



The development of a “city center” and “create a sense of place” were recurring themes that were identified in previous versions of the Pinellas Park Community Redevelopment Plan and also discussed during the stakeholder interviews. The creation of a sense of place required the community to discuss and determine what they wanted the physical, built environment, to ultimately look like and what features, uses and activities were desired in a new Pinellas Park “city center”. The Pinellas Park CRA facilitated two Community Visioning

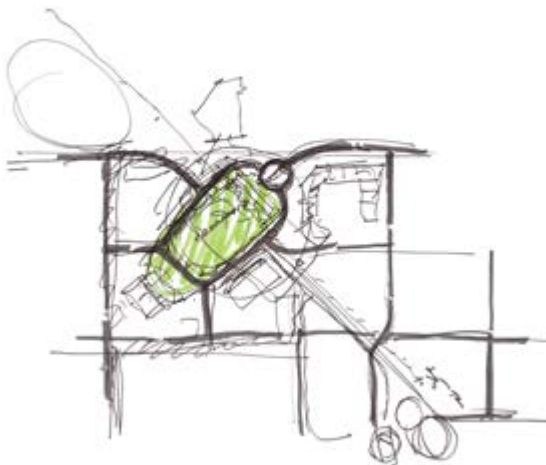
and Design Workshops. The workshops were held on February 7 and February 26, 2019. The goal of the workshops was to develop a Community Vision for the redevelopment area, identify desired development types and uses and identify public improvements to the built environment that would advance the development of a “sense of place” and a “city center”.

PRESENTATION OF PRELIMINARY DESIGN CONCEPTS

PERFORMING ARTS DISTRICT CONCEPT



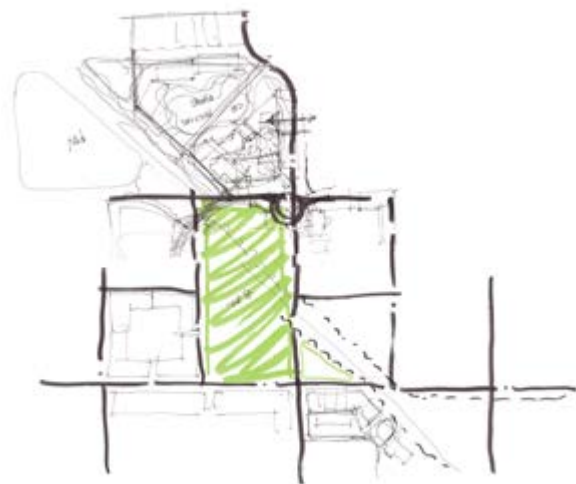
CITY CENTER DISTRICT CONCEPT 1



The preliminary design concepts were presented to the Pinellas Park Community Redevelopment Agency Governing Board on March 26, 2019. The output of the Community Visioning and Design Workshops included a Community Vision for the redevelopment area and several designs for physical improvements to City owned properties and roadways within the redevelopment area. The proposed physical improvements included “complete-street” streetscape improvements that would link existing City assets and facilities, such as City Hall, the Performing Arts Center, England Brothers Park and Davis Field. Additional output of the Community Visioning and Design Workshops also included various planning concepts that identified potential redevelopment sites and redevelopment programs that would enable the development of a city center and destinations that would create a sense of place within the City to enable the on-going realization of the redevelopment “vision” for the area.

The preliminary conceptual city center concepts sought to connect existing City assets and activity areas and to develop “destinations” and a “sense of place” within the redevelopment area and within proximity to the City’s historic Geographic Center. There were two key areas of focus, the City Center District (near Davis Field) and the Performing Arts District (near England Brothers Park and the Performing Arts Center). The following graphics show differing iterations and alternative designs that were discussed and evaluated during the workshops.

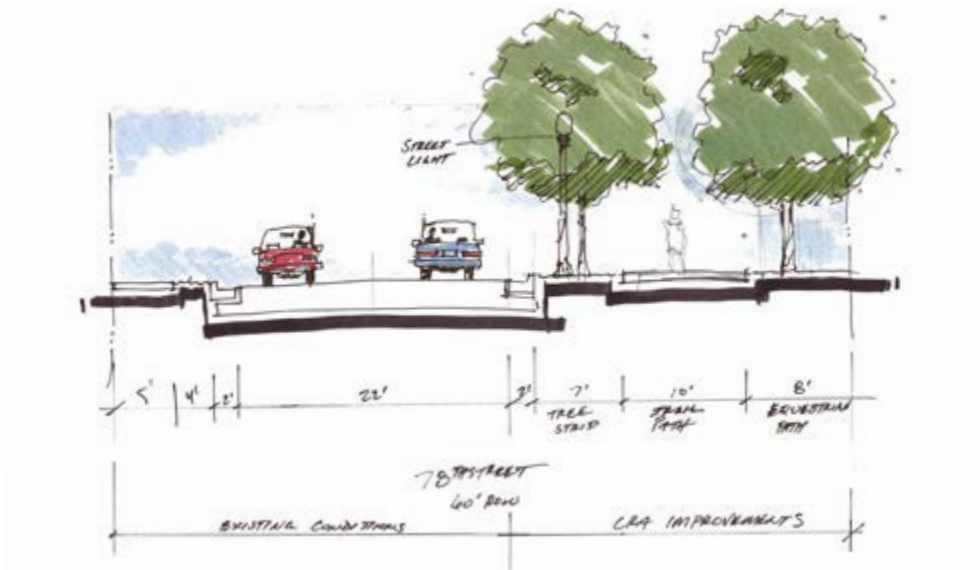
CITY CENTER DISTRICT CONCEPT 2



PROPOSED STREETScape IMPROVEMENT

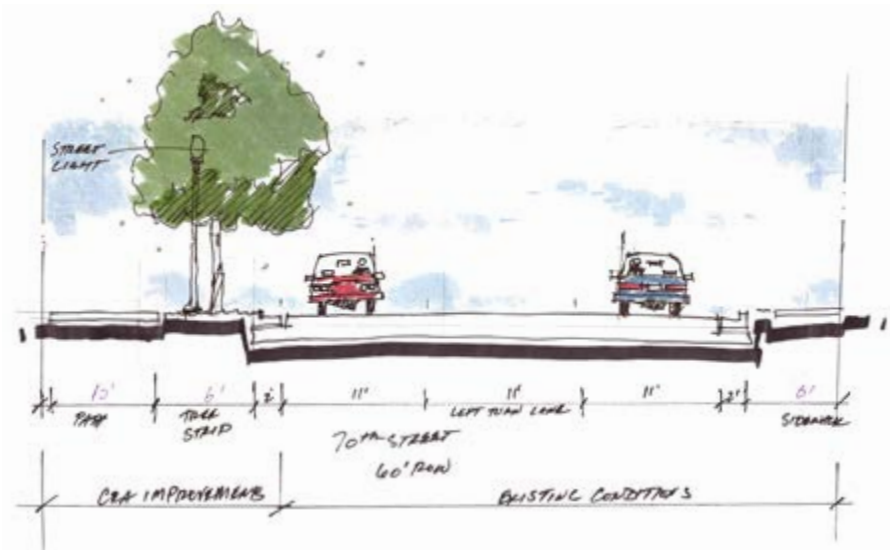
The following preliminary complete-street streetscape concepts were developed during the Community Visioning and Design Workshops. The proposed improvements to 78th Avenue and 70th Avenue are intended to provide alternative east-west connectors that parallels Park Blvd. and enables connections between Davis Field and the City Hall/Performing Arts Center/England Brothers Park amenities.

78TH AVENUE PROPOSED SKETCH & MODEL (60' ROW)



PROPOSED STREETSCAPE IMPROVEMENT (78TH AVENUE & 70TH AVENUE)

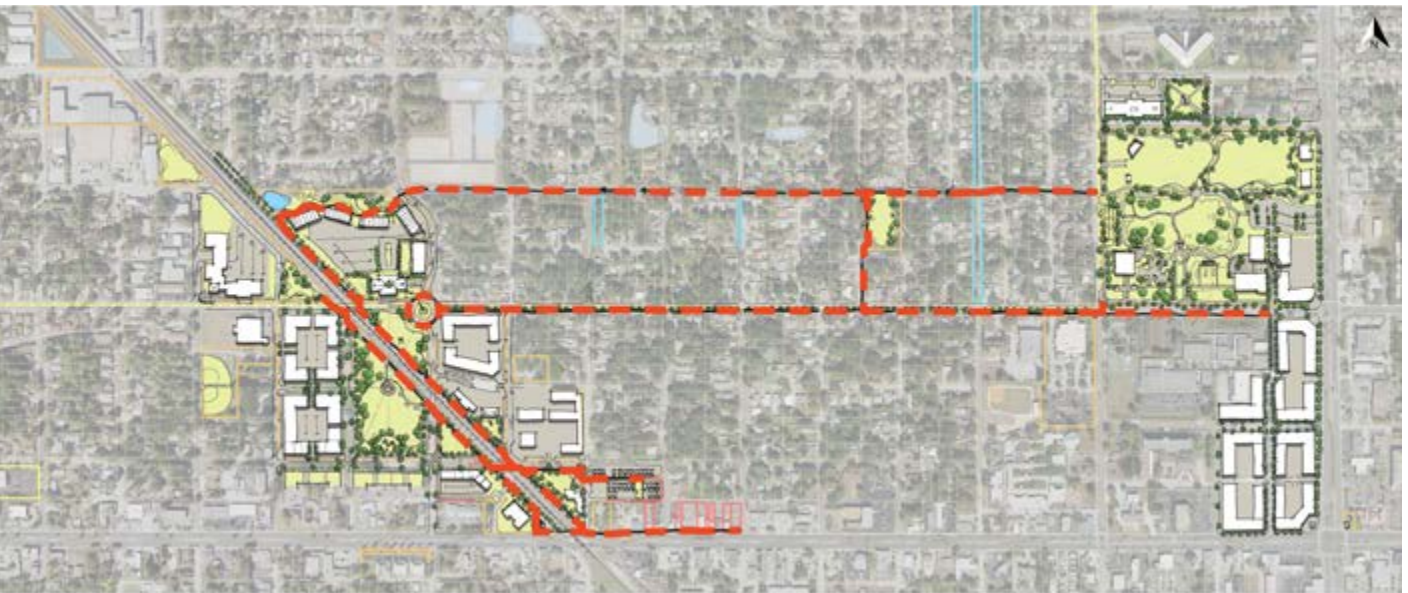
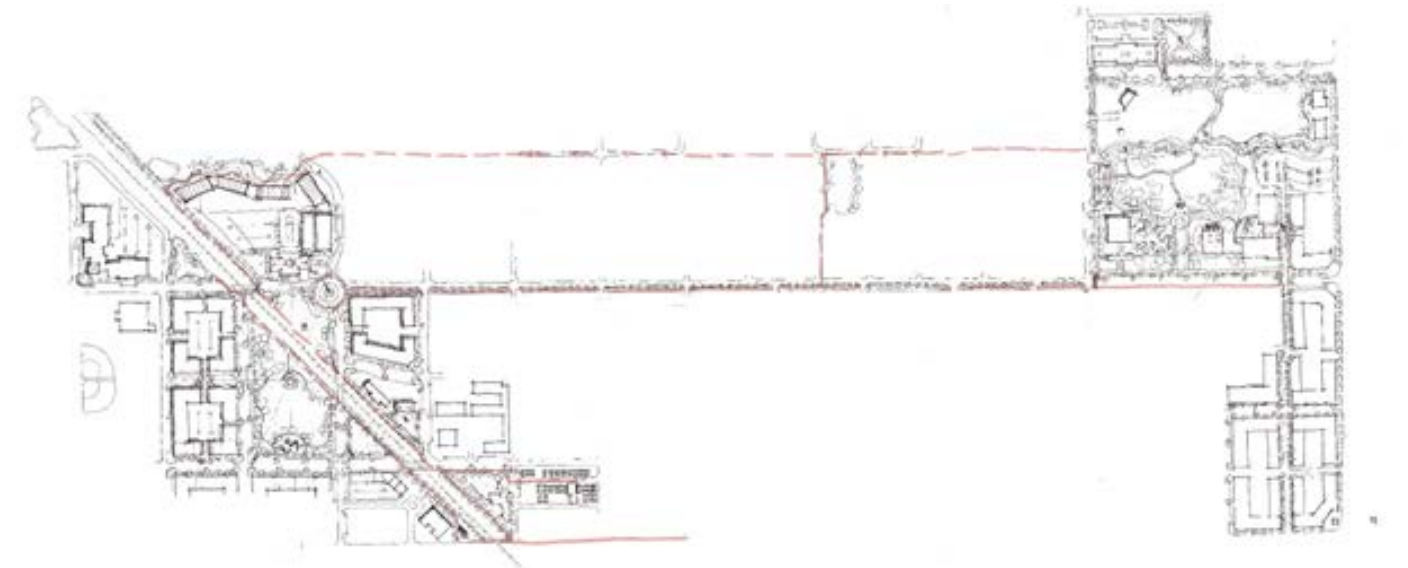
70TH AVENUE PROPOSED SKETCH & MODEL (60' ROW)



