



## **Pinellas By Design Plan Implementation Progress**

Adopted in 2005, Pinellas By Design: An Economic Development and Redevelopment Plan, is the county's redevelopment strategy to foster business development, while managing population growth and preserving our quality of life. The purpose of Pinellas by Design was to identify the means by which the county can maintain and enhance its long-term economic vitality, which is threatened by the disappearance of developable vacant land. Almost every local government has passed a resolution in support of the plan, which was designed so that each community will be able to define its future vision within a shared planning framework. For detailed information on the five year planning process, including community input, analysis, and related studies go to [www.pinellasbydesign.org](http://www.pinellasbydesign.org).

Pinellas by Design estimated that some 50,000 new jobs at salary levels approximately thirty percent above the average wage will need to be created over the twenty year period through 2025 to maintain the same level of economic health that the county has enjoyed over the previous twenty years. Absent a concerted effort and coordinated public policy it will be difficult to achieve this goal, particularly as we reach build out, and the ability of the private sector to find and utilize the land necessary to locate and expand business opportunities is limited.

The multi-faceted implementation includes **regulatory/urban design, transit planning, real estate and economic development programs** that will ensure adequate opportunity to preserve and expand the potential for high-wage job creation.

### **Regulatory/Urban Design:**

**Regional Planning** – One Bay is an effort to develop a shared regional vision for the seven-county Tampa Bay region to answer the question: how can the overall region prosper from a position of strength, diversity, opportunity, and economic vitality over the long term as we continue to grow?. The regional visioning process began in 2007 with Reality Check, a day-long event at the Tampa Convention Center where citizens from across the region came together to vision for the future of Tampa Bay. Since Reality Check, a series of public input events and presentations engaging over 6000 citizens across the seven-county region has resulted in the development of four distinct scenarios of potential growth patterns for the region. See [One Bay](#)

**Transit Oriented Development** –Currently, the County and its municipalities are readying for future transit development through the creation of transit oriented policies and codes. See [PPC TOD work program](#)

**Comprehensive Planning** – In 2009, an Economic Development Element for the County's Comprehensive Plan was adopted. This allowed many of the principles of Pinellas By Design and its related studies to be codified. See [Economic Element](#)

**Livable Communities** - Pinellas County approved a set of model comprehensive plan policies and land development codes designed to implement livable community features in the design and construction of streetscape improvements and land development

projects. The term “livable communities” is used to describe urban environments where walking, bicycling and transit service is safe, comfortable and efficient and where the physical environment offers an interesting and unique experience from the standpoint of street, land and building design. Another key aspect of livable communities is the mixing of land uses which allows people to live closer to their points of destination such as shopping and work locations. See [Pinellas County Livable Communities](#)

**Redevelopment Land Use Categories** - A Countywide Rule amendment created four new future land use categories, which are designed to allow local governments flexibility in planning for redevelopment through special area plans. The new “Planned Redevelopment” categories include Residential, Mixed Use, Commercial and Industrial. <http://www.co.pinellas.fl.us/PPC/default.htm>

**Hotel Densities** - A Countywide Rule amendment allows temporary lodging densities in some future land use categories to be increased if certain conditions are met. Depending on the size of the site and other conditions, 50 to 150 percent more hotel rooms can be built per acre. The changes will allow each community in Pinellas to have the option to either increase density for hotels, subject to certain guidelines, or keep the status quo. <http://www.co.pinellas.fl.us/PPC/default.htm>

### **Transit Planning:**

**High Speed Rail** - Florida has received \$66.6 million in federal grant funding from the U.S. Department of Transportation to develop a brand new high speed rail system between Orlando and Tampa. Florida’s first funding installment is part of the \$1.25 billion grant to the state announced by the Administration in January 2010. See <http://www.floridahighspeedrail.org/>

**Regional** - The Tampa Bay Area Regional Transportation Authority (TBARTA) was created by the Florida State Legislature in 2007 to develop and implement a Regional Transportation Master Plan for the seven-county West Central Florida region consisting of Citrus, Hernando, Hillsborough, Manatee, Pasco, Pinellas and Sarasota Counties. See [TBARTA web site](#)

**Pinellas County** - The Metropolitan Planning Organization completed an update of the Long Range Transportation Plan, which will guide decision making for transportation improvements needed through 2035. See [Long Range Transportation Plan](#)

The most significant plan has already begun with a \$4 million Alternative Analysis (AA) that is expected to be complete in 2011. An AA is an independent and extensive evaluation of local transit corridors that will help us determine the placement and type of transit options that are most suitable for Pinellas County, and that qualify for federal funding. One of the areas to be reviewed will be the corridor from downtown Clearwater to the Gateway area to downtown St. Petersburg. The other will be a connection from Pinellas County via the Howard Frankland Bridge to the planned High Speed Rail (HSR) line and the proposed local light rail system being developed in Tampa. See [PCED Transit Web Site](#)

