Dome Industrial Park
Community Redevelopment Plan
Adopted in 2007
City of St. Petersburg
Economic Development Department
DOME INDUSTRIAL PARK
COMMUNITY REDEVELOPMENT PLAN

Adopted in 2007

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On August 25, 2005, the City of St. Petersburg City Council approved a resolution finding the Dome Industrial Park area a blighted area and identifying it as a community redevelopment area (Resolution 2005-450). Subsequent to that approval, the Pinellas County Board of County Commissioners delegated redevelopment authority to the City (Resolution 05-228), thereby enabling the City to begin preparing a community redevelopment plan (see Exhibit A for the text of each resolution).

The Dome Industrial Park Community Redevelopment Area (DIP) is located in the City’s 5.5-square mile Midtown area. The 158.6-acre DIP area is bounded roughly by I-275 on the east and south, 1st Avenue South on the north and 34th Street South on the west (see Map 1-1). It includes the bulk of the area designated in March 1999 by the City Council as the “Dome Industrial Park Plan,” with the exception of the DIP Pilot Project Site because it has already been designated as a community redevelopment area. It also extends the DIP boundaries south of Fairfield Avenue South from 28th Street South to 31st Street South and west to 34th Street South.

As part of the redevelopment planning process, the City of St. Petersburg reduced the DIP area, as identified in the 2005 Blight Study, by 7.5 acres. This section, located roughly between 1st and 4th Avenues South and 23rd and 24th Streets South, has been historically a mix of residential and industrial uses, but has been included within the City’s earliest planning efforts in the DIP, namely with the expectation that it would transition to industrial use through private efforts. However, the area has maintained a stable residential base for the past twenty years and, in fact, new residential investment is occurring. Because the original blight study boundaries are being altered, City Administration updated the findings and found no significant difference in the original blight conditions (see Exhibit B for a legal description of the DIP with its amended boundaries).

REDEVELOPMENT ROLES

On August 25, 2005, the City Council designated itself as the Community Redevelopment Agency (CRA) responsible for administering the Dome Industrial Park Community Redevelopment Area (DIP) and directed City Administration to prepare a redevelopment plan.

City Council has the authority to amend the Redevelopment Plan. However, some amendments will require approval from the Pinellas County Board of County Commissioners as part of the delegation of redevelopment authority to the City. The following amendments will require Board review:
1. The addition of a new public improvement program, not in the Plan as of the date of the original City Council adoption.

2. An increase in the total debt service requirements above that identified in the original Redevelopment Plan.

3. An enlargement of the redevelopment area boundary.

HISTORY OF THE DOME INDUSTRIAL PARK

The history of the Dome Industrial Park Community Redevelopment Area is closely related to the development of the Seaboard Coast Line Railroad, which bisects the district from the northeast to the southwest. The newly renovated 1926 Seaboard Coast Line Building, a historic landmark sitting aside the tracks at 22nd Street South, remains a symbol of this industrial past put to an adaptive reuse. Because most cargo was transported by rail in the years before the development of the highway system and the trucking industry, properties near railroad lines were generally developed as industrial uses.

Development along the railroad lines in the DIP, as well as elsewhere in St. Petersburg, followed the classic pattern of industrial users and freight handlers locating near the trunk and spur lines. Furthermore, the DIP attracted modest housing for low-income workers, primarily African Americans, who lived in the Gas Plant neighborhood where Tropicana Field now sits. Many of these African-American workers came to St. Petersburg in the 1880s to help finish the Orange Belt Railroad and would remain in St. Petersburg. The Gas Plant neighborhood, formerly known as “Pepper Town,” was a tightly knit community with schools and community gathering places with an adjacent commercial hub along 22nd Street South.

The 22nd Street South neighborhood, known as “The Deuces,” grew up south of the Dome Industrial Park in the late 1910s and 1920s, receiving the bulk of African-American in-migration to the City during the period. With its mix of residences and businesses, The Deuces became the hub of the African-American community in the decades prior to desegregation in the 1960s. Landmarks from the corridor’s past abound, including the Manhattan Casino (located within the Dome Industrial Park Pilot Project Area), from which was heard the music of famous entertainers such as Louis Armstrong, Fats Waller, Duke Ellington, Ray Charles and many others; Mercy Hospital, which was the primary medical facility for African Americans during the Jim Crow era; Royal Theater, which showed movies for the community in the 1950s and 1960s; Jordan School which educated many from the African-American community; and Jordan Park Housing Project, which improved the housing conditions for many in the community.
After the Second World War, African Americans embarked on a sustained struggle for civil rights in St. Petersburg as well as throughout the South. Their success during the 1960s led to sweeping and dramatic changes within the community as African Americans were able to shop, live and work in other parts of the City. These events would lead to the decline of commerce on “The Deuces” and, consequently, the surrounding neighborhood.

Another change that impacted the area was the extension of Interstate 275 into downtown St. Petersburg in the 1970s. I-275 sliced through the area, separating the Gas Plant neighborhood from today’s Dome Industrial Park area and 22nd Street South commercial hubs, contributing to the decline of each. In the two decades after the construction of the interstate system, communities throughout the United States would come to recognize the inherent blighting effects that such major roadway construction would have on adjacent neighborhoods.

Like the Gas Plant neighborhood, the DIP Community Redevelopment Area became isolated due to interstate construction and declined significantly. With the rise of suburban industrial parks and the shift in transportation of goods from the railroad to long-haul trucking on the interstate, the number of industrial businesses in the area declined. In addition, the emergence of the “Euclidean” zoning philosophy in planning practice justified the separation of residential neighborhoods from industrial districts, in order to allow both to flourish without conflict. However, older industrial districts including the DIP often are contiguous with residences, leading to the detriment of both. To be economically viable, industries must be able to expand, yet in doing so they negatively impact neighborhoods that have difficulty thriving adjacent to the fumes, noise and light attendant with industrial use. Furthermore, the industrial zoning in the DIP CRA precludes new housing construction and deters investment in the existing housing stock, while the small lot layout and the inadequate road network do not support the needs of modern industrial users.

In the 1960s and 1970s, City leaders viewed the Gas Plant area east of I-275 as an opportunity for redevelopment; in 1978, the City identified the area as “blighted,” according to the requirements of Florida Statutes, and adopted a redevelopment plan for its revitalization. The plan called for the Gas Plant to be redeveloped for industrial development and multi-family housing. In the early 1980s, however, the Gas Plant Redevelopment Plan was revised and incorporated into the Intown Redevelopment Plan to accommodate a domed stadium complex. To implement this redevelopment effort,
both plans proposed that most of the Gas Plant neighborhood be demolished.

Still recognizing the peril in losing its industrial base, the City also developed a business retention and development strategy for the area west of the stadium complex and I-275, now known as the Dome Industrial Park, which was designed to reestablish the area as a major employment center providing jobs in the inner city.

OVERVIEW OF BLIGHT STUDY AND FINDINGS OF NECESSITY

The Florida Community Redevelopment Act recognizes thirteen conditions that undermine the socio-economic health of a community and create blight (Section 163.340[8], F.S.); only two must be present for an area to qualify as a community redevelopment area. The Dome Industrial Park Blight Study identified five of these conditions, which advanced blight in the area and contributed to its economic underperformance. These conditions - defective or inadequate street layout, faulty lot layout, deteriorated site or other improvements, inadequate and outdated building densities and diversity of property ownership-work to limit the DIP’s ability to provide sites suitable for contemporary business uses. A summary of the deficiencies follows. (For the complete blight analysis, see Exhibit B in Resolution 2006-481.)

Defective or Inadequate Street Layout

The interior roadway network in the DIP does not meet the current minimum requirements established for modern industrial park development. Roadways are too narrow for heavy truck traffic. In fact, 65 percent of nearly 50,000 lineal feet of roadway in the DIP does not meet the Institute of Traffic Engineers recommended minimum pavement width of 28 feet for industrial parks.

Turning radii at the intersections are also insufficient for large vehicles and those with trailers. While the recommended standard for industrial parks ranges between a minimum of 25 feet to a preferred 40 feet, most road segments within the DIP fail to meet the minimum standard. According to the City’s roadway data for the DIP, more than 88 percent of its 107 road segments have turning radii less than 25 feet.

Substantial portions of road surfacing material in the DIP do not meet current standards. In addition to 3rd Avenue South between 20th
and 22nd Street South and 7th Avenue between 28th Street and 31st Street South which are unpaved, seventeen of 55 blocks within the DIP Redevelopment Area have unpaved alleys.

Many streets are also paved with brick. An abundance of brick streets is one of the unique features in St. Petersburg and adds character and value to many of the city’s residential neighborhoods. However, as a roadway surface for industrial areas, brick is improper for day-to-day use by heavy loaded trucks. Approximately 19 percent of more than 49,600 lineal feet of roadway in the DIP is surfaced with brick.

Finally, several streets within the DIP terminate with dead ends or end at 90 degree or oblique angles with other streets. Historically, the street and block pattern in this part of St. Petersburg represents an extension of the grid pattern upon which much of the city is arranged. While appropriate for general commercial and residential development, this block pattern does not easily accommodate modern industrial or business needs, especially for firms needing large floor plates, truck loading docks and assembly line layouts (see Map 4-1 for a view of transportation deficiencies within the DIP).

Insufficient Parking Facilities

As will be demonstrated in the next section, the DIP is characterized by small lot sizes that limit not only the size of buildings that can be constructed but also the provision of on-site parking to accommodate employees and customers. The provision of adequate parking facilities has been identified as an issue in previous planning efforts and will remain a hindrance to economic development throughout the DIP that will require collaborative and imaginative solutions.

Faulty Lot Layout

Lot configurations within the DIP were platted several generations ago and are too small to meet the needs of current industrial users. Among the 382 parcels zoned for industrial use at the time the blight study was prepared - by far the most prevalent use within the DIP -- over 26 percent are nonconforming for the district’s minimum lot size of 5,000 sf, while 37 percent are nonconforming for the minimum lot width of 50 feet.

Nonconformity describes only the failure of lots to meet the minimum standards the industrial zoning district; these standards themselves are far below the land and building requirements of contemporary manufacturing and distribution users. Contemporary industrial users often require several acres of land to accommodate a facility with integrated manufacturing, warehousing and distribution.
functions.

Inadequate and Outdated Building Densities

The DIP also possesses inadequate and outdated building densities that make it unsuitable for modern industrial purposes. While the median building size of industrial and flex spaces offered for lease in industrial parks throughout St. Petersburg such as Metropointe, Gateway Business Center and Skyway Business Center is 41,000 sf, the same measure for the DIP redevelopment area is six percent of that size, or 2,520 sf. Moreover, only 33 of its 235 structures with industrial zoning exceed 10,000 sf in size, sixteen have a size greater than 25,000 sf and only seven buildings exceed 40,000 sf.

With small buildings come low floor-area ratios (FAR), further illustrating the obsolescent building patterns within the DIP. FAR is a measure of development intensity used in land development regulations to calculate the total square footage of a building relative to the lot on which it sits. The IG zoning district, which was in place when the community redevelopment area was established, permits a FAR between .65 and .75. In contrast, the 235 improved parcels zoned IG have a median FAR of .31.

Finally, due to age and/or functional obsolescence relative to contemporary industrial requirements, many buildings within the DIP need either demolition or significant adaptive reuse to meet current standards. It is generally recognized that structures housing primary employers have an effective physical life of approximately 30 years and rarely greater than 40 years. Construction standards for such features as building clear height, column span, power demands and security needs change over time as the needs of manufacturing and distribution facilities shift in response to new market demands. If it is not feasible to upgrade or retrofit these aging buildings then a total redevelopment of the properties is required.\(^2\)

Based on building-age data provided by the Pinellas County Property Appraiser’s Office, the median construction year for a structure zoned IG in the DIP is 1950. More importantly, 152 structures (69 percent of the total) are fifty years of age or older and 86 percent are 35 years or older. In comparison, St. Petersburg’s business and industrial parks in the Gateway area were built in the 1980s or later and are more serviceable for today’s manufacturing and industrial uses.

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\(^2\) Pinellas County Board of County Commissioners. *The Opportunities Summit Findings: Economic Development and Redevelopment for the Pinellas Community* (April 2003), 11.
Deteriorated Site or Other Improvements

Site and building conditions within the DIP are also a blighting influence. A September 2004 field survey analyzed factors relative to building site conditions to evaluate the “Overall Condition” of each parcel. The survey found that the “Overall Condition” for 39 percent of the properties in the DIP was “Deteriorated” while the remainder was identified as “Sound.” Differentiating between the most predominant land uses within the DIP - industrial and residential - yields a more refined picture of the blighting influences. The Overall Condition analysis found 27 percent of industrial properties being “Deteriorating.”