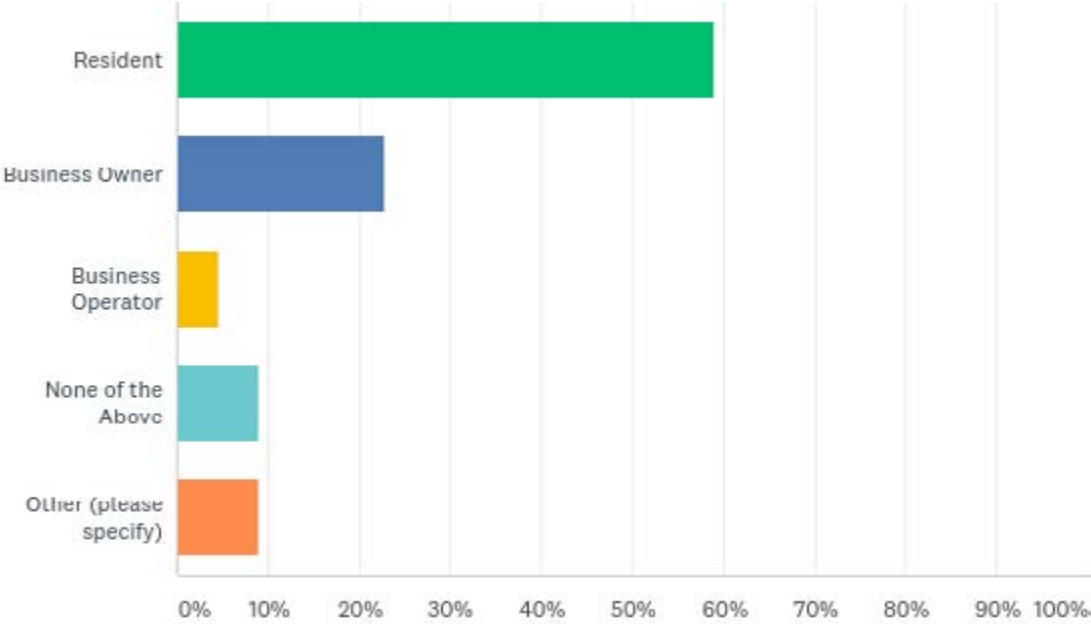
CONCEPTUAL CONNECTION DESIGNS

The preliminary planning concept to connect the two City activity areas and existing City assets are intended to develop “destinations” and a “sense of place” within the redevelopment area and within proximity to the City’s historic center.

BUILD CONNECTIONS BETWEEN DESTINATIONS

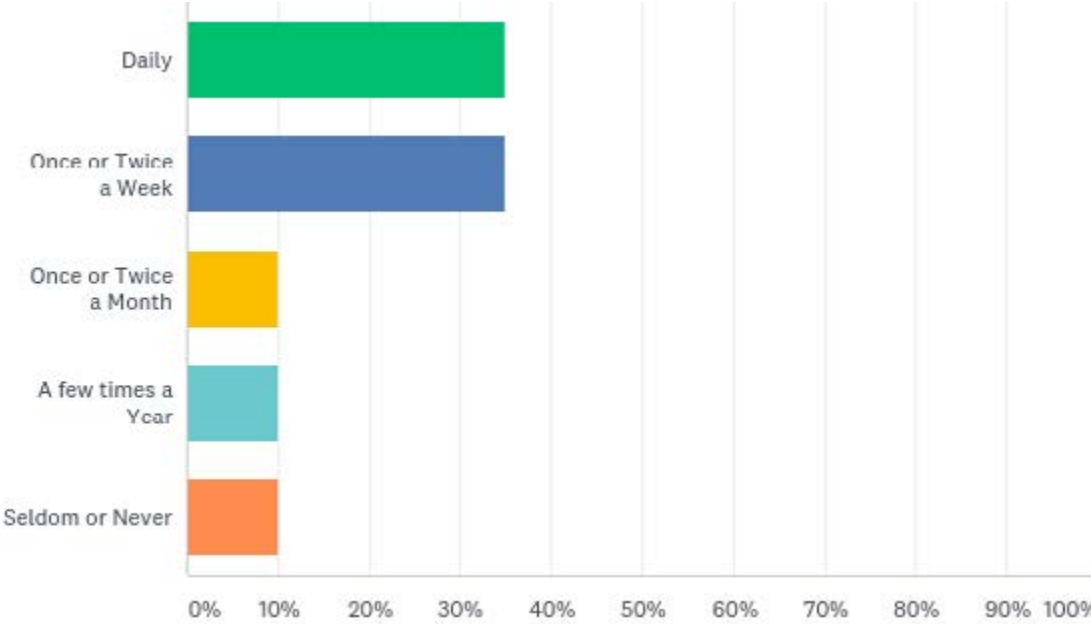


Q1: I am a...
Answer: 22 Skipper: 0



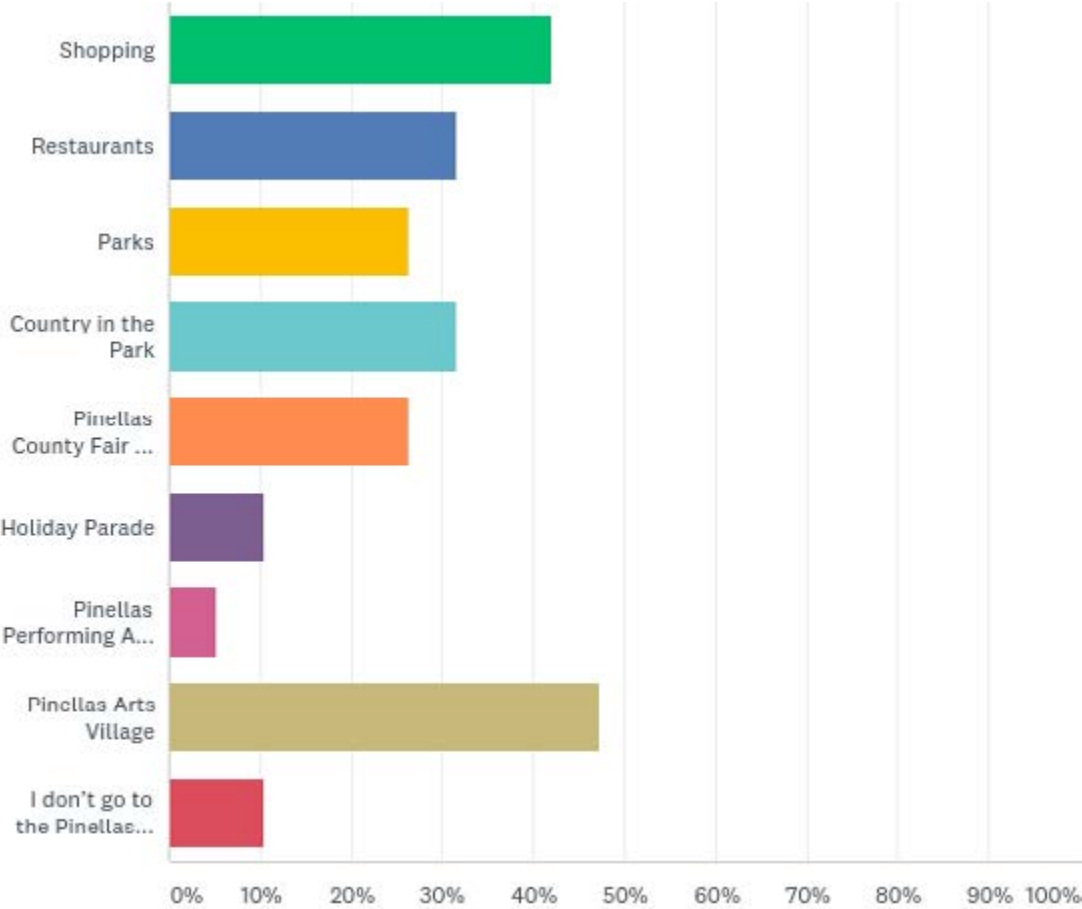
ANSWER CHOICES	RESPONSES	
Resident	59.09%	13
Business Owner	22.73%	5
Business Operator	4.55%	1
None of the Above	9.09%	2
Other (please specify)	9.09%	2
Total Respondents: 22		

Q2: How often do you visit the Pinellas Park redevelopment area?
Answer: 20 Skipper: 2



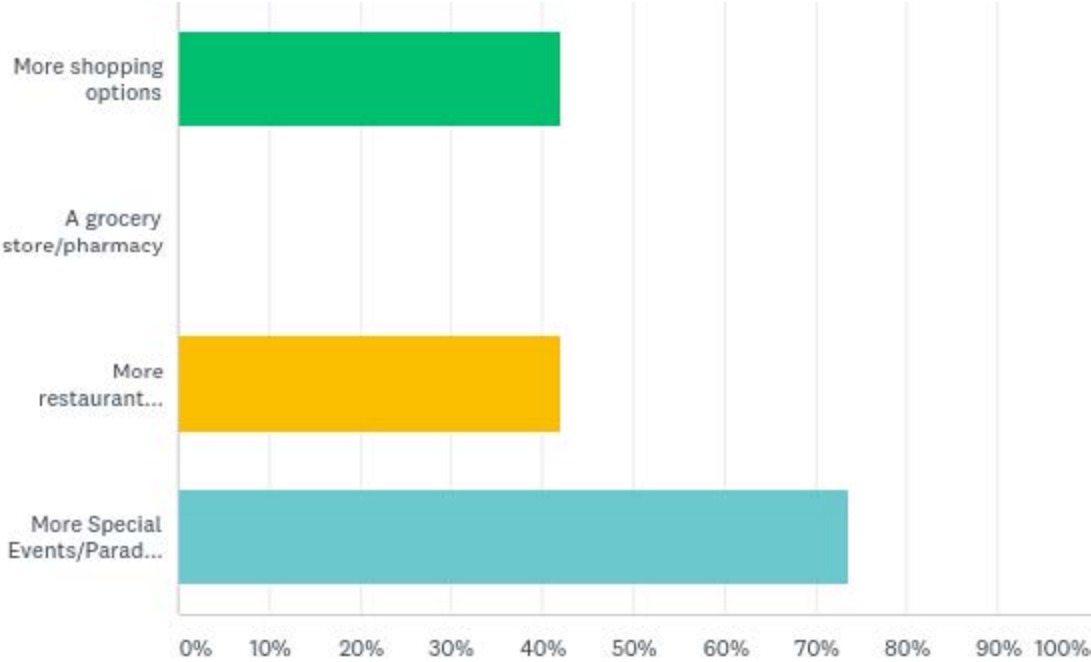
ANSWER CHOICES	RESPONSES	
Daily	35.00%	7
Once or Twice a Week	35.00%	7
Once or Twice a Month	10.00%	2
A few times a Year	10.00%	2
Seldom or Never	10.00%	2
Total Respondents: 20		

Q3: If you do visit the Pinellas Park redevelopment area, why?
Answer: 19 Skipper: 3



