



Pinellas County

Staff Report

File #: 19-1589A, Version: 1

Subject:

Resolution approving proposed amendments to the Safety Harbor Downtown Redevelopment Plan for the Safety Harbor Downtown Community Redevelopment Area.

Recommended Action:

Approval of the resolution amending the Safety Harbor Downtown Redevelopment Plan (Downtown Master Plan).

- The Plan Amendments:
 - 1.) Update the redevelopment objectives and Pinellas County TIF Eligibility policies
 - 2.) Establish maximum height for buildings/structures in three character districts
 - 3.) Change the Land Use of Baranoff Oak Park, also referred to as Baranoff Park (Baranoff Park)
- The City of Safety Harbor on July 15, 2019, amended the Safety Harbor Downtown Redevelopment Plan (Plan) by the adoption of Ordinance No. 2019-07, upon first reading.
- The Community Redevelopment Agency, during the same July 15, 2019, public meeting, approved the amendments by Resolution No. 2019-01 CRA.
- The Countywide Planning Authority will hear Case CW 19-18, proposing a land use map change during the October 8, 2019, public hearing.

Authorize the Chairman to sign and the Clerk of the Court to attest the resolution.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

Deliver First Class Services to the Public and Our Customers

5.3 Ensure effective and efficient delivery of county services and support

Summary:

The Plan is both the Community Redevelopment Area plan as well as a Special Area Plan that provides policy guidance for underlying land use and zoning for the various character districts. Any amendments to the Plan must be reviewed and approved by the Board of County Commissioners (Board).

Approval of the Resolution allows for text and graphic map amendments of the Plan. Amendments include the following:

1) Change the Future Land Use of Baranoff Park from the Community Town Center character district (CTC) to the Public (P) character district (Exhibit A);

- 2) Establishes a maximum height for buildings and structures in portions of the Community Town Center (CTC), Public (P), and Traditional Neighborhood Development-1 (TND-1) Character Districts of thirty-five feet (35') and no more than three (3 stories), except as provided in Land Development Code Section 98.03 (Exhibit B);
- 3) Updates redevelopment objectives and Pinellas County Tax Increment Financing eligibility policies (Exhibit C).
- 4) Exhibit A (DTMP Figure 2: Master Development Plan Framework) is attached, depicting Baranoff Oak park within the "Public" character district.
- 5) Exhibit B (DTMP Figure 3: Building Height Maximums) is attached, changing the maximum height in portions of the Community Town Center (CTC), Traditional Neighborhood Development-1 (TND-1), and Public (P) character districts from "45'" to "35'/3 stories**". Footnote ** states "except as provided in Land Development Code Section 98.03." Respective Code Amendments scheduled for September 3, 2019 City Council Agenda as Ordinance No. 2019-16).

Background Information:

The Plan is implemented consistent with Florida Statutes Chapter 163, Part III, Community Redevelopment, and provides the framework for the continued initiative implementation. The Plan sets an anticipated course of action for the investment of Tax Increment Financing funds and other public resources on capital improvement projects, redevelopment, economic development, district initiatives, and Healthy Community disciplines.

In 1992 the BCC granted the City of Safety Harbor redevelopment authority to address deteriorating conditions in the downtown district. In March 2009, the BCC approved a new Community Redevelopment Plan (Downtown Master Plan), comprising of the original and expansion areas (updated 2012).

Fiscal Impact:

There is no direct fiscal impact associated with this resolution.

Staff Member Responsible:

Renea Vincent, Director, Planning
Rachel Booth, Section Manager, Planning

Partners:

City of Safety Harbor

Attachments:

BCC Resolution
Exhibit 1: Safety Harbor Downtown Redevelopment Plan Edits
City of Safety Harbor Staff report
City of Safety Harbor request letter
City of Safety Harbor Ordinance 2019-07