Deteriorating physical conditions also affect the improvement value and tax yield of each parcel as defined by its land-to-improvement value ratio (LIV). According to the 2004 tax roll, the assessed property value of all parcels in the DIP was $37.6 million, with a land value of $10.3 million and an improvement value of $27.3 million. These values establish a LIV of 1:2.65. The ratio indicates that for every dollar value of land within the DIP, its improvement value is approximately triple. This ratio falls squarely within the range of the LIVs found in other community redevelopment areas in the city when their redevelopment plans were adopted.

Diversity of Ownership

Fragmented land ownership is an underlying fact of the DIP and hinders private redevelopment efforts. Diverse ownership holdings make it difficult for private parties to assemble and consolidate property to expand their enterprise. Of the 412 parcels within the DIP, 263 parcels totaling nearly 103 acres cannot be consolidated with other properties under current ownership. Consequently, individual parcels that cannot be consolidated by the current owner into larger holdings represent two-thirds of the acreage and total parcels in the DIP. The median size of these parcels is 6,534 sf, slightly larger than most single-family lots within St. Petersburg, but clearly inadequate for contemporary use.

The remaining 149 parcels can be consolidated into 57 holdings of two or more parcels. However, virtually all of these properties are comprised of less than five parcels apiece. Moreover, thirty-eight of these 57 holdings, comprising nearly 40 acres, consist of holdings of only two parcels, with each holding having a median size of 12,197 sf. Only six of these 38 holdings are larger than one acre. The remaining nineteen holdings comprise less than seventeen acres or 11 percent of the total acreage of the DIP.

3 A “holding” represents a unit of land one or more contiguous parcels in size, held by a single property owner or related interest that can be consolidated and developed.
Policy on Eminent Domain

Florida’s Community Redevelopment Act once allowed localities to acquire by eminent domain private property within a community redevelopment area and convey it to private developers as a tool to remedy blight within the CRA. However, the City of St. Petersburg has a long-standing policy of only using eminent domain to acquire land as a last resort, preferring instead to negotiate with landowners to implement its revitalization goals.

The City’s self-limiting policy has now been codified by Florida lawmakers. During its 2006 session, the Florida Legislature amended Section 163.375, F.S., regarding the use of eminent domain in community redevelopment areas. In response to the United States Supreme Court’s decision in Kelo v. New London, Connecticut (2005), which upheld local government’s right to condemn property for economic development purposes, the Florida Legislature significantly modified its statutory authorization for use of eminent domain in community redevelopment areas. Now, Florida law permits localities to condemn property only for public “use” such as utilities, parking garages, stormwater facilities, infrastructure and roadways.

Boundary Justification

The boundary for the DIP community redevelopment area is based generally on the original Business Retention Area boundary, which comprised approximately 122 acres, as well as land zoned Industrial Traditional between 28th Street and 34th Street South. The justification for this boundary is inclusion of most of the contiguous land that will provide the opportunity for employment-generating redevelopment. As indicated above, a 7.5-acre section between 23rd and 24th Streets South north of 5th Avenue South was removed in recognition of the extent of residential units in the area. In addition, the DIP CRA does not include the Dome Industrial Park Pilot Project Site, located south of 5th Avenue South and east of 22nd Street South, which was designated as a community redevelopment area in 2000.
Chapter Two
Statistical Profile and Land Use Inventory
Chapter Two
Statistical Profile and Land Use Inventory

STATISTICAL PROFILE\(^1\)

The Dome Industrial Park is characterized primarily by industrial and commercial uses with a residential population concentrated along the I-275 corridor west of 22\(^{nd}\) Street South and southeast of the intersection of Fifth Avenue South and 28\(^{th}\) Street South.

The DIP spans two census tracts - 218 and 219 - with the majority of the CRA located within Tract 218 Block Group 5.\(^2\) Tract 218 Block Group 5 also contains the entirety of the Dome Industrial Park Pilot Project Site (DIPPP) CRA, which complicates using 2000 Census data because more than forty households were relocated from the Pilot Project site after the 2000 Census. Consequently, data on socioeconomic aspects of the DIP CRA such as poverty, median income and unemployment rate must be estimated. To do so, staff conducted field survey and analysis of the Pinellas County Property Appraiser’s database to derive an accurate figure of properties currently in residential use.

With approximately eighty-seven residential units, the full-time population of the DIP is estimated to be 196 persons. This is based on an average household size of 2.25.

Based on the 2000 Census, the community redevelopment area population had a per capita income of $8,803, which is 42 percent of the city figure for that reporting year; a median family income of $15,151, which is approximately one-third of the citywide average; and a median household income of $15,574, which is less than one-half the citywide average. Fifty-seven percent of families in the DIP CRA were below the poverty line.

Again, this Census information is impacted by the inclusion of the DIPPP, which had severe conditions of blight and poverty. Utilizing 2005 Claritas data, the income figures improve moderately. Table 2.1 compares the DIP and City measures on key socioeconomic indicators.

Table 2-1
2005 Demographic Overview of the DIP

<table>
<thead>
<tr>
<th>Category</th>
<th>DIP</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per Capita</td>
<td>$11,514</td>
<td>$24,117</td>
</tr>
<tr>
<td>Median Family</td>
<td>$18,438</td>
<td>$50,755</td>
</tr>
<tr>
<td>Median Household</td>
<td>$18,824</td>
<td>$39,737</td>
</tr>
<tr>
<td>Family Poverty Rate</td>
<td>53.9%</td>
<td>9.3%</td>
</tr>
<tr>
<td>High School/GED</td>
<td>58.4%</td>
<td>82.1%</td>
</tr>
<tr>
<td>Bachelor’s/higher</td>
<td>0%</td>
<td>23.1%</td>
</tr>
</tbody>
</table>

Sources: Claritas 2005 Report.

Lack of educational attainment has led to limited opportunities for residents of the DIP to increase their income and contributes to the excessively low wages and high

\(^1\) The statistical profile is based on information from the 2000 Census Summary File 3 (SF3), 2005 Estimates from Claritas and field surveying.

\(^2\) The portion of the DIP west of 28\(^{th}\) Street South is located within Tract 219 BG5, but contains no residential population.
poverty rate. Only 58 percent of residents over the age of 25 have completed high school or an equivalency and none have a bachelor’s degree or higher. By comparison, 82 percent of residents citywide have completed high school or an equivalency and more than 23 percent have a bachelor’s degree or higher.

The poverty rate in the DIP reflects this low percentage of educational attainment. Approaching 54%, the family poverty rate in the DIP is almost six times the citywide rate.

Business Composition in the DIP

Based on 2005 second quarter data, the DIP is dominated by manufacturing, construction, wholesale trade, automotive services and retailing. Manufacturing, construction and wholesaling are important industries for maintaining and improving the well being of St. Petersburg by providing the higher wage, primary industries that bring money into the local economy. Since they often are independent of the local business sector, primary industries buffer St. Petersburg from a local or regional economic downturn. Table 2-2 depicts the industrial composition of the DIP.

<table>
<thead>
<tr>
<th>Industry Sector</th>
<th>Est. Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>13 417</td>
</tr>
<tr>
<td>Construction</td>
<td>14 182</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>11 92</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>8 201</td>
</tr>
<tr>
<td>Transport/Warehouse</td>
<td>4 42</td>
</tr>
<tr>
<td>Other Services</td>
<td>22 91</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>72 1025</strong></td>
</tr>
</tbody>
</table>

Source: 2005 2Q EQUI Database

“Clusters” and Economic Development

Economic development practice since the 1990s has focused on building and sustaining industry clusters. An industry “cluster” is a group of competing, complementary and interdependent firms, economic actors and institutions that are located near one another and that draw productive advantage from their proximity and connections. These can include supplier networks, universities, research facilities, and firms in related industries. The geographic scope of clusters can be a region, state or single city or span neighboring countries.


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Clusters can develop where buyer-supplier relationships require proximity, and having a dense network of suppliers and buyers can produce efficiencies. Clustering is especially beneficial to small and medium sized enterprises that are unable to take advantage of the efficiencies of scale and vertical integration customary for large companies.

A cluster economic development focus is also related to industries that the City targets for its business expansion and attraction efforts. These include manufacturing, medical technologies, information technologies, marine sciences and financial services. These types of business would not only support existing industry clusters, but also typically have higher-wage jobs. For instance, a recent analysis of wages revealed that while accounting for less than one-fourth of the City’s employment base, these targeted sectors produced more than one-third of wages earned in the City. All told, workers in these targeted industry sectors earned an average annualized wage of $61,053, well above the $41,956 overall average annualized wage earned in the City. For non-targeted industry sections, the average annualized wage was $36,054.8

Three significant “clusters” can be identified in the Dome Industrial Park based on number of establishments and persons employed - construction, automotive services and food services. In fact, three-quarters of DIP establishments and over 86 percent of its employees are linked to one of these three clusters. Table 2-3 depicts the distribution of establishments within these clusters.

The construction cluster, by far the largest in the DIP, illustrates the manner in which a grouping of businesses not in the same industry sector provide inputs and outputs and promote economic development. Within the DIP, there are residential renovators, single-family homebuilders, cabinet makers, retail home centers, electrical contractors, painters and specialty trades, which all provide inputs at different points in the construction process. By looking only at certain industry sectors, one would have missed the potential linkages between cabinet makers, home centers and residential renovators, and overlooked possible economic development strategies designed to solidify and promote them.

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Table 2-3
Industry Clusters in the DIP in 2005

<table>
<thead>
<tr>
<th>Cluster</th>
<th>Est.</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>32</td>
<td>538</td>
</tr>
<tr>
<td>Automotive Services</td>
<td>15</td>
<td>149</td>
</tr>
<tr>
<td>Food Services</td>
<td>6</td>
<td>202</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>53</td>
<td>889</td>
</tr>
</tbody>
</table>

Source: State of Florida. 2005 2Q Unemployment Insurance Reports.

These clusters have remained persistent over time. The Business Opportunity Plan prepared for the DIP in 1998 also identified these same business clusters. According to their data, there were 35 auto/marine related businesses, 17 construction related and four food companies.

LAND USE AND ZONING

The DIP includes approximately 158.6 acres containing property in existing single-family, multi-family, commercial, industrial and public use. In addition, City Future Land Use designations and zoning regulations for these properties -- not necessarily reflective of their existing use -- allow for the same broad ranges of use.

Existing Land Use

Of the 158.6 acres in the DIP, parcels in existing industrial use account for 80 acres, or more than 50 percent of the study area. Public and semi-public uses comprise more than 29 acres and are the next largest use of land, including such uses as transportation maintenance facilities, rights-of-way, railroad property and nonprofit facilities. Another 24.5 acres, roughly 15 percent of land within the DIP, is vacant. Collectively, these uses account for approximately 84 percent of the land within the DIP. Single and multi-family residential, commercial and other uses account for the remaining occupants of the land, none comprising more than ten percent of the DIP.

Table 2-4 provides a detailed breakdown of existing land uses within the DIP. Map 2-1 shows the location of these land uses throughout the area.

Table 2-4
Existing Land Use in DIP

<table>
<thead>
<tr>
<th>Parcel Use</th>
<th>#</th>
<th>Acres</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>130</td>
<td>24.5</td>
<td>15.4</td>
</tr>
<tr>
<td>Industrial</td>
<td>124</td>
<td>80.0</td>
<td>50.4</td>
</tr>
<tr>
<td>Single family</td>
<td>76</td>
<td>10.0</td>
<td>6.3</td>
</tr>
<tr>
<td>Commercial</td>
<td>40</td>
<td>9.7</td>
<td>6.2</td>
</tr>
<tr>
<td>Public</td>
<td>21</td>
<td>29.3</td>
<td>18.5</td>
</tr>
<tr>
<td>Other</td>
<td>11</td>
<td>3.9</td>
<td>2.5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>10</td>
<td>1.2</td>
<td>0.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>412</td>
<td>158.6</td>
<td>100*</td>
</tr>
</tbody>
</table>

Source: Pinellas County Property Appraiser Office (2004)

Future Land Use

As part of the Future Land Use Element of the Comprehensive Plan, the City assigns every parcel within its boundaries a future land-use category corresponding with land-use categories described in the Element.