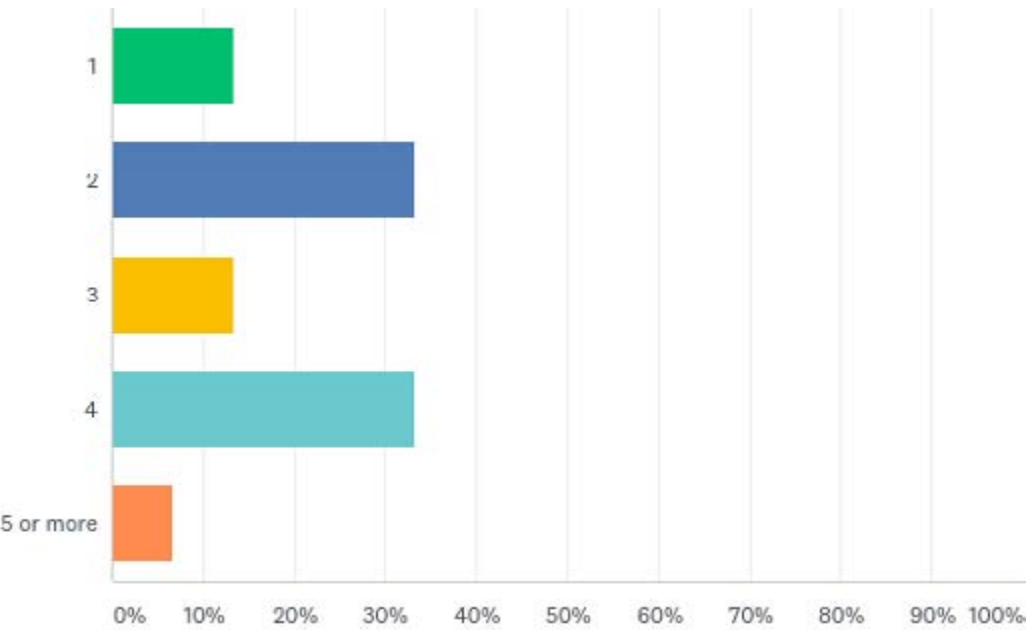
ANSWER CHOICES	RESPONSES	
Shopping	42.11%	8
Restaurants	31.58%	6
Parks	26.32%	5
Country in the Park	31.58%	6
Pinellas County Fair & Rodeo	26.32%	5
Holiday Parade	10.53%	2
Pinellas Performing Arts Center	5.26%	1
Pinellas Arts Village	47.37%	9
I don't go to the Pinellas Park CRA. (Specify why not)	10.53%	2
Total Respondents: 19		

Q4: What would make you visit the CRA more frequently?
Answer: 19 Skipper: 3



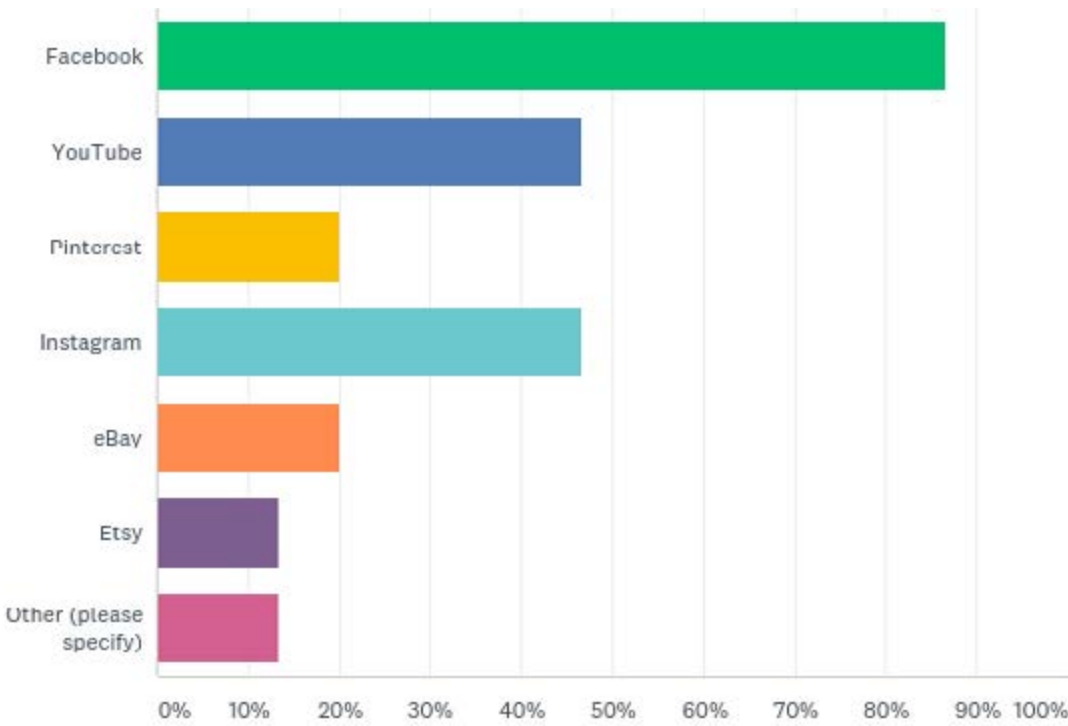
ANSWER CHOICES	RESPONSES	
More shopping options	42.11%	8
A grocery store/pharmacy	0.00%	0
More restaurant options	42.11%	8
More Special Events/Parades/Concerts	73.68%	14
Total Respondents: 19		

Q7: How many members live in your household?
Answer: 15 Skipper: 7



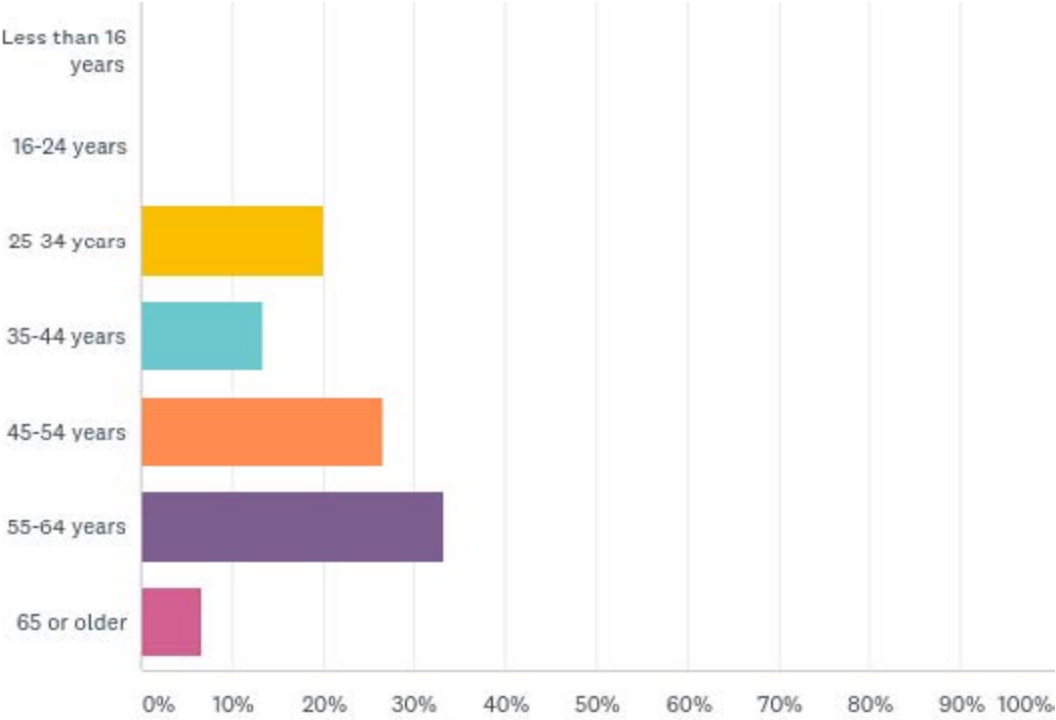
ANSWER CHOICES		RESPONSES	
1		13.33%	2
2		33.33%	5
3		13.33%	2
4		33.33%	5
5 or more		6.67%	1
TOTAL			15

Q8: Which of the following Social Media Networks or Online applications do you regularly use?
Answer: 15 Skipper: 7



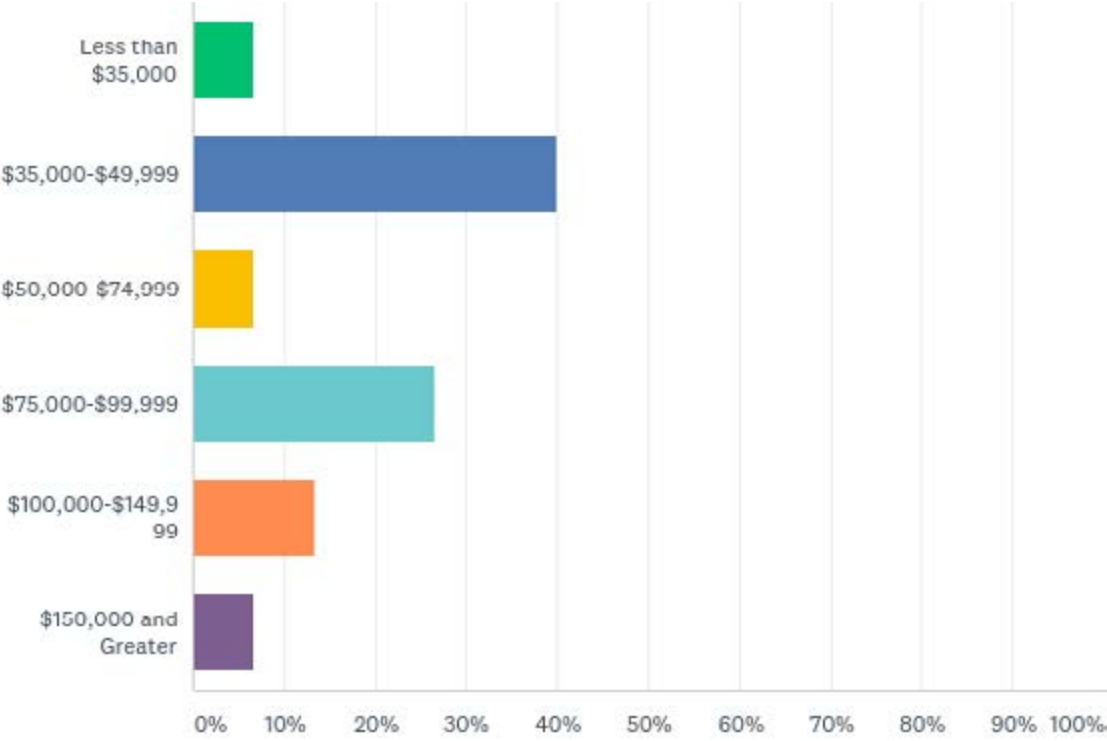
ANSWER CHOICES		RESPONSES	
Facebook		86.67%	13
YouTube		46.67%	7
Pinterest		20.00%	3
Instagram		46.67%	7
eBay		20.00%	3
Etsy		13.33%	2
Other (please specify)		13.33%	2
Total Respondents: 15			

Q9: What is your age?
Answer: 15 Skipper: 7



ANSWER CHOICES	RESPONSES	
Less than 16 years	0.00%	0
16-24 years	0.00%	0
25-34 years	20.00%	3
35-44 years	13.33%	2
45-54 years	26.67%	4
55-64 years	33.33%	5
65 or older	6.67%	1
Total Respondents: 15		

Q10: What is your household income?
Answer: 15 Skipper: 7



ANSWER CHOICES	RESPONSES	
Less than \$35,000	6.67%	1
\$35,000-\$49,999	40.00%	6
\$50,000-\$74,999	6.67%	1
\$75,000-\$99,999	26.67%	4
\$100,000-\$149,999	13.33%	2
\$150,000 and Greater	6.67%	1
Total Respondents: 15		

COMMUNITY REDEVELOPMENT PLAN CONTENTS



COMMUNITY REDEVELOPMENT PLAN CONTENTS

F.S. 163.362 requires certain contents in a community redevelopment plan. The Pinellas Park Community Redevelopment Agency's Community Redevelopment Plan update (2019) satisfies the with Florida Statute requirements for the contents of a redevelopment plan. The following pages list the Florida Statute requirements (BOLD) and lists the items within the Pinellas Park Community Redevelopment Plan that specifically addresses these requirements (Italicized).

(1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

The boundaries of the Pinellas Park CRA District are shown on Map 1-1. A legal description of the Pinellas Park CRA District and participating parcels is attached in the Appendix.

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

The approximate amount of open space is 50 acres and is shown in Table 2-3. The street layout is shown on Map 2-3 (Future Land Use Map) and also on the Conceptual Master Plan (pp. 12-13).

(b) Limitations on the type, size, height, number, and proposed use of buildings.

The limitations on type, size, height, number, and proposed use of buildings is regulated by the City of Pinellas Park's Comprehensive Plan and Land Development Code.

(c) The approximate number of dwelling units.