## **Real Estate:**

**Toytown** – On July 1, 2008 the Pinellas Board of County Commissioners approved the purchase and sale agreement for Toytown, a 240-acre historic landfill in mid-county with excellent interstate access. An extensive due diligence and development review process is now underway to further determine the feasibility of the plan to create an entirely new planned community – **Villages at Gateway Fields**. This ambitious project proposes to remake Toytown into a mixed-use village that will allow residents to live, work, play and shop within a livable community designed to encourage walking, biking and mass transit. The proposal conceived by Florida Gateway Development LLC plans to create 2 million square feet of office space; 1.5 million square feet of retail; 375 hotel rooms with 50,000 square feet of meeting and convention space; and a residential village with a workforce housing component. Importantly, the proposal also includes 70 acres of new parks and recreation facilities. [www.pced.org/toytown](http://www.pced.org/toytown)

**Airco** – On October 28, 2008, the Pinellas Board of County Commissioners received the Market and Feasibility Analysis and Implementation Recommendations for the county-owned Airco Golf Course. The County Commission agreed to explore closing the course and using its 123 acres for aviation, office, industrial and hotel uses based on report's findings. The study recommended that approximately 45 acres be reserved for aviation uses including 25 acres for various bulk hangars and 20 acres for aprons and taxi areas; and the remaining 78 acres be used for office, industrial uses and hotel uses. The office and industrial would be the economic development focus of any realized redevelopment of the site – providing nearly **one million square feet of new space to support high-wage job creation**. This long term project will be dependent on extensive planning, permitting and infrastructure improvements, including significant transportation related issues. The Airco Golf Course will continue to operation as usual into the foreseeable future. Go to [www.pced.org/airco](http://www.pced.org/airco)

**Brownfield Program** – Pinellas County and its municipalities have developed a strong Brownfield Land Recycling program. The County has established a process and procedures to assist a qualifying Brownfields project applicant to obtain designations and approvals for status as a Brownfields area pursuant to the Florida Brownfields Redevelopment Act. Administrative, regulatory, technical assistance and financial incentives are available.

See [Brownfield Program Web Site](#)

**Industrial Land** - A detailed study of the supply and demand of industrial land in Pinellas County begun in 2006 was approved by the Board of County Commissioners in April 2008. More than 2,000 businesses in targeted industry clusters were surveyed about their use of and need for industrial-designated land and other types of real estate for the **Target Employment and Industrial Land Study**. The feedback was combined with an analysis of the existing land supply using geographic information system (GIS) technology. The final report recommends long-term regulatory and economic strategies for ensuring a supply of appropriately located, economically viable real estate that can accommodate high-wage primary employers. To view a copy of the final report, go to [http://www.pced.org/download/document/20080415\\_100058\\_19695.pdf](http://www.pced.org/download/document/20080415_100058_19695.pdf)

**Real Estate Listings** - Property owners can advertise their shopping centers, hotel/motels and retail properties on the County's real estate database providing excellent opportunities for redevelopment - [www.pced.org/realestate](http://www.pced.org/realestate).

### **Economic Development**

Pinellas by Design identified two important measures by which the local economy should be evaluated: size determined by the total earnings of all the workers in the county, and quality, determined by the average earnings per worker. In order to sustain the level of prosperity that the county currently enjoys, it will be necessary to enhance both size and quality. The plan established preliminary estimates and projections for future employment growth, based both on the overall number of jobs (which influences the size of the economy), and the number of jobs provided by high-wage primary businesses (which affects the quality of the economy). Primary businesses are defined as those that import at least 51 percent of their annual revenues from outside the local area, while high-wage jobs are those that pay at least 130 percent of the average annual wage. The plan concluded that to maintain growth in the size and quality of the county's economy, it will be necessary to create approximately 278,000 new jobs of which 50,000 are primary high-wage jobs over the next twenty years.

See [PCED Success Stories](#)

### **Partnerships and Awareness:**

Pinellas By Design recognized that the county can not implement a redevelopment strategy on its own. Partnerships with local municipalities, regulatory agencies, community development groups and the private sector will be needed for a successful redevelopment program. Ultimately the county seeks to encourage high quality projects that match the vision of each community. To assist the many agencies and individuals promoting redevelopment in Pinellas County, the county has produced educational and promotional information focused on redevelopment.

See [PCED Redevelopment Web Site](#)