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9 Includes retail establishments engaged in sales of construction materials.
This land use category system provides for the location, type, density and intensity of development and redevelopment and prescribes areas of the city acceptable for commercial, mixed-use, residential, office, industrial, open space and other uses.  

Industrial General represents 95 percent of the land within the DIP, with 379 parcels and 151 acres. IG allows a mixture of light or heavy industrial and industrial park uses with a floor area ratio up to 0.75. Buffers are required between industrial and other land uses. Office, retail and personal/office service uses are allowed as accessory uses within the structure to which it is accessory and may not exceed 25 percent of the floor area of the principle use.

The area of the DIP devoted to Community Redevelopment District comprises 23 parcels and 4.2 acres. This category allows mixed use retail, office, service and medium density residential up to a 1.25 FAR and a density between 24 and 40 dwelling units per acre.

Ten parcels are planned for Planned Redevelopment-Mixed Use which allows mixed-use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre. Research/Development, Commercial Recreation, and Light Manufacturing/Assembly (Class A) uses may also be allowed in this plan category pursuant to local government standards which address neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

**Zoning**

Future land use categories are broad descriptions of generally appropriate land uses within a given area. The details and implementation of land development is left to one or several zoning districts which are required by Florida law to be consistent in intent, uses and intensity with the underlying future land-use category. While several zoning districts may implement the same future land-use category, each require different development intensities or densities and not all may be appropriate in certain existing development contexts.

In years past, the DIP had four zoning districts -- Industrial General, Urban Village-1, Residential Multifamily-

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10 For more information, refer to the Future Land Use Element of the *City of St. Petersburg Comprehensive Plan.*

11 For specific information on allowed uses, intensities and dimensional requirements for each zoning district within the Dome Industrial Park, refer to the *City of St. Petersburg Land Development Code.*
12/15 and Commercial Industrial -- with more than 95 percent of its acreage devoted to Industrial General. In 2007, however, the DIP was rezoned to bring it into compliance with the new land development regulations (LDRs). These LDRs were a product of the Vision 2020 planning effort begun in 2001. The new LDRs were designed to reform the City’s zoning code and replace it with development regulations that will encourage more intensive infill and mixed use development.

The City’s existing development regulations were antiquated and reflected St. Petersburg’s vision for suburban and automobile development that was prevalent at the time the regulations were first adopted. This development vision was ineffective in addressing and enhancing the traditional areas of the City in terms of development patterns and urban form. In addition, the previous regulations had been rendered inadequate by the escalating cost of land, the diminishing supply of affordable housing and the City’s relative inability to expand its boundaries to accommodate new growth.

The four new zoning designations proposed for properties within the DIP include Industrial Traditional (IT), Corridor Commercial Traditional (CCT-1), Corridor Commercial Traditional (CCT-2) and Corridor Commercial Suburban (CCS-1). With few exceptions, the previous industrial-zoning emphasis for the area will be retained as will the mixed-use character of First Avenue South. However, design guidelines have been established and density allowances have been increased.

Table 2-5 shows the extent of new zoning districts throughout the DIP, while Map 2-3 shows their location.

<table>
<thead>
<tr>
<th>Parcel Zoning</th>
<th>#</th>
<th>Acres</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT</td>
<td>379</td>
<td>151.4</td>
<td>95.4</td>
</tr>
<tr>
<td>CCT-2</td>
<td>23</td>
<td>4.2</td>
<td>2.6</td>
</tr>
<tr>
<td>CCT-1</td>
<td>9</td>
<td>1.5</td>
<td>0.9</td>
</tr>
<tr>
<td>CCS-1</td>
<td>1</td>
<td>1.6</td>
<td>1.0</td>
</tr>
<tr>
<td>Total</td>
<td>412</td>
<td>158.6</td>
<td>100</td>
</tr>
</tbody>
</table>

Like the IG district which it replaces, the Industrial Traditional (IT) district is by far the largest proposed district in the DIP, both in terms of number of parcels and acreage. While the number of parcels zoned for industrial uses declined by nine, the area increased by .10 acres. The area zoned IT generally encompasses the same area as IG with four exceptions, three of which involved removal of land from the IT district - the southeast corner of 28th Street and 5th Avenue South (to CCT-1), across 22nd Street South from the Manhattan Casino (to CCT-1), and a small site across from Cox Lumber near 34th Street South (to CCS-1). The St. Petersburg Clay Company site, previously zoned Commercial Industrial, was added to land zoned Industrial Traditional.
The purpose of the IT zoning district is to permit rehabilitation, renovation and redevelopment in a manner that is consistent with the character of the neighborhood and surrounding residential uses. This is done by eliminating lot area requirements (formerly 5,000 sf) and increasing allowed FAR (0.75) and impervious surface ratios (0.95). At the same time, the district enhances buffering standards between industrial and non-industrial uses.

The area zoned Corridor Commercial Traditional - 2 district corresponds with the area formerly zoned Urban Village-1. CCT-2 allows one- to five-story development containing mixed uses with multi-family density up to 40 units-per-acre. Additional density is possible when affordable work force housing is provided.

As indicated above, CCT-1 is located at the southeast corner of 28th Street and 5th Avenue South and six parcels located on the west side of 22nd Street South across from the Manhattan Casino. Rezoning the latter area was designed to promote reuse of the Casino by attracting supportive commercial activity across the street. Rezoning three parcels on 28th Street South from industrial to commercial reflects the existing uses on the site.

The purpose of the CCT-1 district is to protect the traditional commercial character of these corridors, while permitting the rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes. The corridor features urban design guidelines, including zero setbacks, building design, cross access and other standards, to reflect and reinforce the unique character within each of the applicable sub-districts. The allowable FARs and density have also been increased. One parcel, approximately 1.6 acres in size and abutting 34th Street South, was rezoned from Commercial General and Industrial General to Commercial Corridor Suburban-1 (CCS-1). The purpose of the CCS-1 zoning district is to improve the appearance of restaurants, big box retailers, drug stores and apartment buildings, accommodate both vehicles and pedestrians, and improve connections between individual developments and compatibility with surrounding neighborhoods. The district does allow one- to three-story development with multi-family residential.
## Map 2-3

### Zoning

<table>
<thead>
<tr>
<th>DIP CRA Boundary</th>
<th>IT</th>
<th>CCT-1</th>
<th>CCT-2</th>
<th>CCS-1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NT-1</td>
<td>NT-2</td>
<td>IC</td>
<td>North</td>
</tr>
</tbody>
</table>

Dome Industrial Park

Community Redevelopment Plan

Page 19
Chapter Three
Prior Planning Efforts in the Dome Industrial Park
Planning efforts within and beyond the Dome Industrial Park have been widespread. Since the early 1980s, the City of St. Petersburg has made concerted efforts to revitalize, redevelop and improve the quality of life in the Midtown area (see Map 3-1). Within Midtown during the period, more than $100 million has been invested in infrastructure and other projects. Within and near the community redevelopment area, formal revitalization planning and activities have concentrated on three areas - Dome Industrial Park, the 22nd Street South Business District and Grand Central.

**Business Retention/Development Program**

In 1985, the City initiated the BRDP, which established a target area called the “Central Industrial Area Redevelopment Improvement Project” (which comprises most of the DIP) and allocated $300,000 for street and utility improvements and acquisition in the area.

**Business Retention and Economic Development Report**

In 1991, the Business Retention and Economic Development Report for the Business Retention Target Area (BRTA) identified declining businesses and jobs, spurring the need to retain the existing commercial and industrial businesses in the area. Nearly 55 percent of business owners surveyed reported economic losses due to crime and vandalism and 34 percent contemplated relocation. The BRTA, which comprises most of the Dome Industrial Park, has remained a focal point for the City in its economic development efforts.

**Central Neighborhood Plan**

The 1992 Central Neighborhood Plan included a broad area from Ninth Avenue North on the north, 34th Street on the west and Interstate I-275 on the east and south. In addition to the industrial uses of the DIP and other areas, the planning area included residential and commercial uses. The DIP was identified as portions of Zone 7 and all of Zone 8. Four principal areas of concern were identified by residents and owners within the zones including safety, maintenance and improvements, expansion constraints and business enhancements.

**22nd Street South Revitalization Plan**

The 1994 22nd Street South Revitalization Plan was created to help the businesses located within

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2 In 2001, the 22nd Street South Redevelopment Corporation, Inc. received a Florida Main Street Designation for the corridor with a vision to revitalize the street into a historical commercial district with small shops, services and residences.
the 22nd Street South corridor from 5th Avenue South to 22nd Avenue South. While most of the Plan focus concerned the commercial corridor between I-275 and 18th Avenue South, it did note the importance of revitalizing the DIP and job creation in fostering improvement. The Plan identified the following four major issue areas: crime, social services, neighborhood image/improvement, and economic development.

**Enterprise Zone**

In 1995, the City received “Enterprise Zone” status from the State of Florida. The City’s Enterprise Zone (EZ), a 10-square mile area, includes a Strategic Plan to encourage redevelopment opportunities for commercial businesses along 22nd Street South, in the DIP and within other selected commercial corridors. Businesses and residences located within the EZ are eligible for incentives such as tax credits, abatements or refunds, as well as a reduction or abatement of local impact fees.  

The Dome Industrial Park was identified as key to the EZ strategy because it addressed “opportunity clusters” which are intended as industrial and commercial centers that provide on-site entrepreneurial and job training opportunities. The EZ report specifically identified the area as ideal for the development of an industrial park designed to attract industries related to emerging technologies, such as the marine science and biomedical industries.

**Brownfield Program Area**

The DIP is also located within both a federal and state Brownfields Program Area. The term “brownfields” refers to areas with abandoned, idled or underused industrial and commercial facilities, where expansion is complicated by real or perceived environmental contamination. This designation facilitates grant funding to commercial/industrial property owners as an incentive to perform Phase I, as well as Phase II (if needed), environmental audits on their properties. Also available is a Brownfields Cleanup Revolving Loan Program which is used for cleaning up environmentally contaminated properties.

Brownfield designation has enabled the City to secure $1.3 million in grant funding, conduct 85 assessments within the designation

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3 For a list of tax incentives available for businesses located in the Enterprise Zone, see Exhibit C. Business owners and residents within the Zone have been certified for nearly $5 million dollars in credits or refunds. Recipients include restaurants, cafes, retailers, movie theaters, manufacturers, hotels and residential.

4 In June 2003, City Council expanded the State of Florida Designated Brownfields Area in St. Petersburg to overlay the boundaries of the state Enterprise Zone Boundaries.
Chapter Three
Prior Planning Efforts in the Dome Industrial Park

Map 3-2
Enterprise Zone
EZ Boundaries

North
Not to scale

DOME INDUSTRIAL PARK
Community Redevelopment Plan
Page 23
area, and eliminate the perception of contamination for 79 properties.

**The Business Opportunity Plan**

In 1998, the City prepared *The Business Opportunity Plan* (BOP), which was designed to identify and create opportunities for the Dome Industrial Park while eliminating obstacles to new development and job creation. One source of opportunity was to retain existing businesses and reduce barriers which may be a hindrance to business expansions. Recruiting new businesses and value-added jobs is a primary objective for this area. The BOP also identified other strategic issues that weakened business development, such as property ownership fragmentation, security and property maintenance, transportation improvements, parking and property lighting, street and alley conditions and needed infrastructure improvements.

**Dome Industrial Park Plan**

In March 1999, City Council approved the *Dome Industrial Park Plan* to retain existing businesses and attract new ones to the area. The Plan reiterated the constraints of the area mentioned in other studies, namely small plots, diverse ownership, dilapidated structures, potential contamination, limited access and crime, but noted the DIP’s location was good, basic infrastructure was in place and development of the area “a linchpin in the evolution of central St. Petersburg and a necessity for increasing the quantity and quality of job opportunities.”

While the Plan dealt with the entire DIP, its primary implementation focus was developing the “Pilot Project Site,” a roughly 20-acre site bounded by 22nd Street South, 5th Avenue South and I-275. After several unsuccessful attempts to market the site to private developers, the City sold it to the United States Department of Labor (DOL) for the development of a Job Corps facility.

**Economic Development Strategy**

In April 2000, City Council adopted an economic development strategy for St. Petersburg, its first since 1979. It identified many of the issues highlighted in the other planning documents discussed in this chapter and included many of their adopted goals and objectives. In addition, it provided eight overarching goals by which to focus the City’s economic development efforts, including increasing the tax base; increasing employment opportunities; assisting target neighborhoods; developing a quality area.