There are approximately 5,242 dwelling units within the Pinellas Park Community Redevelopment Area.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

Public parks, recreation areas, streets, public utilities and other proposed public improvements are shown on the Conceptual Master Plan (pp. 12-13), the City Center District Map (pp.14-15), the Performing Arts District Map (pp.16-17), the 78th Avenue Complete Street Map (pp. 18-19), the 49th Street Streetscape Map (pp.20) and the 70th Avenue Complete Street Map (pp. 22-23).

(3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

The Pinellas Park Community Redevelopment Plan does not anticipate any relocation of residents, nor changes in traffic circulation patterns. No negative impact on low or moderate income housing is anticipated as a result of this plan.

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

Publicly funded capital projects proposed within the Pinellas Park Community Redevelopment Area are identified within the Proposed 5-Year Annual Budget (pp. 60-61).

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

The Pinellas Park Community Redevelopment Agency will carry out the work of this Redevelopment Plan. The redevelopment process has been established and is consistent with Chapter 163, Part III., Community Redevelopment of the Florida Statutes. It is the intent of the City of Pinellas Park to continue to operate in accordance with the Florida Statute requirements and to comply with those requirements as established in Chapter 163, Part III., of the Florida Statutes as amended.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

This provision of the Pinellas Park Redevelopment Plan will be satisfied on a case by case basis as each project is carried through final documentation and approval by the Governing Board of the Pinellas Park Community Redevelopment Agency. Control of land, covenants, and any restrictions on land sold or leased by the Governing Board of the Pinellas Park Community Redevelopment Agency shall be in accordance with Chapter 163, Part III., Community Redevelopment of the Florida Statutes, and applicable City of Pinellas Park Code of Ordinance and Land Development Code requirements.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

The implementation of the Pinellas Park Community Redevelopment Plan does not anticipate the displacement or potential relocation of residents living within the Community Redevelopment Area boundaries. However, if as a result of implementation of projects contained in this Pinellas Park Community Redevelopment Plan relocation of persons becomes necessary on either a temporary or permanent basis, the Pinellas Park Community Redevelopment Agency will be responsible for the timely provision of replacement housing for those affected persons.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.

The Pinellas Park Community Redevelopment Plan is not intended to remedy a shortage of housing for residents of low or moderate income. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed improvements. The Pinellas Park Community Redevelopment Plan does encourage the development of additional housing stock that may provide additional residential options for residents of low to moderate incomes.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

A detailed statement of project costs is presented within the Proposed 5-Year Annual Budget (pp. 60-61).

Detailed project costs for each project, program, and activity will be specified each year in the Pinellas Park Community Redevelopment Agency's annual budget and work program. Funding for projects may include some form of indebtedness by the Community Redevelopment Agency and/or the City of Pinellas Park.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

The Pinellas Park Community Redevelopment Agency was created in 1988. Its extended operational time frame expires in 2020. The 2019 Pinellas Park Community Redevelopment Plan update and the revised Pinellas County Delegation of Authority Resolution will extend the operational time frame of the Pinellas Park Community Redevelopment Agency through 2048 in accordance with current Florida Statute requirements.

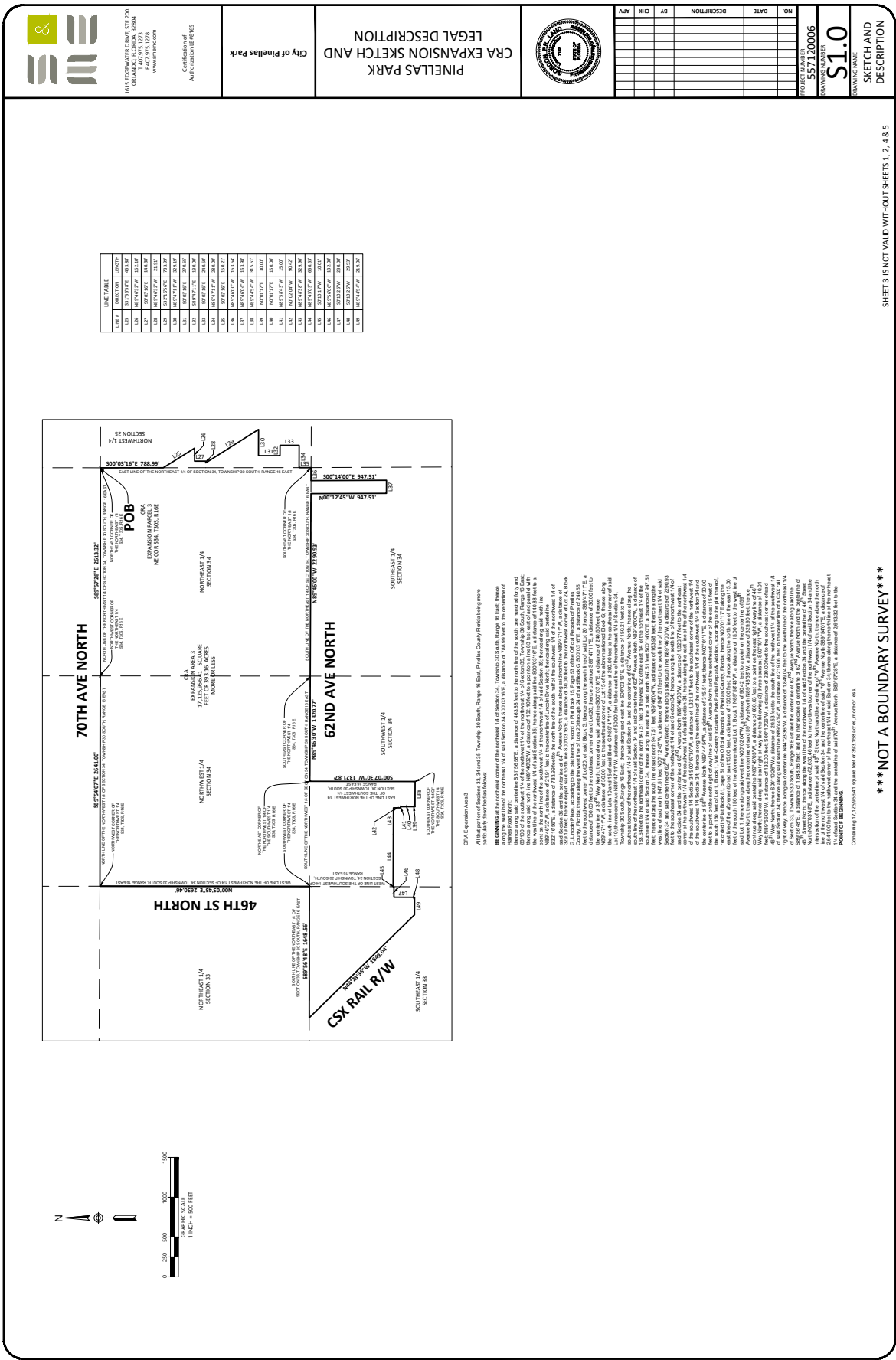
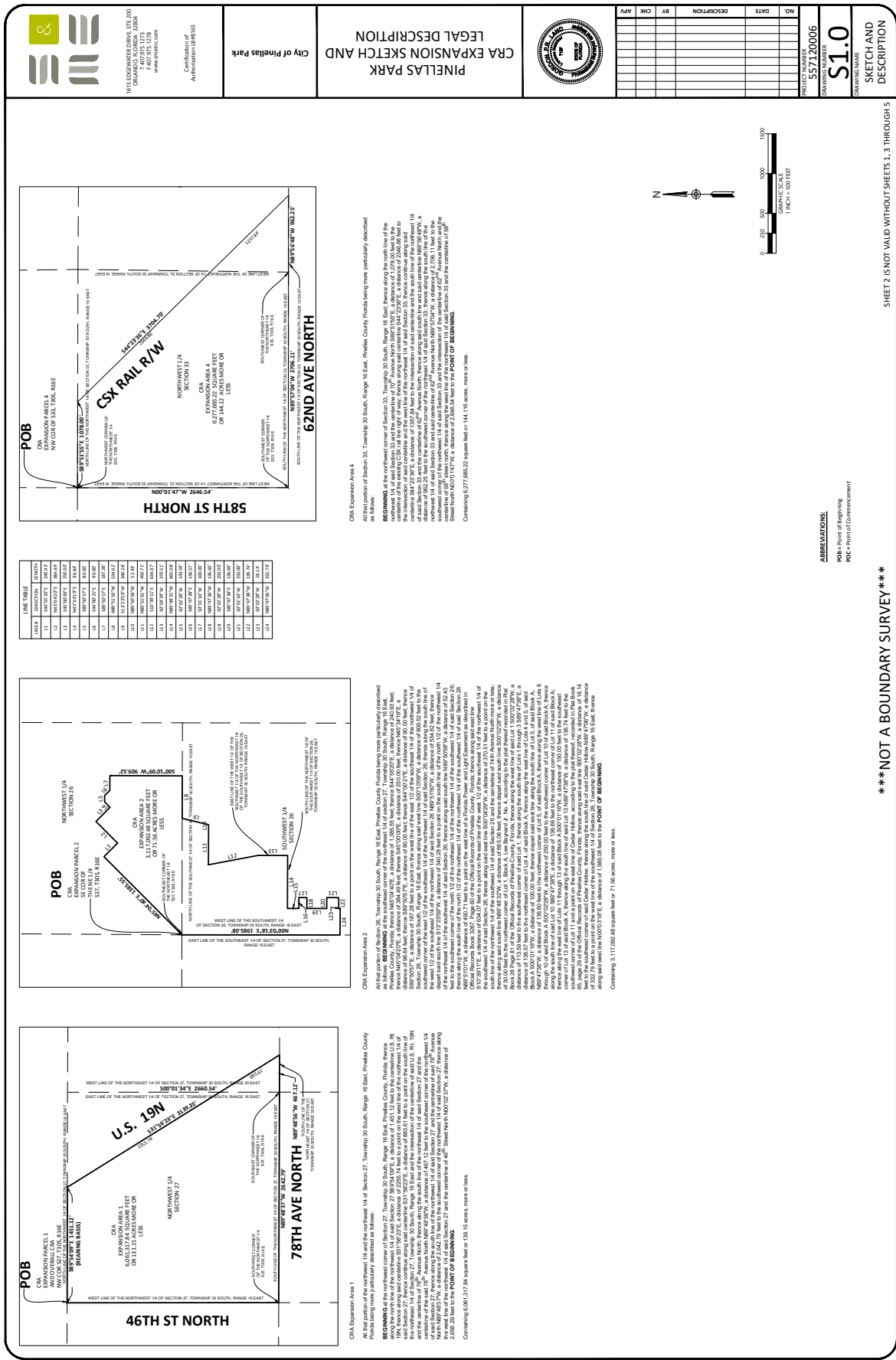
LEGAL DESCRIPTIONS

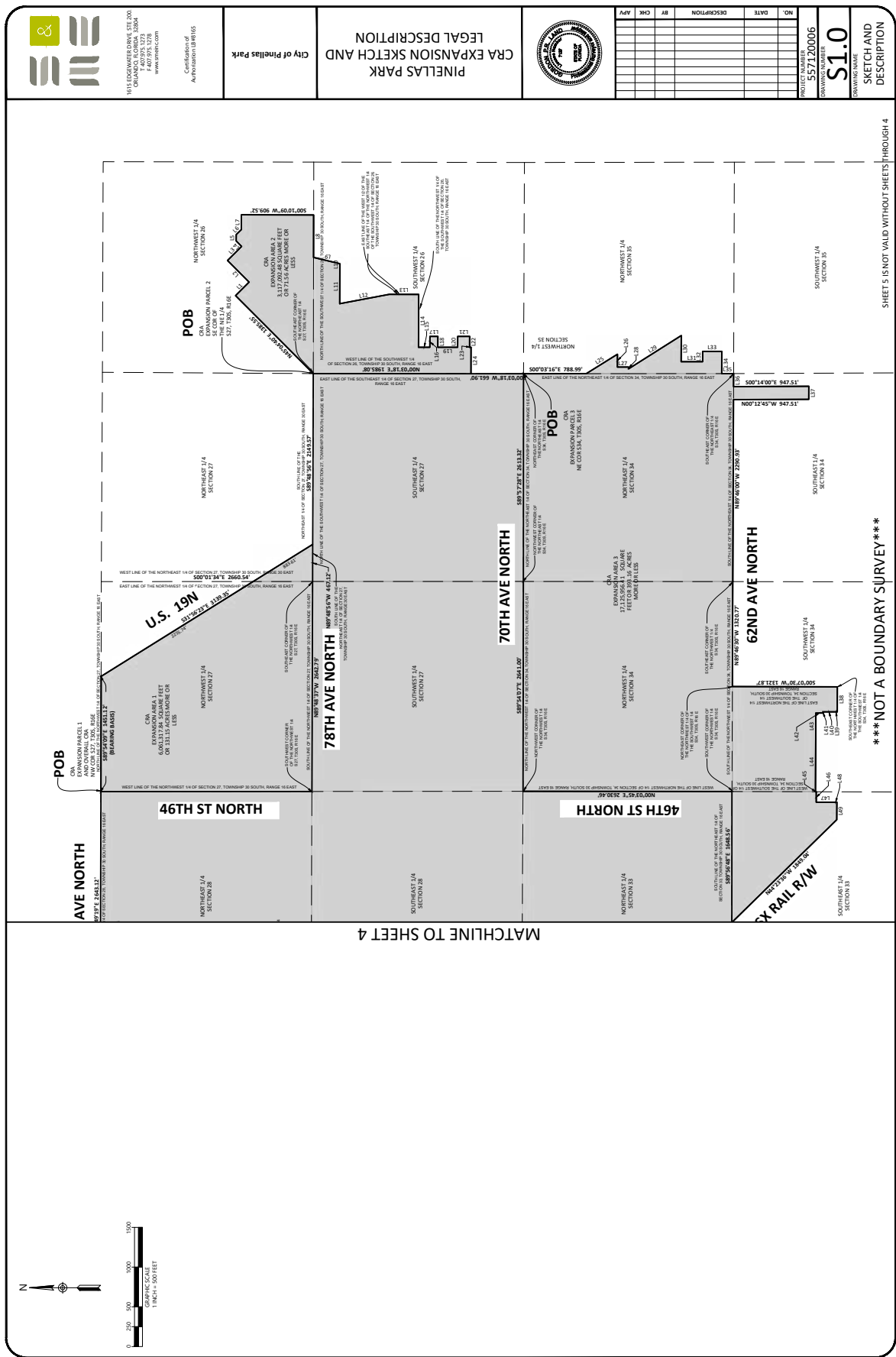
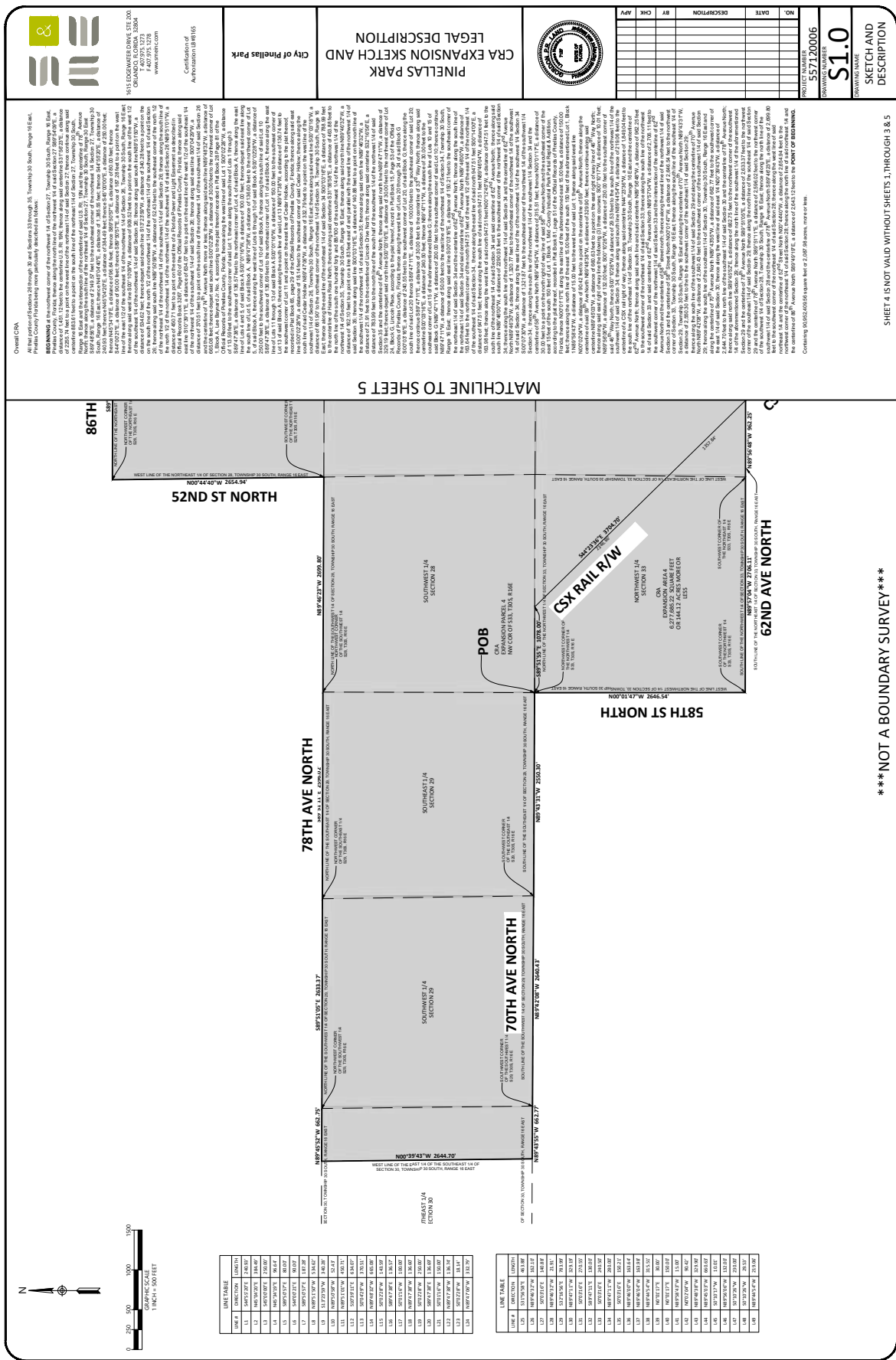


LEGAL DESCRIPTION

CONTAINS 1,339 ACRES MOL

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COST ESTIMATE DETAILS

Site	Total Cost
All Wheels Park *	\$1,042,896.00
Emergency Services Complex *	\$31,659,120.00
City Hall *	\$27,316,080.00
Dog Park	\$332,160.00
Park Station	\$276,768.00
Auditorium	\$174,984.00
Brewery Site	\$601,380.00
City Center Green	\$3,385,344.00
Performing Arts District	\$8,331,000.00
78th Avenue Streetscape	\$10,530,525.60
70th Avenue Streetscape	\$10,018,334.40
49th Street Streetscape	\$3,523,569.60
78th Avenue Roundabout	\$393,120.00
Performing Arts Streetscape	\$11,954,236.80
City Center Streetscape	\$14,599,824.00
Total Cost	\$124,139,342.40
* Estimates of proposed costs are provided for city planning purposes. The All Wheel Park, Emergency Services Complex and City Hall projects are all shown as located outside of the CRA boundaries and are not proposed to be CRA projects.	

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	0.8	\$8,000.00
	2	Utilities (water, wasterater & stormwater to street network)	AL	\$20,000.00	1	\$20,000.00
	3	Skate Area(street course, 2 bowls and snake run)	AL	\$600,000.00	1	\$600,000.00
	4	Sidewalks (8' width)	LF	\$40.00	600	\$24,000.00
		Subtotal				\$652,000.00
B.	Architecture & Structures					
	1	Shade Pavilions - Small (12' x 12' w/concrete pad)	EA	\$20,000.00	3	\$60,000.00
		Subtotal				\$60,000.00
C.	Site Furnishings & Amenities					
	1	Electrical Service	AL	\$5,000.00	1	\$5,000.00
	2	Area Lighting	EA	\$3,000.00	7	\$21,000.00
	3	Skate Lighting (40' poles)	EA	\$7,000.00	4	\$28,000.00
	4	Signage & Entrance Feature	AL	\$8,000.00	1	\$8,000.00
	5	Benches	EA	\$1,200.00	8	\$9,600.00
	6	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	6	\$12,000.00
	7	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	6	\$12,000.00
	8	Bike Racks (loops)	EA	\$500.00	4	\$2,000.00
	9	Drinking Fountain (unchilled)	EA	\$3,000.00	1	\$3,000.00
	10	Ornamental Fence (4' along railroad tracks)	LF	\$25.00	0	\$0.00
	11	Perimeter Fence (6"0	LF	\$35.00	0	\$0.00
		Subtotal				\$100,600.00
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	12	\$7,200.00
	2	Accent Palms	EA	\$3,000.00	3	\$9,000.00
	3	Understory Trees	EA	\$400.00	7	\$2,800.00
	4	Shrubs and Groundcover	SF	\$2.00	2000	\$4,000.00
	5	Sod	SF	\$0.52	14000	\$7,280.00
	6	Irrigation	SF	\$1.50	16000	\$24,000.00
	7	Tree Irrigation	EA	\$100.00	22	\$2,200.00
		Subtotal				\$56,480.00
	Combined Subtotal					
		Construction Costs				\$869,080.00
		Contingencies (20%)				\$173,816.00
						\$1,042,896.00

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	5.2	\$52,000.00
	2	Utilities (water, wasterater & stormwater to street net-work)	AL	\$80,000.00	1	\$80,000.00
	3	Parking	SF	\$4.00	107000	\$428,000.00
	4	Curb and Gutter	LF	\$22.00	2000	\$44,000.00
	5	Sidewalks (8' width)	LF	\$40.00	1400	\$56,000.00
		Subtotal				\$660,000.00
B.	Architecture & Structures					
	1	Emergency Services Building (2-stories; 56,000 sf foot-print)	SF	\$225.00	112000	\$25,200,000.00
		Subtotal				\$25,200,000.00
C.	Site Furnishings & Amenities					
	1	Electrical Service	AL	\$30,000.00	1	\$30,000.00
	2	Area Lighting	EA	\$3,000.00	45	\$135,000.00
	3	Accent Lighting	EA	\$1,000.00	20	\$20,000.00
	4	Signage & Wayfinding System	AL	\$50,000.00	1	\$50,000.00
	5	Benches	EA	\$1,200.00	12	\$14,400.00
	6	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	12	\$24,000.00
	7	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	12	\$24,000.00
	8	Bike Racks (loops)	EA	\$500.00	12	\$6,000.00
		Subtotal				\$303,400.00
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	40	\$24,000.00
	2	Accent Palms	EA	\$3,000.00	12	\$36,000.00
	3	Understory Trees	EA	\$400.00	15	\$6,000.00
	4	Shrubs and Groundcover	SF	\$2.00	13000	\$26,000.00
	5	Sod	SF	\$0.52	50000	\$26,000.00
	6	Irrigation	SF	\$1.50	63000	\$94,500.00
	7	Tree Irrigation	EA	\$100.00	67	\$6,700.00
		Subtotal				\$219,200.00
	Combined Subtotal					
		Construction Costs				\$26,382,600.00
		Contingencies (20%)				\$5,276,520.00
		Total Construction Costs				\$31,659,120.00

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	4.8	\$48,000.00
	2	Utilities (water, wasterater & stormwater to street net-work)	AL	\$80,000.00	1	\$80,000.00
	3	Parking	SF	\$4.00	79000	\$316,000.00
	4	Curb and Gutter	LF	\$22.00	2800	\$61,600.00
	5	Paved Multipurpose Path (12' concrete)	LF	\$60.00	700	\$42,000.00
	6	Sidewalks (8' width)	LF	\$40.00	2000	\$80,000.00
		Subtotal				\$627,600.00
B.	Architecture & Structures					
	1	City Hall Building (2 stories; 50,000 sf footprint)	SF	\$300.00	50000	\$15,000,000.00
	2	City Hall Annex Building (2 stories; 11,000 sf footprint)	SF	\$300.00	22000	\$6,600,000.00
		Subtotal				\$21,600,000.00
C.	Site Furnishings & Amenities					
	1	Electrical Service	AL	\$30,000.00	1	\$30,000.00
	2	Area Lighting	EA	\$3,000.00	45	\$135,000.00
	3	Accent Lighting	EA	\$1,000.00	20	\$20,000.00
	4	Signage & Wayfinding System	AL	\$50,000.00	1	\$50,000.00
	5	Benches	EA	\$1,200.00	12	\$14,400.00
	6	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	12	\$24,000.00
	7	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	12	\$24,000.00
	8	Bike Racks (loops)	EA	\$500.00	12	\$6,000.00
		Subtotal				\$320,900.00
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	40	\$24,000.00
	2	Accent Palms	EA	\$3,000.00	12	\$36,000.00
	3	Understory Trees	EA	\$400.00	15	\$6,000.00
	4	Shrubs and Groundcover	SF	\$2.00	6000	\$12,000.00
	5	Sod	SF	\$0.52	60000	\$31,200.00
	6	Sod Irrigation	SF	\$1.50	66000	\$99,000.00
	7	Tree Irrigation	EA	\$100.00	67	\$6,700.00
		Subtotal				\$214,900.00
	Combined Subtotal					
		Construction Costs				\$22,763,400.00
		Contingencies (20%)				\$4,552,680.00
		Total Construction Costs				\$27,316,080.00