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7 The Pilot Project Site itself was designated a community redevelopment area in 2000.
workforce; and ensuring a sustainable community offering a high quality of life.

Midtown Strategic Planning Initiative

In 2002, the City Council of the City of St. Petersburg approved the St. Petersburg Midtown Strategic Planning Initiative. The Midtown Initiative noted twenty-five plans in the area but found that, because they were developed individually, without a community-wide vision, residents were unaware of improvements made outside their immediate areas. This project will guide future policy and devise strategies that integrate planning, neighborhood, and economic development principles to attain the expressed goals of the Midtown community.

Grand Central District

A small portion of the Dome Industrial Park along First Avenue South lies within the Grand Central District for which a redevelopment strategy -- the Central Avenue Tomorrow Plan -- was adopted in 1999. The strategy focuses on enhancements to transportation, urban design, streetscape design, land use and zoning, architectural design and marketing. The primary goal of the Plan is to create a more pedestrian friendly district. This has been substantially implemented through the adoption of the Urban Village zoning district, which allows for a mix of retail, office and residential uses to be developed on one site.

Vision 2020

In 2001, the City undertook a city-wide planning effort known as “Vision 2020” which generated the creation of the new land development code adopted by City Council in 2007. This new code will positively impact the shape and form of redevelopment opportunities in the Dome Industrial Park by reducing dimensional requirements for new construction and additions, while at the same time requiring enhanced buffering. In addition, the new code expands allowable permitted uses to include the manufacture of electronics, stone, glass and clay; warehousing, including the storage of materials related to manufacturing; outdoor assembly of boats and cars; fleet storage; and retail related to onsite manufacturing and assembly along major corridors.

Dome Industrial Park Community Redevelopment Area

In July 2005, the City began meeting with DIP residents, businesses and property owners to collaborate in the creation of the community redevelopment plan.
The citizens identified many issues including:

- improving identity and image
- corridor improvements
- enhanced code enforcement and public safety
- creating a marketing plan
- studying the feasibility of a district-wide stormwater facility
- improved streets and parking facilities
- expanding/promoting incentive programs
- regulatory reform
- site assembly
- establishing buffers and transitions between residences and businesses.
Chapter Four
Redevelopment Issues in the Dome Industrial Park
Several of the planning studies that have been undertaken in the DIP over the years have identified common issues and strategies to resolve them. Major issues can be included under the following four categories - public safety, image and appearance; infrastructure improvements; transportation; and business expansion and promotion.

PUBLIC SAFETY AND IMAGE

Enhancing public safety and image are important elements in any revitalization strategy. The condition of property is an immediate and apparent measure of an area’s prospect for investment and growth. The DIP has seen steady improvement in these measures over the past decade. However, there are still issues to be addressed. The most significant of these issues, as identified in the DIP blight study, include deteriorated properties, unattractive transportation corridors and a lack of district identity.

Deteriorated Properties

Site and structural condition is an important indicator of blight within the DIP and represent a possible threat to public safety through arson. A substantial number of deteriorated buildings and sites in an area indicate a relative lack of private investment in the development, redevelopment, and maintenance of building assets. The presence of deteriorated buildings and site improvements also impairs future growth by contributing to a poor environment for investment.

Unattractive Transportation Corridors

Nearly all of the planning studies identified the corridors running through the DIP - First and Fifth Avenues South, 22nd, 28th, and 31st Streets South - as important assets but in need of improvement. The City has upgraded or widened 5th Avenue South, 20th Street South, 28th Street South and 31st Street South during the last fifteen years, but visual improvement awaits implementation.

Along 22nd Street South, the City installed lighting, landscaping and sidewalks on the grounds of the Dome Industrial Park Pilot Project Site. In addition, a streetscaping plan has been completed and will be constructed in phases over the next three years for the remainder of the corridor between First Avenue South and 18th Avenue South.
Lack of District Identity

Previous planning efforts cited the DIP as not having an identity to outside residents and businesses. Initially, the City “re-branded” the area from the “Business Retention Target Area” to the “Dome Industrial Park” in order to tie the area to a recognizable identifier. In addition, the City has attempted to address this issue through provision of six monument signs along 22nd Street, 5th Avenue, 28th Street, and 1st Avenue South. With the expansion of the DIP boundaries to 34th Street, the City will need to provide markers there as well. Through a marketing plan, the DIP’s identity can be further established.

INFRASTRUCTURE ISSUES

Infrastructure is an important ingredient in any successful economic development program. For instance, without adequate water and sewer facilities, businesses would not be able to operate efficiently, much less expand their output. The following issues have been identified in prior studies as well as during the public comment on the current community redevelopment plan.

Stormwater Retention

Stormwater is an environmental, infrastructure and business retention issue. Because runoff from the DIP drains into either Boca Ciega Bay or Bayboro Harbor, the quality, quantity and timing of it is important to regulate. In addition, the City constructs and maintains the stormwater drainage systems within the DIP, so it is important that infrastructure can accommodate business expansion and new construction. Finally, because many of the properties within the DIP are small, their expansion efforts are impacted by City regulations requiring onsite parking and stormwater treatment. Consequently, creative strategies are necessary to meet all of these environmental, infrastructure and business expansion needs.

Lack of Reclaimed Water

While the City has the first and largest reclaimed water facilities in the United States, the system capacity is currently inadequate to allow further extensions of reclaimed water in the City. There are currently no plans to extend the network in the next several years.

TRANSPORTATION ISSUES

Of all the components necessary to ensure the development of a successful industrial or business park, transportation access may be the most important. Transportation issues within the Dome Industrial Park include substandard pavement width and surface, tight turning radii which inhibit the movement of large vehicles, and the prevalence of dead-end and rigid intersections.
Pavement Width

A substantial majority of the pavement widths within the DIP do not meet the recommended standards for industrial roads. According to the Institute of Transportation Engineers (ITE), the desirable lane width for industrial traffic is 14 feet for each travel lane which enables tractor trailer trucks and other larger vehicles to easily pass one another. However, nearly 66 percent of the road segments within the DIP do not meet this standard.

Pavement Type

Substantial portions of road surfacing material in the DIP do not meet current standards. Several are unpaved (2000 block of 3rd Avenue South and 2800 block of 7th Avenue South) and nearly 20 percent of its roads are brick. This is important because traffic engineers recommend using asphalt surfaces, which are poured on a compacted base, as opposed to brick that is laid in sand and tends to settle unevenly. Furthermore, resurfacing brick roads are more labor intensive, requiring individual handling of each cell.

Turning Radii

The turning radius for many streets in the DIP makes it difficult for large vehicles to negotiate turns. The desired standard for an industrial park development ranges from a minimum of 25 feet to a more desirable 40 feet. The existing radii of streets within the DIP range from zero to 70 feet, with the median radius for all streets within the study area being fifteen feet.

Dead End Streets/Rigid Intersections

The ease of maneuverability of truck traffic within an industrial park is of critical importance to its overall success. The existence of dead end streets, which prevent the opportunity to turn trucks around, and sharp right-angle intersections, may impair opportunities to attract industrial development.

Within the DIP, there are five dead end streets as well as offset intersections which inhibit direct flow of traffic through the neighborhood. For example, Terminal Drive between 22nd Street South and 27th Street South intersects with these streets at rigid angles which, coupled with the narrow roadway widths, exacerbate

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1 The curve created at the intersection of two streets or a driveway with a street. The size of the turning radius determines the ease with which a vehicle can turn a corner. Large trucks with trailers require much larger turning radii to accomplish the same maneuver.
turning movement problems for larger vehicles.

Parking and Loading

The DIP is characterized by small lot sizes which limit not only the size of buildings that can be constructed but also the provision of on-site parking facilities to accommodate employees and customers. The provision of adequate parking facilities has been identified as an issue in previous planning efforts and will remain a hindrance to economic development throughout the DIP that will require collaborative and imaginative solutions.

BUSINESS RETENTION AND EXPANSION

Business retention and expansion (BRE) is a core component of any economic development program. BRE programs assist businesses in an effort to keep them from relocating to other areas; help them survive economic difficulties; assist them with expansions that add new jobs; and increase their competitiveness in the wider marketplace.

While business attraction and recruitment programs receive more public attention, approximately 70 percent to 80 percent of all new jobs are created by existing businesses expanding their enterprises. Therefore, it makes for sound economic development policy for a community to focus on growing its existing firms.

In addition, successful BRE programs send a strong message to firms interested in relocating that the community will be helpful and supportive once they arrive.

The City’s Economic Development Strategy (2000) recognizes the importance of BRE when it states that

existing plants, offices and stores that are doing business in St. Petersburg are an important economic resource... Increased attention should be given to maintaining, retaining and expanding existing business, rather than depending solely on attracting new firms. Evidence continues to point to the fact that, in terms of cost effectiveness, business retention has a higher probability of success and benefit.

An example of the City’s commitment to BRE involved the

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3 p.12.
Chapter Four
Redevelopment Issues in the Dome Industrial Park

construction of Euro-Bake’s new 55,000 SF facility. The City was able to provide incentives, land assembly, and environmental remediation expertise to ensure the commercial baker and its 75 employees was retained in St. Petersburg rather than forced to relocate to meet its expansion plans. While Euro-Bake purchased one-half a block, the city secured the other half, which was languishing due to environmental issues. Using federal grant funds, the City remediated the site and resold the land to the bakery.

These private-public partnerships will be necessary in the DIP, which has several conditions that inhibit local business expansion. These include:

Inadequate Lots

The DIP is characterized by parcel sizes more reflective of a residential neighborhood than an industrial park. As a result, a firm’s physical expansion is limited unless they are able to purchase adjoining properties.

Site Assembly

Private initiatives to improve the economic function of properties by expanding building or site area are hindered not only by small lot sizes but also by the preponderance of fragmented land ownership. With multiple property owners, land assembly to accommodate building expansions becomes more difficult for the private sector to accomplish.

The City of St. Petersburg can assist businesses’ efforts to expand by acquiring property, consolidating blocks, and offering the property for sale through a competitive bidding process. Using this strategy, the City has been acquiring property in the DIP for several years in an effort to assemble properties large enough for redevelopment.

Obsolete Buildings

Many buildings within the DIP are obsolescent and in need of either demolition or adaptive reuse. As technology, business models, and markets shift in scope and location,
buildings that functioned efficiently when initially constructed no longer meet contemporary needs.

Real estate experts recognize that structures housing primary employers have an effective physical life of approximately 30 years and rarely greater than 40 years. Construction standards for such users change over time in response to new market demands. If it is not feasible to upgrade or retrofit these aging buildings, then a total redevelopment of the properties is required. Nearly 70 percent of the industrially-used buildings in the DIP are fifty years of age or older.

Regulatory Constraints

Prior to 2007, the City’s zoning ordinance imposed minimum lot area requirements and landscaping standards while restricting building coverage on industrial lots. The new land development regulations have eliminated minimum lot area requirements, applied flexible landscaping standards, and increased building coverage on industrial lots. While not addressing issues related to the marketability of lots, the relaxation of zoning requirements should relieve property and business owners of some of the regulatory process that would have otherwise been required.

Tax Incentives /Lack of Capital

Early planning studies for the DIP indicated a lack of business incentives available for small businesses, which are often short of capital and expertise on how to obtain private and public financing to expand their enterprise. The City does have in place public incentive programs, including Brownfields grants and Florida Enterprise Zone tax incentives, to assist businesses, as well as the Business Assistance Center, which provides training, technical and other assistance for small businesses. This will remain a priority economic development policy for the City, and it will continue to provide these services.
to assist business expansion efforts in the DIP.

Zoning and Land Use Conflicts

This issue concerned primarily the area between 1st Avenue and 5th Avenue South between 23rd Street and 24th Street. This area had been identified as an industrial transition area, given the existence of residential zoning intermixed with industrial zoning. However, the area has maintained its residential character, and approximately fifty percent of residential units in this area are owner occupied. In recognition of these residential properties, City Administration removed it from the community redevelopment area.

Even after redrawing the boundaries of the DIP, the redevelopment area still contains a small core of homesteaded, single-family residents southeast of the intersection of 28th Street South and 5th Avenue South. These properties have been zoned for industrial use for several decades and are surrounded by industrial development. Acquisition and assembly of this area for industrial redevelopment will occur when and if the owners are willing to voluntarily sell their property.

Existence and/or Perception of Environmental Contamination

The existence or perception of environmental contamination is a serious impediment to investment and expansion. Bankers are reluctant to approve mortgages on properties that have the potential of exposing themselves and the borrower to liability claims even for contamination that is not their responsibility. As mentioned above, the City has a Brownfields program designed to assist property owners in the DIP and elsewhere, but the perception of environmental contamination will remain an issue in the DIP. Thus, the City will continue to provide services to support businesses confronting this issue.

Cluster Identification and Promotion

As mentioned above, the composition of industry in the DIP has been predominantly concentrated in construction, automotive services and food services. The redevelopment plan should continue to promote and grow these industries while also looking to diversify the base.

Its proximity to Bayboro Harbor’s marine industries as well as the medical district gives the DIP a locational advantage over other sites. Moreover, the 1998 Business Opportunity Plan found that seventeen of the 30 fastest growing occupations in the Tampa Bay area were health related. Since 1998, little or no business investment in these industries has taken place in the DIP.

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5 see p. 23.
Previous studies suggest marine related industries and medical technologies as appropriate industry clusters that may be attracted to the DIP. A 2002 study found that more than 70 percent of the jobs associated with the medical product industries in the Tampa Bay area were located in Pinellas County. In addition, the pharmaceuticals, biotech and medical device industries constituted over one percent of the total employment in Pinellas County and were expected to produce nearly $2.1 billion in economic activity during the study year in Tampa Bay. The “ripple” or secondary effects of the medical products cluster generated an additional thirty thousand jobs in secondary or supplier industries throughout the region.

A 2003 study sponsored by the Florida High Tech Corridor Council, Inc, the Tampa Bay Partnership and the University of South Florida found the Tampa Bay region to contain a higher proportion of its workforce engaged in medical technologies than the nation as a whole. More importantly, the region outperformed metropolitan areas like San Diego, Denver, Pittsburgh and San Francisco, and nearly outperformed Boston, which are considered national leaders in medical research and manufacturing. Factoring in total employment, location quotient, salary and patents, the Tampa Bay region ranked as the 20th largest medical technology cluster in the country.

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6 “Medical technology” describes companies engaged in medical manufacturing, pharmaceuticals, clinical research and development and biotechnology. It does not include hospitals.


8 Florida’s Medical Technology Clusters (Spring 2003): 13. The report uses a “location quotient” (LQ) to describe how specialized a metropolitan area is toward medical technology. A LQ of 1.0 would indicate that the region has the same share of medical technology in its economy as the nation at large. Tampa Bay had a LQ of 1.89. In comparison are Boston (1.93), San Francisco (0.73), Denver (0.64) and Pittsburgh (0.52), cities expected to have a significant medical technology component in their economies.
Chapter Five
Plan Objectives, Strategies and Implementation
The Dome Industrial Park has long been a focus of the City of St. Petersburg’s economic development efforts. The DIP’s strategic location next to Interstate 275, the dearth of land available in the City and Pinellas County for business and manufacturing purposes, and the relatively higher wage paid by firms engaged in manufacturing or export enterprises than in the service or tourist industries will continue the City’s efforts to revitalize and enhance the DIP.

The plan objectives and strategies below are designed to focus the City’s funding and administrative efforts in the DIP on business retention, expansion and recruitment. Because approximately 70 percent of all job growth in a community comes from its existing businesses, the City will focus on maintaining and growing this resource. At the same time, it is also essential to diversify the base of the DIP to buffer it from cyclical downturns in certain sectors of the economy such as construction, which represents a major component of the DIP’s businesses. To that end, the City should continue its efforts to recruit medical and marine industries to the area to capitalize on the existing strength of those clusters in the area and the DIP’s proximity to hospitals and the marine research complex that surrounds the University of South Florida-St. Petersburg and Bayboro Harbor.

**PLAN OBJECTIVES AND STRATEGIES**

The following plan objectives and strategies are subject to available funding allocated for the Dome Industrial Park Community Redevelopment Plan in any given year.

**Objective 1:** The City will continue to pursue land assembly opportunities in the Dome Industrial Park to facilitate business retention, expansion and relocation efforts.

1. Utilize proceeds from the sale of the Dome Industrial Park Pilot Project Site to acquire land in the DIP to retain existing businesses, attract new businesses and create new jobs.

2. The City will dispose of property in the Dome Industrial Park provided it:
   
   a. furthers the City’s policy of assembling land to provide larger tracts for manufacturing and other employment generating uses; or

   b. assists existing DIP businesses in their expansion efforts, excluding direct monetary awards.
Chapter Five
Plan Objectives, Strategies and Implementation Program

3. Promote business retention, expansion and relocation efforts through the land disposition policies permitted by the Florida Community Redevelopment Act when such disposition is appropriate and consistent with the objectives of this plan and City land disposition policies and procedures.

4. When disposing of property, priority should be given to facilitating the creation of larger holdings suitable for industrial and business use.

5. Promote block consolidation through street and alley vacations as well as utility relocations.

6. When disposing of property, the City should give consideration to assisting DIP business owners in their expansion efforts as well as the need to generate new jobs.

7. The City may exercise its eminent domain powers to acquire land for public uses, as allowed by Florida Statutes, including but not limited to regional stormwater management facilities and road projects.

8. Monitor tax liens and foreclosures for possible acquisition by the City or marketing to adjacent property owners who desire land for expansion.

Objective 2: Upgrade the image and attractiveness of the Dome Industrial Park by continuing streetscaping and landscaping improvements on major corridors.

1. Consider extending the Dome Industrial Park gateway marker program to areas along 5th Avenue South, 31st Street South and 34th Street South.

2. Identify locations outside the DIP to provide signage that will direct customers and clients to the area.

3. Develop and implement consistent streetscape design treatments for the DIP’s major transportation corridors to provide an identifiable theme for the DIP.

4. Where feasible, extend the sidewalk network in the DIP so that it connects with adjacent neighborhoods and transit facilities.

5. Ensure the streetscaping design and implementation plans along the 22nd Street South corridor are
coordinated with the proposed Job Corps facility.

Objective 3: Support business and industrial development in the Dome Industrial Park by maintaining, expanding and upgrading its utility and transportation infrastructure.

1. Where feasible, develop regional stormwater facilities that will eliminate the burden on business of providing on-site treatment.

2. When brick streets are vacated or resurfaced, the City should make reasonable efforts to salvage the bricks for use elsewhere in the City.

3. Ensure utility, street and alley vacations do not negatively impact the level of service for the DIP’s infrastructure or undermine the street network.

4. Maintain and enhance east/west access through the DIP.

5. Where needed, improve street lighting throughout the Dome Industrial Park.

Objective 4: Create a positive regulatory environment that is efficient, expedient and responsive to the needs of businesses in the DIP.

1. Encourage amendments and interpretations of City codes that promote business expansion and development, while ensuring existing buildings undergoing renovations, changes of use and/or additions meet all life/safety code requirements.

2. Continue the City’s Brownfields program by identifying properties where redevelopment is hindered by perceived/real environmental contamination and providing all available assistance to ensure remediation.

3. Encourage innovative private-public partnerships to solve redevelopment and expansion issues.

4. The Economic Development Department will work with developers and businesses to facilitate DIP development proposals through concept development, site plan, variance and other review processes.

5. All projects in the DIP CRA exceeding $1 million in construction costs shall require a finding of consistency with the DIP Community Redevelopment Plan by the CRA.
Objective 5: Continue developing business incentive programs that promote retention, expansion and recruitment.

6. CRA staff shall have the authority to administratively approve all projects in the DIP costing less than $1 million provided they are consistent with all applicable City rules and regulations.

5. Promote incentives currently available to the DIP though the website, written materials and technical assistance.

Objective 6: Establish a DIP marketing program that will promote the Dome Industrial Park to outside customers, businesses and investors.

6. Seek creative financing opportunities for new development in conjunction with the private sector.

7. Collaborate with DIP businesses in providing innovative solutions to the area’s parking issues.

Objective 6: Establish a DIP marketing program that will promote the Dome Industrial Park to outside customers, businesses and investors.

1. Promote the DIP to the City’s targeted industries (i.e., manufacturing, medical and information technology, financial services and marine science) as an area for relocation and expansion.

2. Maintain a database on properties within the DIP that are on the market or near the end of lease to support business recruitment and expansion efforts.
3. Develop a webpage for the DIP promoting its businesses and their products and services.

4. Continue developing and marketing the identity of the DIP through signage and corridor improvements to include off-site directional signage.

5. Work with the DIP businesses to identify and fund key promotional strategies.

6. Promote the private-public sector efforts to remedy the existence and perception of environmental contamination to reassure potential investors in the DIP.

IMPLEMENTATION PROGRAM

The implementation program for the Dome Industrial Park Community Redevelopment Plan centers on land assembly, disposition and development efforts; infrastructure improvements; transportation improvements and enhancements; business assistance programs; and development and enhancement of the DIP’s identity and appearance. The total cost for the public improvement program is expected to exceed $42 million in 2007 dollars but implementation of the program will be phased over many years with costs being impacted by inflation (see Table 5-1).

Land Assembly and Site Preparation

Land assembly is essential for growing existing businesses and attracting new businesses to the Dome Industrial Park. The City intends to seek acquisition of property throughout the redevelopment area to fulfill the intent of federal funding obtained to assemble the site for the future Job Corps facility to be located within the DIPPP CRA. The facility, projected to be nearly 165,000 sf in size and cost $34 million, should be a catalyst for new development and business. With a portfolio of additional consolidated sites, the City will be well-positioned to facilitate new development.

The land assembly effort may also involve vacating streets, alleyways and associated utilities such as water, sewer and stormwater facilities. The City may need to fund the site work involved in the vacations as well as relocation of utilities. Site preparation work may also require the performance of preliminary environmental reviews to assess the extent of contamination on the site.

The City’s Engineering Department prepared estimates for street and alley vacations and utility relocations in this area. Their estimates include removal and restoration of pavement, sanitary, water and stormwater facilities as well as engineering fees and contingency.
The City also intends to acquire the remaining residential property in the northwest quadrant of the DIP located south of 5th Avenue South and east of 28th Street South as it becomes available on the market.

Public Infrastructure Improvements

Public infrastructure improvement projects that will promote retention, expansion and attraction include the study and possible development of shared stormwater and parking facilities; and road extensions, resurfacing and widening.

Early planning studies in the DIP and the 2005 Blight Study identified the prevalence of small lots in the area, coupled with parking and stormwater requirements, and their collective impact on business expansion. To assist businesses in addressing this issue without needing to acquire additional land, shared stormwater and parking facilities could be a potential solution. In order to undertake a shared stormwater facility, the City will need to conduct an engineering study of the two watersheds that serve the Dome Industrial Park and identify potential locations and designs for regional stormwater facilities. The timing of this study is important because its implementation may result in cost savings to the City’s box culvert stormwater system that is currently being designed for 19th, 20th and 22nd Street South as well as 3rd through 5th Avenue South.

Parking requirements also inhibit expansions on small lots, but are necessary to mitigate external impacts on adjoining property owners. Consequently, shared parking is a possible solution also requiring study to determine the level of participation from business owners and the management of demand.

Transportation infrastructure is a vital component supporting business growth and development. The DIP redevelopment plan proposes to study key road segments for road widening, resurfacing and extension to ensure the efficient movement of traffic through the redevelopment area. This study will also indicate areas of the DIP where street vacations should be discouraged due to their impact on traffic circulation.

Moreover, road improvement projects will likely be prioritized by imminent redevelopment project(s) that will promote the goals and objectives of the DIP plan.