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	0.6	\$6,000.00
	2	Utilities (water & stormwater to street network)	AL	\$7,000.00	1	\$7,000.00
	3	Paved Multipurpose Path (12' concrete)	LF	\$60.00	400	\$24,000.00
		Subtotal				\$37,000.00
B.	Architecture & Structures					
	1	N/A				\$0.00
		Subtotal				\$0.00
C.	Site Furnishings & Amenities					
	1	Dog Park graded and sodded; fence, gates, concrete entry aprons)	AL	\$120,000.00	1	\$120,000.00
	2	Dog Wash Station	EA	\$3,000.00	1	\$3,000.00
	3	Electrical Service	AL	\$5,000.00	1	\$5,000.00
	4	Area Lighting	EA	\$3,000.00	5	\$15,000.00
	5	Signage & Wayfinding System (park name and welcome sign)	AL	\$8,000.00	1	\$8,000.00
	6	Benches	EA	\$1,200.00	6	\$7,200.00
	7	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	3	\$6,000.00
	8	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	3	\$6,000.00
	9	Bike Racks (loops)	EA	\$500.00	2	\$1,000.00
	10	Drinking Fountain (unchilled)	EA	\$3,000.00	1	\$3,000.00
	11	Dog Waste Stations	EA	\$1,500.00	4	\$6,000.00
		Subtotal				\$180,200.00
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	5	\$3,000.00
	2	Accent Palms	EA	\$3,000.00	2	\$6,000.00
	3	Understory Trees	EA	\$400.00	12	\$4,800.00
	4	Shrubs and Groundcover	SF	\$2.00	1000	\$2,000.00
	5	Sod	SF	\$0.52	20000	\$10,400.00
	6	Irrigation	SF	\$1.50	21000	\$31,500.00
	7	Tree Irrigation	EA	\$100.00	19	\$1,900.00
		Subtotal				\$59,600.00
	Combined Subtotal					
		Construction Costs				\$276,800.00
		Contingencies (20%)				\$55,360.00
		Total Construction Costs				\$332,160.00

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	0.4	\$4,000.00
	2	Paved Multipurpose Path (12' concrete)	LF	\$60.00	600	\$36,000.00
	3	Sidewalks (8' width)	LF	\$40.00	100	\$4,000.00
		Subtotal				\$44,000.00
B.	Architecture & Structures					
	1	N/A				\$0.00
		Subtotal				\$0.00
C.	Site Furnishings & Amenities					
	1	Electrical Service	AL	\$5,000.00	1	\$5,000.00
	2	Area Lighting	EA	\$3,000.00	10	\$30,000.00
	3	Accent Lighting (public art pedestals, trees)	EA	\$1,000.00	50	\$50,000.00
	4	Signage & Wayfinding System	AL	\$5,000.00	1	\$5,000.00
	5	Benches	EA	\$1,200.00	15	\$18,000.00
	6	Bike Racks (loops)	EA	\$500.00	12	\$6,000.00
	7	Dog Waste Stations	EA	\$1,500.00	12	\$18,000.00
	8	Ornamental Fence (4' along railroad tracks)	LF	\$25.00	600	\$15,000.00
		Subtotal				\$147,000.00
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	22	\$13,200.00
	2	Sod	SF	\$0.52	12000	\$6,240.00
	3	Sod Irrigation	SF	\$1.50	12000	\$18,000.00
	4	Tree Irrigation	EA	\$100.00	22	\$2,200.00
		Subtotal				\$39,640.00
	Combined Subtotal					
		Construction Costs				\$230,640.00
		Contingencies (20%)				\$46,128.00
		Total Construction Costs				\$276,768.00

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	0.4	\$4,000.00
	2	Paved Multipurpose Path (12' concrete)	LF	\$60.00	600	\$36,000.00
	3	Sidewalks (8' width)	LF	\$40.00	200	\$8,000.00
		Subtotal				\$48,000.00
B.	Architecture & Structures					
	1	N/A				\$0.00
		Subtotal				\$0.00
C.	Site Furnishings & Amenities					
	1	Electrical Service	AL	\$5,000.00	1	\$5,000.00
	2	Area Lighting	EA	\$3,000.00	7	\$21,000.00
	3	Event Power (50 pedestals and service)	AL	\$1,000.00	12	\$12,000.00
	4	Benches	EA	\$1,200.00	3	\$3,600.00
	5	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	3	\$6,000.00
	6	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	3	\$6,000.00
	7	Bike Racks (loops)	EA	\$500.00	2	\$1,000.00
	8	Ornamental Fence (4' along railroad tracks)	LF	\$25.00	0	\$0.00
		Subtotal				\$54,600.00
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	7	\$4,200.00
	2	Understory Trees	EA	\$400.00	5	\$2,000.00
	3	Shrubs and Groundcover	SF	\$2.00	1000	\$2,000.00
	4	Sod	SF	\$0.52	16000	\$8,320.00
	5	Irrigation	SF	\$1.50	17000	\$25,500.00
	6	Tree Irrigation	EA	\$100.00	12	\$1,200.00
		Subtotal				\$43,220.00
	Combined Subtotal					
		Construction Costs				\$145,820.00
		Contingencies (20%)				\$29,164.00
		Total Construction Costs				\$174,984.00

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	1.3	\$13,000.00
	2	Utilities (water, wasterater & stormwater to street net-work)	AL	\$30,000.00	1	\$30,000.00
	3	Paved Multipurpose Path (12' concrete)	LF	\$60.00	800	\$48,000.00
		Subtotal				\$91,000.00
B.	Architecture & Structures					
	1	Covered Stage	EA	\$55,000.00	3	\$165,000.00
		Subtotal				\$165,000.00
C.	Site Furnishings & Amenities					
	1	Electrical Service	AL	\$5,000.00	1	\$5,000.00
	2	Area Lighting	EA	\$3,000.00	12	\$36,000.00
	3	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	5	\$10,000.00
	4	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	5	\$10,000.00
	5	Bike Racks (loops)	EA	\$500.00	12	\$6,000.00
	6	Ornamental Fence (4' along railroad tracks)	LF	\$25.00	500	\$12,500.00
	7	Ornamental Fence (4' venue perimeter fence)			700	\$0.00
		Subtotal				\$79,500.00
D.	Landscaping & Irrigation					
	1	Accent Palms	EA	\$3,000.00	27	\$81,000.00
	2	Understory Trees	EA	\$400.00	12	\$4,800.00
	3	Shrubs and Groundcover	SF	\$2.00	1500	\$3,000.00
	4	Sod	SF	\$0.52	35000	\$18,200.00
	5	Sod Irrigation	SF	\$1.50	36500	\$54,750.00
	6	Tree Irrigation	EA	\$100.00	39	\$3,900.00
		Subtotal				\$165,650.00
	Combined Subtotal					
		Construction Costs				\$501,150.00
		Contingencies (20%)				\$100,230.00
		Total Construction Costs				\$601,380.00

CITY CENTER GREEN

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep (existing sports complex)	AC	\$20,000.00	7.2	\$144,000.00
	2	Utilities (water, wasterater & stormwater to street network)	AL	\$100,000.00	1	\$100,000.00
	3	Public Art Pedestals (8' x 8' x 6"concrete pad; at key vehicular sightlines & pedestrian pathway intersections)	EA	\$1,000.00	10	\$10,000.00
	4	Paved Multipurpose Path (12' concrete)	LF	\$60.00	1400	\$84,000.00
	5	Sidewalks (8' width)	LF	\$40.00	2600	\$104,000.00
		Subtotal				\$442,000.00
B.	Architecture & Structures					
	1	Picnic Pavilions - Small (12' x 12' w/concrete pad)	EA	\$20,000.00	3	\$60,000.00
	2	Information Kiosk	EA	\$8,500.00	2	\$17,000.00
	3	Central Art Icon	AL	\$75,000.00	1	\$75,000.00
		Subtotal				\$152,000.00
C.	Site Furnishings & Amenities					
	1	Merry Go Round	AL	\$100,000.00	1	\$100,000.00
	2	Splash Pad (inground jets and lights w/ accent hardscape)	AL	\$600,000.00	1	\$600,000.00
	3	Playground w/shade structure (mulched surface)	AL	\$300,000.00	1	\$300,000.00
	4	Seat Wall (splash pad)	LF	\$100.00	300	\$30,000.00
	5	Electrical Service	AL	\$50,000.00	1	\$50,000.00
	6	Area Lighting	EA	\$3,000.00	45	\$135,000.00
	7	Accent Lighting (public art pedestals, trees)	EA	\$1,000.00	50	\$50,000.00
	8	Event Power (50 pedestals and service)	AL	\$1,000.00	50	\$50,000.00
	9	Wi-Fi (one system w/multiple antenna locations)	AL	\$40,000.00	1	\$40,000.00
	10	Signage & Wayfinding System	AL	\$50,000.00	1	\$50,000.00
	12	Benches	EA	\$1,200.00	15	\$18,000.00
	13	Tables & Chairs (moveable sets at spash pad area)	EA	\$2,800.00	8	\$22,400.00
	14	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	18	\$36,000.00
	15	Recycle Receptacles (includes concrete pad)	EA	\$1,100.00	30	\$33,000.00
	16	Bike Racks (loops)	EA	\$500.00	12	\$6,000.00
	17	Bike Fix-it Station (w/concrete pad)	EA	\$2,500.00	1	\$2,500.00
	18	Drinking Fountain (unchilled)	EA	\$3,000.00	1	\$3,000.00
	19	Fitness Equipment (12 stations w/ resilient surface)	LS	\$110,000.00	1	\$110,000.00
	20	Dog Waste Stations	EA	1500	12	\$18,000.00
	21	Ornamental Fence (4' along railroad tracks)	LF	25	1200	\$30,000.00
		Subtotal				\$1,417,500.00

		Item	Units	Unit Cost	Quantity	Total Cost
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	80	\$48,000.00
	2	Accent Palms	EA	\$3,000.00	15	\$45,000.00
	3	Understory Trees	EA	\$400.00	25	\$10,000.00
	4	Shrubs and Groundcover	SF	\$2.00	15000	\$30,000.00
	5	Sod	SF	\$0.52	186000	\$96,720.00
	6	Irrigation	SF	\$1.50	201000	\$301,500.00
	7	Tree Irrigation	EA	\$100.00	120	\$12,000.00
		Subtotal				\$543,220.00
	Combined Subtotal					
		Construction Costs				\$2,821,120.00
		Contingencies (20%)				\$564,224.00
		Total Construction Costs				\$3,385,344.00