Business Assistance Programs

The DIP Community Redevelopment Plan proposes business assistance programs that will focus primarily on expanding existing businesses in the Dome Industrial Park, while attracting new businesses within the City’s targeted industries. These
### Table 5-1
Major Public Improvement Projects in the DIP

<table>
<thead>
<tr>
<th>Designated Project</th>
<th>Primary Funding Source</th>
<th>2007 Value (in $M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Acquisition/ Site Preparation</td>
<td>Multiple</td>
<td>$20.5³</td>
</tr>
<tr>
<td>Stormwater Improvements</td>
<td>Stormwater Utility Fund</td>
<td>$11.8+</td>
</tr>
<tr>
<td>Regional SWM Pond Study</td>
<td>Stormwater Utility Fund</td>
<td>$0.10</td>
</tr>
<tr>
<td>Terminal Drive Improvements</td>
<td>Stormwater Utility Fund</td>
<td>$1.0</td>
</tr>
<tr>
<td>22nd Street South improvements</td>
<td>Stormwater Utility Fund</td>
<td>$3.5</td>
</tr>
<tr>
<td>Develop Regional Stormwater Facility</td>
<td>Stormwater Utility Fund</td>
<td>TBD</td>
</tr>
<tr>
<td>Drainage Improvements to 22nd St/6th Ave</td>
<td>Stormwater Utility Fund</td>
<td>$0.70</td>
</tr>
<tr>
<td>Box Culvert System</td>
<td>Stormwater Utility Fund</td>
<td>$6.50</td>
</tr>
<tr>
<td>Corridor Streetscape Improvements⁴</td>
<td>General Fund</td>
<td>$3.5</td>
</tr>
<tr>
<td>5th Avenue South (from I-275 to 28th Street)</td>
<td>General Fund</td>
<td>$0.86</td>
</tr>
<tr>
<td>28th Street (from 5th Avenue South to I-275)</td>
<td>General Fund</td>
<td>$0.42</td>
</tr>
<tr>
<td>31st Street South (from Freemont Terrace to I-275)</td>
<td>General Fund</td>
<td>$0.60</td>
</tr>
<tr>
<td>20th Street South from 1st Avenue to 5th Avenue</td>
<td>General Fund</td>
<td>$0.27</td>
</tr>
<tr>
<td>1st Avenue South (from I-275 to 23rd Street South)</td>
<td>General Fund</td>
<td>$0.36</td>
</tr>
<tr>
<td>Terminal Drive</td>
<td>General Fund</td>
<td>$0.40</td>
</tr>
<tr>
<td>22nd St S (1st Ave S to I-275)</td>
<td>General Fund</td>
<td>$0.58</td>
</tr>
<tr>
<td>Construct Gateway Markers</td>
<td>General Fund</td>
<td>$0.05</td>
</tr>
<tr>
<td>Atherton Site Redevelopment</td>
<td>Multiple</td>
<td>$1.1⁵</td>
</tr>
<tr>
<td>Transportation Improvements</td>
<td>Multiple</td>
<td>$5.7</td>
</tr>
<tr>
<td>Terminal Drive Improvements</td>
<td>Multiple</td>
<td>$1.2</td>
</tr>
<tr>
<td>Enhance 22nd Street South (5th Avenue S/I-275)</td>
<td>Multiple</td>
<td>$2.4</td>
</tr>
<tr>
<td>Enhance east-west industrial access through the DIP</td>
<td>Multiple</td>
<td>$2.1</td>
</tr>
<tr>
<td>Trail Crossing/Intersection Improvements (5th A/S and 22nd S/S)</td>
<td>Multiple</td>
<td>$0.06</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$42.6</strong></td>
</tr>
</tbody>
</table>

¹ Primary funding sources for any Designated Project may change depending on their availability at the time of project implementation.
² Total funding for any “Designated Project” may vary, provided that the total value ($42.6 million) is not exceeded.
³ Includes allowance for land acquisition, if any, of Atherton Oil Site properties.
⁴ Based on linear foot costs for proposed 22nd Street South streetscaping program.
⁵ Includes estimated cleanup of $628,000 and redevelopment of site.
industries include manufacturing, medical technologies, information technologies, marine sciences and financial services. As mentioned in above chapters, the marine science and medical technology sectors contain businesses that could be attracted to the DIP because of its proximity to existing industry clusters in the City.

**Expansion Opportunities.** The DIP redevelopment plan envisions a cooperative strategy to assist businesses in their expansion efforts through land assembly. From this effort opportunities should emerge for collaboration between the City and DIP businesses proposing to expand.

**Impact Fee Assistance.** The City will explore the possibility of mitigating the effect of transportation impact fees on business expansion by establishing a fund designed to write-down the cost of the impact fees for projects in the DIP.

**Regulatory Reform.** With the rewrite of its land development regulations, the City has addressed some of the issues posed by landscaping and dimension standards in the old zoning ordinance. The DIP Community Redevelopment Plan also establishes a $1 million threshold for review of individual projects by the Community Redevelopment Agency to ensure consistency with the redevelopment plan. All other projects will be reviewed by CRA staff and other applicable departments to ensure their compliance with applicable City codes and ordinances, including building and zoning.

In addition, Economic Development staff will provide assistance on business expansion and new development proposals. This assistance can be provided from the outset of project concept and design development through the approval process.

**Improve District Image and Identity**

Enhancing the DIP’s image and identity will promote stability in the area as well as attract new investment and businesses. Moreover, as it abuts the 22nd Street South and Grand Central main street commercial districts, the DIP serves as a gateway to these important retailing and mixed-use districts. To improve the area’s identity, the DIP redevelopment plan proposes to enhance streetscaping along those portions of main thoroughfares that lie within the bounds of the community redevelopment area. These include 5th Avenue South, 28th Street South, 31st Street South, 1st Avenue South and 22nd Street South. Total project costs for the streetscaping improvements are estimated to exceed $3.5 million.

The Plan also proposes to add gateway monuments to those areas not originally included in the BRTA/DIP. In the past several years, the City has constructed
monuments at highly visible locations in the DIP. Possible locations for additional gateway markers could include 34th Street South and Fairfield Avenue; 31st Street and Fairfield Avenue and 31st Street and I-275 or other highly visible locations within the DIP that currently do not have markers.

POTENTIAL SOURCES OF REDEVELOPMENT FUNDING

In order to carry out redevelopment, the City will use multiple funding sources, including private sector as well as local, state and federal government sources. General funding methods and sources that will be examined to finance redevelopment activities to implement the plan include the following:

Penny for Pinellas

The “Penny for Pinellas” is a one-percent local option government sales tax that is earmarked for capital improvement projects dealing with roads, flood control, park improvements, preservation of endangered lands and public safety. The Penny for Pinellas was first passed by voters countywide in 1989, and a second round approved in 1997 extending the funding through 2010. In March 2007, voters approved a third round, which will be devoted to funding infrastructure projects from 2010 to 2020.

General Fund

General fund revenues can be used to finance “bricks-and-mortar” redevelopment activities. In addition, general fund revenues are the source of staffing assistance to the redevelopment program. Local government enterprises may also be used to fund system improvements in the redevelopment area.

Proceeds from Sale of DIPPP Site

In 2006, the City sold the 20-acre Dome Industrial Park Pilot Project Site to the United States Department of Labor for a proposed Job Corps facility. The $2.25 million will be used for acquisition and/or site development work in the Dome Industrial Park.

Grant Funds/Loans

Various federal, state and private sources will be considered to implement the DIP redevelopment plan by both the public and private sectors. These include potential federal Economic Development Initiative (EDI) and Brownfields Economic Development Initiative (BEDI) grants. Both of these grants are competitive and can be used to provide direct loans, and subsidize borrower’s interest rates, serve as debt service or guarantee for the Section 108 Loan described below.

Community Development Block Grant allocations may be used as equity to finance HUD 108 Loans. In
Chapter Five
Plan Objectives, Strategies and Implementation Program

this program, HUD sells notes to investors and passes sales proceeds to the locality which uses them to finance a project. Cash flow from the project is used to repay the notes, but in the event the project defaults, HUD draws upon the locality’s annual CDBG allocation to pay debt service on the loan.

Industrial Revenue Bonds

Tax-exempt industrial revenue bonds are issued by state and local governments and offer below-market-rate financing to qualified private enterprises. These bonds are payable from and secured by the revenues of the project they finance. Currently, small issue IRB uses are limited and are usually for manufacturing projects. The program provides long-term, fixed rate loans of $1 million to $10 million for land, new or existing buildings and new equipment. IRBs cannot be used for inventory, working capital or refinancing of existing debt.

The State of Florida also provides financial assistance through the Enterprise Bond Program. The program offers tax-exempt, low interest bond financing to qualified manufacturing and 501(c)(3) non-profit organizations. This program was designed to improve low-cost capital availability to Florida’s growing and expanding businesses, including minorities and rural communities, to allow them to be more competitive in the global and domestic market place. Loan amounts range between $500,000 and $2,000,000.

Community Development Block Grant

Provided by the federal government, CDBG monies are often used to fund housing programs but can also be used to provide capital for a revolving loan program, fund public infrastructure projects, establish a micro-enterprise loan fund, provide small business technical assistance or provide grants to write-down development costs. 6

Tax Increment Financing

Tax increment financing (TIF) is a power delegated by Florida Statutes to community redevelopment agencies. Under TIF, incremental revenues generated in a designated area are set aside to fund specific projects or activities rather than being paid to the normal taxing jurisdictions. The increment is the amount of City and County taxes generated above the base amount within the community redevelopment area. The base amount is set at the time the tax increment financing district is established. This increment can be bonded or used to fund ongoing activities. Although the City of St.

6 For economic development projects to be funded using CDBG funds, they must achieve a national objective, provide a public benefit of no less than $35,000 of funds per job created, and the monies must not unduly enrich the private firm.
Petersburg does not intend to request authority from Pinellas County at this point to establish a TIF district for the Dome Industrial Park, but it does reserve the right to pursue establishing it at a later date.

**TIMING OF REDEVELOPMENT**

Due to the need of the community redevelopment area and the desire to spur private investment, implementation of the redevelopment plan is anticipated to begin upon plan adoption. It is anticipated that redevelopment of the DIP will be completed within forty (40) years as allowed by Section 163.362(10), F.S.

**DEVELOPMENT CONTROLS & PLAN IMPLEMENTATION**

As per Chapter 163.362(5) and (6), F.S., all redevelopment plans must “contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan” and provide for controls and restrictions or covenants to ensure development in accordance with the plan.

All new construction shall comply with the City’s land development regulations and its building codes. Proposals for new development shall be reviewed by the CRA staff and forwarded to the Community Redevelopment Agency for review for consistency with the DIP Community Redevelopment Plan and approval in a public meeting if the construction costs for the proposed project exceed $1 million.

**PROPERTY DISPOSITION POLICY**

For the purposes of this Plan, the Community Redevelopment Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property in accordance with Florida Statute Chapter 163 and in compliance with this Plan.

The Community Redevelopment Agency may determine that it is in the best interest of the City to acquire such property for development by the City or disposition through competitive bidding. The CRA shall reserve such powers and controls through disposition and development agreements with the purchaser or lessee of the property as may be necessary to ensure that development conforms to this Plan.

Should any real property be owned, leased or otherwise come under the control of the City, the City’s administrative staff will conduct supervision and management. The City shall enter into contracts, leases or management agreements as necessary to insure the
preservation and maintenance of any such real property, and shall insure the greatest return feasible to the Agency.
Chapter Six
Neighborhood Impact Element
Before adopting a community redevelopment plan for an area which contains low-to-moderate income residents, Chapter 163.362(3), F.S. requires localities to prepare a neighborhood impact element describing in detail the impact of the redevelopment upon residents of the redevelopment area and the surrounding area in terms of several elements. These include housing relocation, traffic circulation, environmental quality, availability of community facilities and services and the effect on school population.

RELOCATION AND REPLACEMENT HOUSING

The Florida Statutes require all community redevelopment plans to provide for relocation and replacement housing when a redevelopment project affects residential property. This requirement was in place primarily to address relocations stemming from a locality’s use of eminent domain. Although the Florida Statutes now prohibit the use of eminent domain for economic development purposes, there still may be instances where the City condemns land for a public use project, such as road widenings or stormwater retention. Consequently, the City has developed a relocation policy to implement when homeowners or tenants are relocated as part of a redevelopment project.

In addition, when federal funds are used to purchase real property in an identified project, housing replacement and relocation must comply with the Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970, as amended. These requirements affect the acquisition of both owner- and tenant-occupied housing.

Replacement housing is available throughout the community. There are numerous homes or apartments for rent at rates affordable to low and moderate income persons or families. A review of listings of homes for sale in the Florida Living Network (www.fl.living.net, January 19, 2007) indicates that there are 86 homes for sale in the 33712 zip code in St. Petersburg at an asking price of less than $150,000, nineteen of which have an asking price of less than $100,000. Throughout St. Petersburg, approximately 518 single-family homes were listed for sale for $150,000 or less, sixty four below $100,000.

These are homes that are entered into the multiple-listing service. A smaller number of homes can often be located as for sale by owner. The St. Petersburg Housing Authority also manages affordable housing units and rental vouchers.

Given the small number of residences that may be impacted by the redevelopment plan, the large
number of housing options in the area and the expertise of the City in providing housing opportunities, relocation and replacement housing to support implementation of the redevelopment plan is expected to be easily accommodated within the existing support framework.