PERFORMING ARTS DISTRICT

		Item	Units	Unit Cost	Quantity	Total Cost
A.	Site Work & Hardscape					
	1	Demo & Site Prep	AC	\$10,000.00	9	\$90,000.00
	2	Stowater Water Feature (drainage ditch)	AL	\$30,000.00	1	\$30,000.00
	3	Utilities (water, wasterater & stormwater to street network)	AL	\$100,000.00	1	\$100,000.00
	4	Public Art Pedestals (8' x 8' x 6"concrete pad; at key vehicular sightlines & pedestrian pathway intersections)	EA	\$1,000.00	10	\$10,000.00
	5	Sidewalks (8' width)	LF	\$40.00	6700	\$268,000.00
	6	Boardwalk Landings	SF	\$5.00	7500	\$37,500.00
	7	Performing Arts Courtyard	SF	\$10.00	15000	\$150,000.00
		Subtotal				\$685,500.00
B.	Architecture & Structures					
	1	Picnic Pavilions - Small (12' x 12' w/concrete pad)	EA	\$2,000.00	5	\$10,000.00
	2	Picnic Pavilions - Group (20' x 30' w/concrete pad)	EA	\$40,000.00	2	\$80,000.00
	3	Information Kiosk	EA	\$8,500.00	2	\$17,000.00
	4	Boardwalk (8')	LF	\$600.00	800	\$480,000.00
	5	Education and Arts Building (former City Hall; 2- story; 15,000 sf footprint)	SF	\$135.00	30000	\$4,050,000.00
	6	Wedding Pavilion	AL	\$75,000.00	1	\$75,000.00
		Subtotal				\$4,712,000.00
C.	Site Furnishings & Amenities					
	1	Playground w/oshade structure (mulched surface)	AL	\$175,000.00	1	\$175,000.00
	2	Electrical Service	AL	\$30,000.00	1	\$30,000.00
	3	Area Lighting	EA	\$3,000.00	75	\$225,000.00
	4	Accent Lighting (public art pedestals, trees)	EA	\$1,000.00	50	\$50,000.00
	5	Event Power (50 pedestals and service)	AL	\$1,000.00	50	\$50,000.00
	6	Wi-Fi (one system w/multiple antenna locations)	AL	\$40,000.00	1	\$40,000.00
	7	Signage & Wayfinding System	AL	\$50,000.00	1	\$50,000.00
	8	Benches	EA	\$1,200.00	30	\$36,000.00
	9	Trash Receptacles (includes concrete pad)	EA	\$2,000.00	30	\$60,000.00
	10	Recycle Receptacles (includes concrete pad)	EA	\$2,000.00	30	\$60,000.00
	11	Bike Racks (loops)	EA	\$500.00	20	\$10,000.00
	12	Drinking Fountain (unchilled)	EA	3000	3	\$9,000.00
	13	Fitness Equipment (12 stations w/ resilient surface)	LS	110000	1	\$110,000.00
	14	Dog Waste Stations	EA	1500	12	\$18,000.00
		Subtotal				\$923,000.00

		Item	Units	Unit Cost	Quantity	Total Cost
D.	Landscaping & Irrigation					
	1	Canopy Trees	EA	\$600.00	80	\$48,000.00
	2	Accent Palms	EA	\$3,000.00	15	\$45,000.00
	3	Understory Trees	EA	\$400.00	25	\$10,000.00
	4	Shrubs and Groundcover	SF	\$2.00	15000	\$30,000.00
	5	Sod (south of Drainage Ditch)	SF	\$0.52	225000	\$117,000.00
	6	Sod Irrigation	SF	\$1.50	240000	\$360,000.00
	7	Tree Irrigation	EA	\$100.00	120	\$12,000.00
		Subtotal				\$622,000.00
	Combined Subtotal					
		Construction Costs				\$6,942,500.00
		Contingencies (20%)				\$1,388,500.00
		Total Construction Costs				\$8,331,000.00

78TH AVENUE STREETSCAPE
TOTAL LENGTH: 10,100 LF

		Item	Units	Unit Cost	Quantity per 100 LF	Total Cost	Per LF?
A.	Site Work & Hardscape						
	1	22' Roadway & Curb	LF	\$340.00	100	\$3,434,000.00	Y
	2	Roadway Demo	LF	\$52.00	100	\$525,200.00	Y
	3	Stormwater Pipe (4 lane section only; \$150 lf at 3,900 lf)	LF	\$15,000.00	1	\$1,515,000.00	Y
	4	Stormwater Inlets (1 per 250 lf on each side)	EA	\$10,000.00	0.8	\$808,000.00	Y
	5	10' Multi-use Trail	SF	\$5.00	1000	\$505,000.00	Y
	6	5' Sidewalk	SF	\$5.00	500	\$252,500.00	Y
	7	8' Equestrian Path (stabilized base)	SF	\$2.00	800	\$161,600.00	Y
	8	Driveway Aprons (170 sf @ 3 per 100 lf)	AL	\$5.00	510	\$257,550.00	Y
		Subtotal				\$7,458,850.00	
B.	Architecture & Structures						
	1	N/A				\$0.00	N
		Subtotal				\$0.00	
C.	Site Furnishings & Amenities						
	1	Pedestrian/Area Lighting (pole, fixture, power & conduit; 80' oc typ plus access walk/pkg area)	EA	\$3,500.00	1.6	\$565,600.00	Y
	2	Signage & Wayfinding System (10 directional & identification; 18' x 18")	AL	\$25,000.00	1	\$25,000.00	N
	3	Trash Receptacles (includes concrete pad)	EA	\$2,200.00	0.25	\$55,550.00	Y
		Subtotal				\$646,150.00	
D.	Landscaping & Irrigation						
	1	Trees	EA	\$600.00	4	\$242,400.00	Y
	2	Sod	SF	\$0.52	1900	\$99,788.00	Y
	3	Sod Irrigation	SF	\$1.50	1900	\$287,850.00	Y
	4	Tree Irrigation	EA	\$100.00	4	\$40,400.00	Y
		Subtotal				\$670,438.00	
	Combined Subtotal						
		Construction Costs				\$8,775,438.00	
		Contingencies (20%)				\$1,755,087.60	
		Total Construction Costs				\$10,530,525.60	

70TH AVENUE STREETSCAPE
TOTAL LENGTH: 10,100 LF

		Item	Units	Unit Cost	Quantity per 100 LF	Total Cost	Per LF?
A.	Site Work & Hardscape						
	1	33' Roadway & Curb (4 lane section only; \$340 lf at 3,900 lf)	LF	\$340.00	100	\$3,434,000.00	Y
	2	Roadway Demo	LF	\$66.00	100	\$666,600.00	Y
	3	Stormwater Pipe (4 lane section only; \$150 lf at 3,900 lf)	LF	\$15,000.00	1	\$1,515,000.00	Y
	4	Stormwater Inlets (1 per 250 lf on each side)	EA	\$10,000.00	0.8	\$808,000.00	Y
	5	10' Multi-use Trail	SF	\$5.00	1000	\$505,000.00	Y
	6	6' Sidewalk	SF	\$5.00	500	\$252,500.00	Y
	7	Driveway Aprons (170 sf @ 3 per 100 lf)	AL	\$5.00	510	\$257,550.00	Y
		Subtotal				\$7,438,650.00	
B.	Architecture & Structures						
	1	N/A				\$0.00	N
		Subtotal				\$0.00	
C.	Site Furnishings & Amenities						
	1	Pedestrian/Area Lighting (pole, fixture, power & conduit; 80' oc typ plus access walk/pkg area)	EA	\$3,500.00	1.6	\$565,600.00	Y
	2	Signage & Wayfinding System (10 directional & identification; 18' x 18")	AL	\$25,000.00	1	\$25,000.00	N
	3	Trash Receptacles (includes concrete pad)	EA	\$2,200.00	0.25	\$55,550.00	Y
		Subtotal				\$646,150.00	
D.	Landscaping & Irrigation						
	1	Trees	EA	\$600.00	2	\$121,200.00	Y
	2	Sod	SF	\$0.52	600	\$31,512.00	Y
	3	Sod Irrigation	SF	\$1.50	600	\$90,900.00	Y
	4	Tree Irrigation	EA	\$100.00	2	\$20,200.00	Y
		Subtotal				\$263,812.00	
	Combined Subtotal						
		Construction Costs				\$8,348,612.00	
		Contingencies (20%)				\$1,669,722.40	
		Total Construction Costs				\$10,018,334.40	

49TH STREET STREETSCAPE
TOTAL LENGTH: 7,900 LF

		Item	Units	Unit Cost	Quantity per 100 LF	Total Cost	Per LF?
A.	Site Work & Hardscape						
	1	10' Multi-use Trail	SF	\$5.00	2000	\$790,000.00	Y
	2	Driveway Aprons (170 sf @ 3 per 100 lf)	AL	\$5.00	510	\$201,450.00	Y
		Subtotal				\$991,450.00	
B.	Architecture & Structures						
	1	N/A				\$0.00	N
		Subtotal				\$0.00	
C.	Site Furnishings & Amenities						
	1	Pedestrian/Area Lighting (pole, fixture, power & conduit; 80' oc typ plus access walk/pkg area)	EA	\$3,500.00	1.6	\$442,400.00	Y
	2	Signage & Wayfinding System (10 directional & identification; 18' x 18")	AL	\$25,000.00	1	\$25,000.00	N
	3	Trash Receptacles (includes concrete pad)	EA	\$2,200.00	0.5	\$86,900.00	Y
	4	Recycle Receptacles (includes concrete pad)	EA	\$1,100.00	0.5	\$43,450.00	Y
	5	Benches	EA	\$1,200.00	0.25	\$23,700.00	Y
	6	Bike Racks (loops)	EA	\$500.00	0.25	\$9,875.00	Y
	7	Dog Waste Stations	EA	\$1,500.00	0.25	\$29,625.00	Y
		Subtotal				\$660,950.00	
D.	Landscaping & Irrigation						
	1	Shade Trees	EA	\$600.00	4	\$189,600.00	Y
	2	Accent Palms	EA	\$3,500.00	2	\$553,000.00	Y
	3	Understory Trees	EA	\$400.00	2	\$63,200.00	Y
	4	Sod	SF	\$0.52	2600	\$106,808.00	Y
	5	Sod Irrigation	SF	\$1.50	2600	\$308,100.00	Y
	6	Tree Irrigation	EA	\$100.00	8	\$63,200.00	Y
		Subtotal				\$1,283,908.00	
	Combined Subtotal						
		Construction Costs				\$2,936,308.00	
		Contingencies (20%)				\$587,261.60	
		Total Construction Costs				\$3,523,569.60	

78TH AVENUE ROUNDABOUT
TOTAL LENGTH: 400

		Item	Units	Unit Cost	Quantity per 100 LF	Total Cost	Per LF?
A.	Site Work & Hardscape						
	1	22' Roadway & Curb	LF	\$340.00	100	\$136,000.00	Y
	2	Stormwater Pipe (4 lane section only; \$150 lf at 3,900 lf)	LF	\$15,000.00	1	\$60,000.00	Y
	3	Stormwater Inlets (1 per 250 lf on each side)	EA	\$10,000.00	0.8	\$32,000.00	Y
		Subtotal				\$228,000.00	
B.	Architecture & Structures						
	1	Feature Icon	EA	\$50,000.00	1	\$50,000.00	N
		Subtotal				\$50,000.00	
C.	Site Furnishings & Amenities						
	1	Pedestrian/Area Lighting (pole, fixture, power & conduit; 80' oc typ plus access walk/pkg area)	EA	\$3,500.00	1.6	\$22,400.00	Y
	2	Signage & Wayfinding System (10 directional & identification; 18' x 18")	AL	\$25,000.00	1	\$25,000.00	N
	3	Trash Receptacles (includes concrete pad)	EA	\$2,200.00	0.25	\$2,200.00	Y
		Subtotal				\$49,600.00	
D.	Landscaping & Irrigation						
	1	Shrubs & Groundcover	EA	\$600.00	0	\$0.00	Y
	2	Irrigation	SF	\$1.50	0	\$0.00	Y
		Subtotal				\$0.00	
	Combined Subtotal						
		Construction Costs				\$327,600.00	
		Contingencies (20%)				\$65,520.00	
		Total Construction Costs				\$393,120.00	

PERFORMING ARTS STREETSCAPE
TOTAL LENGTH: 7,200 LF

		Item	Units	Unit Cost	Quantity per 100 LF	Total Cost	Per LF?
A.	Site Work & Hardscape						
	1	22' Roadway & Curb	LF	\$340.00	100	\$2,448,000.00	Y
	2	Demo	LF	\$52.00	100	\$374,400.00	Y
	3	Stormwater Pipe (4 lane section only; \$150 lf at 3,900 lf)	LF	\$15,000.00	1	\$1,080,000.00	Y
	4	Stormwater Inlets (1 per 250 lf on each side)	EA	\$10,000.00	0.8	\$576,000.00	Y
	5	Angled Parking	LF	\$4.00	1400	\$403,200.00	Y
	6	Curb and Gutter (angled parking)	LF	\$22.00	130	\$205,920.00	Y
	7	Utilities (water, wastewater & stormwater)	AL	\$40,000.00	1	\$2,880,000.00	Y
	8	8' Sidewalk	SF	\$5.00	800	\$288,000.00	Y
	9	Striping	LF	\$1.00	400	\$28,800.00	Y
		Subtotal				\$8,284,320.00	
B.	Architecture & Structures						
	1	N/A				\$0.00	N
		Subtotal				\$0.00	
C.	Site Furnishings & Amenities						
	1	Pedestrian/Area Lighting (pole, fixture, power & conduit; 80' oc typ plus access walk/pkg area)	EA	\$3,500.00	1.6	\$403,200.00	Y
	2	Signage & Wayfinding System directional & identification; 18' x 18")	AL	\$25,000.00	1	\$25,000.00	N
	3	Trash Receptacles (includes concrete pad)	EA	\$2,200.00	0.5	\$79,200.00	Y
		Subtotal				\$507,400.00	
D.	Landscaping & Irrigation						
	1	Shade Trees	EA	\$600.00	4	\$172,800.00	Y
	2	Accent Palms	EA	\$3,500.00	2	\$504,000.00	Y
	3	Understory Trees	EA	\$400.00	2	\$57,600.00	Y
	4	Sod	SF	\$0.52	2600	\$97,344.00	Y
	5	Sod Irrigation	SF	\$1.50	2600	\$280,800.00	Y
	6	Tree Irrigation	EA	\$100.00	8	\$57,600.00	Y
		Subtotal				\$1,170,144.00	
	Combined Subtotal						
		Construction Costs				\$9,961,864.00	
		Contingencies (20%)				\$1,992,372.80	
		Total Construction Costs				\$11,954,236.80	

CITY CENTER STREETSCAPE
TOTAL LENGTH: 6,000 LF

		Item	Units	Unit Cost	Quantity per 100 LF	Total Cost	Per LF?
A.	Site Work & Hardscape						
	1	22' Roadway & Curb	LF	\$340.00	100	\$2,040,000.00	Y
	2	Demo	LF	\$48.00	100	\$288,000.00	Y
	3	Stormwater Pipe (4 lane section only; \$150 lf at 3,900 lf)	LF	\$15,000.00	1	\$900,000.00	
	4	Stormwater Inlets (1 per 250 lf on each side)	EA	\$10,000.00	0.8	\$480,000.00	
	5	Angled Parking	LF	\$4.00	2700	\$648,000.00	
	6	Curb and Gutter (angled parking)	LF	\$22.00	195	\$257,400.00	
	7	Utilities (water, wastewater & stormwater)	AL	\$40,000.00	1	\$2,400,000.00	
	8	16' Multi-use Trail	SF	\$5.00	3200	\$960,000.00	
	9	5' Sidewalk	SF	\$5.00	500	\$150,000.00	
	10	Midblock Crossing (flasher, accent hardscape, sidewalk)	AL	\$8,000.00	0.2	\$96,000.00	
	11	Striping	LF	\$1.00	700	\$42,000.00	
		Subtotal				\$8,261,400.00	
B.	Architecture & Structures						
	1	Picnic Pavilions - Small (12' x 12' w/concrete pad)	EA	\$17,000.00	3	\$51,000.00	N
		Subtotal				\$51,000.00	
C.	Site Furnishings & Amenities						
	1	Playground w/shade structure (mulched surface)	AL	\$150,000.00	1	\$150,000.00	N
	2	Event Power & Water (7 pedestals and service)	AL	\$30,000.00	1	\$30,000.00	N
	3	Wi-Fi	AL	\$10,000.00	1	\$10,000.00	N
	4	Signage & Wayfinding System (5 directional & identification; 18' x 18")	AL	\$13,000.00	1	\$13,000.00	N
	5	Benches	EA	\$1,200.00	8	\$576,000.00	Y
	6	Tables & Chairs (moveable sets)	EA	\$2,400.00	5	\$720,000.00	Y
	7	Trash Receptacles (includes concrete pad)	EA	\$1,100.00	5	\$330,000.00	Y
	8	Recycle Receptacles (includes concrete pad)	EA	\$1,100.00	5	\$330,000.00	Y
	9	Bike Racks (loops)	EA	\$500.00	4	\$120,000.00	Y
	10	Bike Fix-it Station (w/concrete pad)	EA	\$2,500.00	1	\$150,000.00	Y
	11	Drinking Fountain (unchilled)	EA	\$3,000.00	1	\$180,000.00	Y
	12	Dog Waste Stations	EA	1500	3	\$270,000.00	Y
		Subtotal				\$2,879,000.00	
D.	Landscaping & Irrigation						
	1	Shade Trees	EA	\$600.00	4	\$144,000.00	Y
	2	Accent Palms	EA	\$3,500.00	2	\$420,000.00	Y
	3	Understory Trees	EA	\$400.00	2	\$48,000.00	Y
	4	Sod	SF	\$0.52	2600	\$81,120.00	Y
	5	Sod Irrigation	SF	\$1.50	2600	\$234,000.00	Y
	6	Tree Irrigation	EA	\$100.00	8	\$48,000.00	Y
		Subtotal				\$975,120.00	

CITY CENTER STREETSCAPE
TOTAL LENGTH: 6,000 LF

Combined Subtotal						
		Construction Costs				\$12,166,520.00
		Contingencies (20%)				\$2,433,304.00
		Total Construction Costs				\$14,599,824.00

LONG TERM
IMPLEMENTATION SCHEDULE

The following tables depict the proposed Long-Term Implementation schedule for capital projects and redevelopment programming for the Pinellas Park Community Redevelopment Plan through the 2048 operational timeframe of the Redevelopment Agency. The Long-Term Implementation schedule for capital projects and redevelopment programming presents Short-Term projects and programming proposed for implementation during years 0-5, Medium-Term projects and programming proposed for implementation during years 6-15, and Long-Term projects and programming for implementation during years 16-28. The proposed budget amounts for specific capital projects are listed as well as "set-aside" amounts for capital projects and programming that have not yet been identified or finalized.

The Pinellas Park Community Redevelopment Agency is required to develop an Annual Work Plan and Budget each year that is drawn from the potential projects, programming and strategies contained within the Pinellas Park Community Redevelopment Plan. The proposed Long-Term Implementation schedule is to be used as a guide to assist the Pinellas Park Community Redevelopment Agency Governing Board to develop annual Work Plans and Budgets to implement the strategies contained within the Pinellas Park Community Redevelopment Plan.

2019 Pinellas Park CRA Plan Proposed Capital Improvements Alternative Schedule (Short Term 0-5 Years)

Years	1	2	3	4	5
Strategic Objectives					
Establish Community					
City Center Green					
Prepare Master Plan for City Center		\$115,000	\$115,000		
Prepare Master Plan for Performing Arts District					
City Center Streetscape					
Performing Arts Disitric					
Performing Arts Streetscape					
Auditorium					
Dog Park					
Issue RFQs for Targeted Development		\$35,000			\$35,000
Revise Land Development Codes (FBC)	\$125,000				\$125,000
Evaluate and Indentify Sites for other public improvements	CRA STAFF	\$75,000			
Improve existing community amenities within the CRA	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Identify potential stormwater infratructure improvements in CRA	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Support home ownership and improvement programming	CRA STAFF	\$350,000	\$350,000	\$350,000	\$350,000
Park Station					
Grow Local					
Brewery Site		\$601,380			
Support Programs (Incentives) for Local Arts, Businesses and Professionals	CRA STAFF	\$500,000	\$500,000	\$500,000	\$500,000
Continued Implementation of Medical District	CRA STAFF	\$250,000	\$250,000	\$250,000	\$250,000
Maintain Inventory of Publicly -owned parcels	CRA STAFF		\$7,500	\$7,500	\$7,500
Property Acquisition	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Build Connections					
78th Avenue Complete Street	\$5,265,263	\$5,265,263			
70th Avenue Complete Street					
78th Street Roundabout		\$393,120			
49th Street Streetscape					
Identify additional "north-south" and "east-west" alternative corridors for pedestrian and streetscapes improvements	CRA STAFF	CRA STAFF	\$500,000	\$500,000	\$500,000
Identfiy additional public spaces and public realm improvements	CRA STAFF		\$500,000	\$500,000	\$500,000
Prepare or update a Bicycle and Pedestrian Master Plan for the CRA	\$125,000	\$125,000			
Evaluate opportunities, and budget set-asides, to connect to Pinellas County regional trail network	CRA STAFF		CRA STAFF	\$350,000	\$350,000
Evaluate opportunities, and budget set-asides, to connect to Pinellas Park equestrian trail network.	CRA STAFF		CRA STAFF	\$350,000	\$350,000
TOTAL	\$6,865,263	\$9,059,763	\$3,572,500	\$4,157,500	\$4,317,500

2019 Pinellas Park CRA Plan Proposed Capital Improvements Alternative Schedule (Medium Term 6-15 Years)

Years	6	7	8	9	10	11	12	13	14	15
Strategic Objectives										
Establish Community										
City Center Green				\$1,532,833	\$1,532,833					
Prepare Master Plan for City Center										
Prepare Master Plan for Performing Arts District										
City Center Streetscape					\$7,299,912	\$7,299,912				
Performing Arts Disitric										
Performing Arts Streetscape										
Auditorium										
Dog Park					\$332,160					
Issue RFQs for Targeted Development			\$35,000		\$35,000		\$35,000		\$35,000	
Revise Land Development Codes (FBC)				\$125,000					\$125,000	
Evaluate and Indentify Sites for other public improvements	\$75,000				\$75,000				\$75,000	
Improve existing community amenities within the CRA	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Identify potential stormwater infratsructure improvements in CRA	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Support home ownership and improvement programming	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Park Station					\$267,768					
Grow Local										
Brewery Site										
Support Programs (Incentives) for Local Arts, Businesses and Professionals	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Continued Implementation of Medical District	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Maintain Inventory of Publicly -owned parcels	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Property Acquisition	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Build Connections										
78th Avenue Complete Street										
70th Avenue Complete Street				\$5,009,168	\$5,009,168					
78th Street Roundabout										
49th Street Streetscape										
Identify additional "north-south" and "east-west" alternative corridors for pedestrian and streetscapes improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Identfiy additional public spaces and public realm improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Prepare or update a Bicycle and Pedestrian Master Plan for the CRA							\$125,000	\$125,000		
Evaluate opportunities, and budget set-asides, to connect to Pinellas County regional trail network	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Evaluate opportunities, and budget set-asides, to connect to Pinellas Park equestrian trail network	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
TOTAL	\$4,232,500	\$4,157,500	\$4,192,500	\$10,824,501	\$18,709,341	\$11,457,412	\$4,317,500	\$4,282,500	\$4,392,500	\$4,157,500

2019 Pinellas Park CRA Plan Proposed Capital Improvements
Alternative Schedule (Long Term 16-28 Years)

Years	16	17	18	19	20	21	22	23	24	25	26	27	28	
Strategic Objectives														
Establish Community														
City Center Green														
Prepare Master Plan for City Center														
Prepare Master Plan for Performing Arts District	\$115,000	\$115,000												
City Center Streetscape														
Performing Arts Disitric							\$4,165,500	\$4,165,500						
Performing Arts Streetscape						\$5,977,119	\$5,977,119							
Auditorium							\$174,984							
Dog Park														
Issue RFQs for Targeted Development	\$35,000		\$35,000		\$35,000		\$35,000							
Revise Land Development Codes (FBC)					\$125,000					\$125,000				
Evaluate and Indentify Sites for other public improvements					\$75,000					\$75,000				
Improve existing community amenities within the CRA	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	
Identify potential stormwater infratructure improvements in CRA	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	
Support home ownership and improvement programming	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	
Park Station														
Grow Local														
Brewery Site														
Support Programs (Incentives) for Local Arts, Businesses and Professionals	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	
Continued Implementation of Medical District	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	
Maintain Inventory of Publicly -owned parcels	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	
Property Acquisition	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000					
Build Connections														
78th Avenue Complete Street														
70th Avenue Complete Street														
78th Street Roundabout														
49th Street Streetscape						\$1,761,785	\$1,761,785							
Identify additional "north-south" and "east-west" alternative corridors for pedestrian and streetscapes improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	
Identfy additional public spaces and public realm improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	
Prepare or update a Bicycle and Pedestrian Master Plan for the CRA									\$125,000	\$125,000				
Evaluate opportunities, and budget set-asides, to connect to Pinellas County regional trail network	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	CRA STAFF		
Evaluate opportunities, and budget set-asides, to connect to Pinellas Park equestrian trail network.	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	
TOTAL	\$4,307,500	\$4,272,500	\$4,192,500	\$4,157,500	\$4,392,500	\$11,896,404	\$16,271,888	\$8,323,000	\$4,282,500	\$4,132,500	\$3,807,500	\$3,457,500	\$3,457,500	\$175,647,571