Residents who are displaced will be provided with full opportunity to occupy comparable replacement housing that is safe and sanitary and within the resident’s ability to pay. The CRA will remain responsible for any residential and commercial relocation activities and will provide relocation assistance and counseling.

The City receives funding through the following federal and state programs, Community Development Block Grant (CDBG), HOME Investment Partnership Program, and the State Housing Initiatives Partnership Program (SHIP). Additionally, the City has committed general revenue funds to establish a Housing Capital Improvement Program to fund specific housing initiatives. A variety of opportunities exist to construct new structures and rehabilitate existing structures for relocation in the surrounding neighborhoods.

Through the variety of programs available, residents in rental housing will be given the opportunity to relocate to safe, suitable housing in the vicinity of the redevelopment area and owner-occupants who choose to relocate will be given assistance. The DIP Housing Replacement and Resident Relocation Plan is located in Exhibit D.

Programs to Assist Relocated Residents

Purchase Assistance Funding is provided to assist residents purchasing new or existing homes in the city. This is generally a forgiven, or zero percent interest loan, and requires only a two percent investment by the resident.

Rehabilitation Assistance Funding is provided to completely rehabilitate owner occupied homes. Depending on the income level of the resident, loans may be forgiven or repaid at zero percent interest.

Specialty Rehabilitation Programs Funding is also available to remove lead based paint, provide mobility improvements for disabled residents, and address emergency repairs.

Housing Replacement This program provides funding to replace housing that, due to deterioration, would be more costly to rehabilitate than to replace.

Programs to Assist Developers

Investor Sales Program Provides funding to developers to acquire property and construct housing.
Upon completion, the developed property must be sold to a qualified purchaser. This is a zero percent, no payment loan for up to one year.

**Blight Elimination Program** Provides funding to purchase “blighting properties” in order to quickly resolve problem properties and provide redevelopment opportunities. If acquisition costs exceed market value, the excess project cost may be waived by the City.

**Rental Housing Development** Funding for the rehabilitation and construction of affordable multi-family rental projects is available to leverage first mortgage financing from other sources. Assistance is determined through application to the City’s Project Review Team.

**Lien Removal Program** Provides an incentive to developers that purchase properties from tax deed sales or Lands Available for Taxes. The City will waive special assessment and Code Enforcement Board Liens, contingent on the development of owner occupied housing.

Redevelopment will have a positive impact on those residents who remain in the area. Physical improvement and expanded retail services are expected to increase property values.

**IMPACT OF REDEVELOPMENT ACTIVITIES**

Florida Statutes and Pinellas County rules require an assessment of the impact of a redevelopment program on the infrastructure, environment and neighborhoods within and surrounding a redevelopment area.

In order to determine facility impacts, we first must determine the development potential in the DIP. Approximately 7.3 million gross sq.ft. of land is available for development in the DIP. Currently, the DIP contains 1.7-million sq.ft. of industrial, commercial or residential space. However, much of this consists of small scattered lots which may have to be assembled for redevelopment.

To estimate the total buildout during the forty-year life of the redevelopment plan staff used three different scenarios - low, medium and high. The “Low” scenario is based on a 0.31 FAR, which is the median FAR for approximately 250 existing industrial buildings in the DIP. The “Medium” scenario of 0.50 FAR is based on recent construction development patterns, while the “High” scenario of 0.75 FAR reflects

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1 This figure is based on the land assembly calculations for the original DIP boundaries in the 1998 Business Opportunity Plan (page 47) in addition to the areas added as part of this redevelopment plan. Because the BOP calculations assumed all alleys would be vacated, the BOP numbers were reduced by approximately 10 percent reflecting the area occupied by alleys on each block.
the maximum permitted development under the Industrial Traditional zoning district.

Table 6-1
Buildout Scenarios in the DIP*

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Total SF (M)</th>
<th>Net SF (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>2.22</td>
<td>498,219</td>
</tr>
<tr>
<td>Medium</td>
<td>3.50</td>
<td>1.79</td>
</tr>
<tr>
<td>High</td>
<td>5.20</td>
<td>3.48</td>
</tr>
</tbody>
</table>

* in millions of square feet unless otherwise noted

While development intensities currently are not approaching the “High” scenario, it is expected that as land becomes more scarce/expensive new construction will have consistently higher FARs than existing construction. Moreover, the forty-year life of the redevelopment plan will no doubt see existing buildings reaching their useful life and generating the need for demolition and redevelopment. As a result, the DIP should see an increase in development intensity ranging between the “Medium” and “High” scenarios at the time the redevelopment plan expires.

Infrastructure and Utilities

Traffic Circulation The plan will have a positive impact on the current traffic circulation within the Dome Industrial Park. Proper utilization of redevelopment sites, providing needed off-street parking and road extensions and widening will allow proper flow of traffic.

Water and Sanitary Sewer Drinking water and fire protection in the DIP is conveyed by two 24-inch mains. One main feeds the area from 28th Street and I-275, while the other feeds the area from 19th Street at its intersection with 5th Avenue South, running along 19th Street and 1st Avenue South.

The sanitary sewer in the Dome Industrial Park is split into two service areas, although the bulk of its sewage is treated at the Albert Whitted Plant. Sewage in the portion of the study area north of the CSX Railroad and east of 22nd Street flows to the north while sewage south of the CSX Railroad and west of 22nd Street S flows under I-275.

Water and sanitary sewer service projections throughout the City are based on the underlying development densities anticipated by the comprehensive plan. Ninety-five percent of land in the Dome Industrial Park has a future land use designation of Industrial General. Since this development emphasis and intensity remains unchanged by the adoption of the Dome Industrial Park, no additional impacts on water and sewer facilities are expected to occur.

Stormwater Management The Dome Industrial Park is divided into two basins, named Basin-B and Basin-D. The stormwater collection and conveyance in the DIP consists of overland flow into enclosed storm

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2 The IG designation calls for a mixture of light or heavy industrial and industrial park uses with a floor area ratio of up to 0.75.
sewer systems. The major runoff collection systems are located along 28th Street South, 22nd Street South, 20th Street South and 5th Avenue South. There are no lakes or ponds within the area.

The DIP community redevelopment plan intends for stormwater for new development to be retained on-site or, alternatively, develop a regional system that would adhere to the stormwater quality and quantity standards adopted in the Drainage and Surface Water ordinance (Chapter 16, Article 6).

Solid Waste The City of St. Petersburg Sanitation Department serves the residential and commercial clients within the Dome Industrial Park. Depending on the condition of the alleys and type of business, solid waste is picked up either from the alley or from the street. There is not curbside recycling in the area, but several recycling centers are in close proximity.

The DIP Community Redevelopment Plan anticipates the closure of alleys in order to consolidate blocks to implement its economic development strategy. It is not expected that alley vacations will undermine solid waste levels of service. Although no blocks have been specifically identified for consolidation, there is a public process and staff analysis of impacts that accompanies requests for alley vacations. Moreover, alley vacations require public notice and City Council approval.

Reclaimed Water Reclaimed water facilities are available on a limited basis within the DIP community redevelopment area. A trunk line runs down 22nd Street South from Emerson Avenue South but there are no east-west spurs. Reclaimed water is also available along 28th Street South south of its intersection with Fairfield Avenue and is extended west from 28th Street South from 7th Avenue South. As mentioned in Chapter Four, the City is not currently contemplating extending the reclaimed water system beyond its current service area.

Other Utilities Electric, telephone, gas and cable television are provided by Progress Energy, Verizon, People’s Gas, Knology and Brighthouse respectively. All utilities are available within the Dome Industrial Park and have adequate capacity to serve new industry. GTE has indicated that they have the ability to serve the target area with fiber optics, which will be a significant asset and one of the factors that will make it competitive with suburban industrial parks.

Emergency Evacuation Facilities

It is not expected that the DIP Redevelopment Plan will affect emergency evacuation facilities. No evacuation facilities are located in
within the Dome Industrial Park and, thus, will not be affected by redevelopment activities. Moreover, no additional population is planned for the DIP, so levels of service for existing emergency evacuation facilities will not be impacted.

Environmental Quality

Environmental quality will improve as a result of redevelopment. In order to redevelop a site, an environmental assessment is performed. If environmental regulations require remediation, a Brownfields designation may be considered to bring additional resources and incentives to the project. Streetscape improvements will also enhance the health and appearance of the area. Finally, the DIP redevelopment program aims to eliminate the deteriorated building conditions which are a concern for environmental quality.

Effect on Educational Facilities and School Population

Implementation of the Dome Industrial Park Redevelopment Plan will have little or no impact on the City’s population or the population density pattern, thus there will be no impact on the public school system. No additional population is planned for the DIP so school levels of service will not be impacted. The potential relocation of some families from the redevelopment area will not impact the nearby public schools.

Provision of Park and Recreational Facilities

No public recreation land or facilities currently exists in the Dome Industrial Park. Thus, the DIP Community Redevelopment Plan will not impact park or recreational facilities.

CONSISTENCY WITH OTHER PLANNING EFFORTS

Most of the Dome Industrial Park lies within the Central Neighborhood Planning Area. The portion of the DIP lying east of 22nd Street South is not within any neighborhood association.

Central Neighborhood Plan

The Central Neighborhood Plan was formulated in 1992 and included a broad area from Ninth Avenue North on the north, 34th Street on the west and Interstate I-275 on the east and south. This area included residential and commercial as well as industrial uses. The DIP was identified as portions of Zone 7 and all of Zone 8. Four principle areas of concern were identified by residents and owners within the zones. They include public safety, maintenance and improvements, expansion constraints and business enhancements.
DIP Planning Efforts

As described in Chapter 3, several of the planning studies that have been undertaken in the DIP over the years have identified common issues and strategies to resolve them. These include the Business Retention and Development Program, the Business Retention and Economic Development Report, the Central Neighborhood Plan, the Business Opportunity Plan and the Dome Industrial Park Plan. Major issues identified in all these planning efforts included public safety, image and appearance, infrastructure deficiencies, business expansion and promotion and the perception or existence of environmental contamination.

This community redevelopment plan incorporates the issues (if presently unresolved) identified in these earlier planning documents and proposes strategies to address them.
Chapter Seven
Compliance with Florida Statutes
The Florida Community Redevelopment Act (Chapter 163, Article III, F.S.) specifies requirements for communities embarking on a redevelopment program which involve such activities as declaring a blighted area, delegation of redevelopment authority, establishing a community redevelopment agency, preparing a redevelopment plan and implementation strategies, identifying relocation strategies for residents affected by the redevelopment program and conformance of the CRP with a locality’s comprehensive plan.

In approving the Dome Industrial Park Community Redevelopment Plan, St. Petersburg City Council made the following findings per Chapter 163.360, F.S.:

- A feasible method for relocating families displaced from the community redevelopment area;
- The Dome Industrial Park Community Redevelopment Plan conforms to the general plan of the municipality as a whole;
- The Dome Industrial Park Community Redevelopment Plan considers utilizing community policing innovations, and providing adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans, and;
- The Dome Industrial Park Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

For each statutory requirement, the City of St. Petersburg and the Dome Industrial Park Community Redevelopment Plan are compliant with Florida’s Community Redevelopment Act. The table below cites the state or county rule requirement and where in the Dome Industrial Park Community Redevelopment Plan information addressing the requirement can be found.

<table>
<thead>
<tr>
<th>Florida Statute</th>
<th>Compliance Requirement</th>
<th>Plan Page</th>
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<tbody>
<tr>
<td>163.355</td>
<td>City Council Finding of Necessity</td>
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<td>163.356</td>
<td>Pinellas County delegation of redevelopment authority and creation of community redevelopment agency</td>
<td>Exhibit A</td>
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<td>163.357</td>
<td>City Council accepts redevelopment authority from Pinellas County</td>
<td>Exhibit A</td>
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<td>Florida Statute</td>
<td>Compliance Requirement</td>
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<tr>
<td>163.362(1)</td>
<td>Legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries</td>
<td>Exhibit B</td>
</tr>
<tr>
<td>163.362(2)</td>
<td>Show by diagram and in general terms:</td>
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<td></td>
<td>• approximate amount of open space to be provided and the street layout</td>
<td>Chapter 2</td>
</tr>
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<td>• zoning and other limitations on type, size height, number, density and proposed use of buildings</td>
<td>Chapter 2</td>
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<td></td>
<td>Map 2-2</td>
<td>Map 2-3</td>
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<td>• land acquisition, demolition and removal of structures</td>
<td>Chapter 5</td>
</tr>
<tr>
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<td>• approximate number and type of dwelling units</td>
<td>Chapter 2</td>
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<td>Map 2-1</td>
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<td>• property intended for use as parks, recreation areas, open space, streets, utilities and public improvements</td>
<td>Chapter 4</td>
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<td>163.362(3)</td>
<td>Neighborhood/housing element describing impacts on following:</td>
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<td>• relocation</td>
<td>Chapter 6</td>
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<td>• traffic circulation</td>
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<td>• environmental quality</td>
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<td>• availability of community facilities and services</td>
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<td>• effect on school population</td>
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<tr>
<td>163.362(4)</td>
<td>Identify specifically any publicly funded capital projects to be undertaken within the redevelopment district and how it will be funded.</td>
<td>Chapter 5</td>
</tr>
<tr>
<td>163.362(5)</td>
<td>Safeguards assuring redevelopment projects will be carried out pursuant to Dome Industrial Park Redevelopment Plan.</td>
<td>Chapter 5</td>
</tr>
<tr>
<td>163.362(6)</td>
<td>Provide for retention of controls and establish any restrictions or covenants running with the land sold or leased for private use.</td>
<td>Chapter 5</td>
</tr>
<tr>
<td>163.362(7)</td>
<td>Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities.</td>
<td>Chapter 6</td>
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<td>Exhibit E</td>
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<tr>
<td>163.362(8)</td>
<td>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.</td>
<td>Chapter 5</td>
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<td>Chapter 6</td>
<td>Chapter 6</td>
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<td>Exhibit E</td>
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<td>163.362(9)</td>
<td>Provide detailed statement on the costs of redevelopment activities with specific reference to the following activities:</td>
<td>Chapter 5</td>
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<td>• Amount expended on publicly funded capital projects</td>
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<td>• Indebtedness to be repaid with increment revenues</td>
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<tr>
<td>Florida Statute</td>
<td>Compliance Requirement</td>
<td>Plan Page</td>
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<tr>
<td>163.362(10)</td>
<td>Provide time certain for completing all redevelopment activities funded with increment revenues. (Must be completing within 40 years after the fiscal year in which the plan is approved or adopted.)</td>
<td>Chapter 5</td>
</tr>
</tbody>
</table>
| Pinellas County Rules | Residential relocation strategy in compliance with provisions of Pinellas County Ordinance 93-94, Tenant Relocation Plan, which addresses the following:  
  • provide written notice to residential tenants who will be displaced 60 days prior to loss of possession  
  • provide advisory services, as appropriate, including counseling, referrals to suitable, decent, safe and sanitary replacement housing which is comparable and within the tenant's financial means; and  
  • provide payment and/or reimbursement of actual reasonable relocation expenses for displaced low and moderate-income residential tenants of up to $1,000 per household. | Chapter 6  
  Exhibit E |
| Pinellas County Rules | Evaluate the impact of the redevelopment plan upon public services and facilities, including but not limited to the following:  
  • potable water and sanitary sewer  
  • schools  
  • roads  
  • recreational facilities  
  • stormwater management  
  • emergency evacuation facilities | Chapter 6   |
Exhibit A

Legal Documents Adopting DIP Community Redevelopment Area
Findings of Necessity
St. Petersburg City Council
August 25, 2005
Resolution No. 2005-450

Delegation of Redevelopment Authority
Pinellas County
October 4, 2005
BCC Resolution No. 05-228

Acceptance of Redevelopment Authority
St. Petersburg City Council
October 20, 2005
Resolution No. 2005-551

Revised Findings of Necessity (Reduction in Acreage)
St. Petersburg City Council
Date: September 21, 2006
Ordinance No. 2006-481

Revised Delegation of Redevelopment Authority
Pinellas County Board of County Commissioners
Date: October 24, 2006
Resolution No. 06-198

Approval of DIP Community Redevelopment Plan
St. Petersburg City Council
Date: August 23, 2007
Ordinance No. 841-G

Approval of DIP Community Redevelopment Plan
Pinellas County
Date: November 29, 2007
Resolution No. 07-186
A RESOLUTION FINDING THAT THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA WITHIN THE CITY OF ST. PETERSBURG IS A SLUM OR BLIGHTED AREA AND THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF OF SAID AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT COMMUNITY REDEVELOPMENT WITHIN THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA; DIRECTING THE CITY ADMINISTRATION TO PREPARE A REDEVELOPMENT PLAN FOR THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA; REQUESTING THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO DELEGATE TO THE CITY OF ST. PETERSBURG CITY COUNCIL REDEVELOPMENT POWERS AS DEFINED UNDER THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III OF THE FLORIDA STATUTES) AS AMENDED FOR THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Legislature of Florida enacted the Community Redevelopment Act of 1969; and

WHEREAS, The Legislature of Florida has amended said Act from time to time and it is presently codified in Part III of Chapter 163 of the Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the aforesaid enactment are conferred by that enactment upon the county and the county in turn is authorized to delegate such powers to municipalities within its boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and
WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

163.410 Exercise of powers in counties with home rule charters.—In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall act on any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation or such request shall be immediately sent to the governing body for consideration", and

WHEREAS, The County of Pinellas has adopted a Home Rule Charter; and

WHEREAS, The City of St. Petersburg desires to increase the tax base of all taxing authorities; and,

WHEREAS, The City of St. Petersburg finds that the delegation of Florida Statute Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment of slum and/or blighted areas to serve the best interest of the public; and,

WHEREAS, The City of St. Petersburg City Council must determine that the Dome Industrial Park Community Redevelopment Area is an area of slum and/or blight and make such finding prior to the delegation of redevelopment powers by the Pinellas County Board of County Commissioners; and,

WHEREAS, the appropriate taxing authorities which levy taxes in the Dome Industrial Park Redevelopment Area, as defined herein, have been notified of this proposed resolution as required under Florida Statute Section 163.346.; and,

WHEREAS, appropriate notice has been given by publication in accordance with Florida Statute Section 166.041(3)(a); and
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida:

1. That the following described property and inclusive of rights-of-way (hereinafter referred to as "Dome Industrial Park Community Redevelopment Area") is within the City of St. Petersburg, Florida, and is shown graphically as Exhibit "A".

2. That the Dome Industrial Park Community Redevelopment Area is hereby found and declared to be a blighted area as defined in Florida Statute 163.340(8), as supported by the documentation found in Exhibit "B" of this Resolution, in that the above-described area has:
   a. Defective or inadequate street layout;
   b. Faulty lot layout;
   c. A significant number of deteriorated site or other improvements;
   d. Inadequate and outdated building densities; and
   e. Diversity of property ownership.

3. That it is hereby found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Dome Industrial Park Community Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of St. Petersburg.

4. That based upon the foregoing findings this City Council hereby makes the following further findings:
   a. That one or more slum or blighted areas exist within the City of St. Petersburg; and
   b. That the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of St. Petersburg.

5. That based upon the foregoing findings this City Council hereby finds that there is a need for a community redevelopment agency to function in the City of St. Petersburg to carry out the community redevelopment purposes of Part III of Chapter 163 of the Florida Statutes in the Dome Industrial Park Community Redevelopment Area.
BE IT RESOLVED that the City Council of the City of St. Petersburg requests that, for the Dome Industrial Park Community Redevelopment Area, the Board of County Commissioners of Pinellas County delegate to the City Council of the City of St. Petersburg all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, as amended (Chapter 163, Part III, Florida Statutes).

BE IT FURTHER RESOLVED that the City Council of the City of St. Petersburg directs the City Administration to prepare a redevelopment plan for the Dome Industrial Park Community Redevelopment Area pursuant to the requirements of Chapter 163, Part III, Florida Statutes.

Adopted at a regular session of the City Council held on the 25th day of August, 2005.

Chair-Councilmember
Presiding Officer of the City Council

ATTEST: [Signature]
City Clerk
RESOLUTION NO. 05–228

A RESOLUTION DELEGATING CERTAIN AUTHORITY AND POWERS CONFERRED UPON PINELLAS COUNTY BY THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, TO THE CITY OF ST. PETERSBURG CITY COUNCIL FOR REDEVELOPMENT IN AN AREA IN THE CITY OF ST. PETERSBURG, FLORIDA WITHIN CERTAIN GEOGRAPHIC BOUNDARIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Legislature of Florida has enacted the Community Redevelopment Act of 1969, as amended, and codified as Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, all powers arising through the Redevelopment Act were conferred by that Act upon counties which have adopted home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities desire to undertake redevelopment within their respective municipal boundaries; and

WHEREAS, such authorization for counties with home rule charters to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes (2003), which states:

"Section 163.410. Exercise of Powers in Counties with Home Rule Charters. In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of the municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the County..."; and

WHEREAS, Pinellas County, Florida (the "County") and the City of St. Petersburg, Florida (the "City") mutually desire to increase the ad valorem tax base of the County and City; and

WHEREAS, the County finds that delegation of redevelopment powers and authority to the City under the Redevelopment Act is an appropriate vehicle to accomplish redevelopment within certain geographic boundaries in the City; and
WHEREAS, the City has identified an area suitable for redevelopment under the Redevelopment Act; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 05-450, dated August 25, 2005, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Record of Pinellas County, Florida, has adopted a map of the Community Redevelopment Area located within certain geographic boundaries in the City and has ratified that the area of the City described in said Resolution is a blighted area (the "Redevelopment Area"); and

WHEREAS, the City found and the County hereby finds that it is in the best interest of the public to promote the rehabilitation, conservation, or redevelopment, or a combination thereof, of the "Redevelopment Area" adopted by the City Council, in Resolution 05-450 and as legally described below, and as graphically depicted in Exhibit "A", attached hereto; and

WHEREAS, by letter from the Economic Development Director, dated August 8, 2005, the City has requested that the Pinellas County Board of County Commissioners delegate to the St. Petersburg City Council appropriate redevelopment authority and powers for carrying out activities pursuant to the Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION I. With respect to the Dome Industrial Park Community Redevelopment District, defined below, the City of St. Petersburg is hereby delegated certain powers enumerated in the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, as amended, as follows:

A. As generally depicted in Exhibit "A", the Dome Industrial Park Community Redevelopment District is defined as:

LEGAL DESCRIPTION FOR
DOMES INDUSTRIAL PARK COMMUNITY REDEVELOPMENT DISTRICT

BEGINNING AT A POINT at the intersection of the North right-of-way of First Avenue South and West right-of-way of I-275 and following the West right-of-way of Interstate 275 to the South alley right-of-way of the block bounded by Interstate 275, Fifth Avenue South, Emerson Avenue South and 20th Street South; and

Proceeding West along the South alley right-of-way to the West right-of-way of 20th Street South and then North along the West right of way of 20th Street South to its intersection with the South right-of-way of 5th Avenue South; and
Proceeding West along the South right-of-way of 5th Avenue South to the East right-of-way of 22nd Street South and then proceeding South along the East right-of-way of 22nd Street South until its intersection with the North right-of-way of Interstate 275 and then proceeding Westerly and then Southwesterly along the North right-of-way of Interstate 275 until its intersection with the West right-of-way of 31st Street South; and

Proceeding North along the West right-of-way of 31st Street South until its intersection with the South right-of-way of the CSX Railroad and then West along the railroad's South right-of-way until intersecting with the West right-of-way of 34th Street South, also known as U.S. Highway 19; and

Proceeding North along the West right-of-way of 34th Street South until its intersection with the North right-of-way of Freemont Avenue South and then East along the North right-of-way of Freemont Avenue South until its intersection with the East right-of-way of 32nd Street South; and

Proceeding South along the East right-of-way of 32nd Street South until its intersection with the North alley right-of-way of the block bounded by Fairfield Avenue South, Freemont Terrace South, 31st Street South and 32nd Street South, which is Block 19 of the Roosevelt Park Addition as recorded in Plat Book 5, Page 52 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Block 19 until its intersection with the East right-of-way of 31st Street South and then proceeding South along the East right-of-way of 31st Street South to the North alley right-of-way of the blocks bounded by 31st Street South, 7th Avenue South, 28th Street South and Fairfield Avenue South, which are Blocks 13, 14 and 15 of East Roselawn as recorded in Plat Book 3, Page 32 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Blocks 13 thru 15 until its intersection with the West right-of-way of 28th Street South and then proceeding North along the West right-of-way of 28th Street South until its intersection with the North right-of-way of 5th Avenue South; and

Proceeding East along the North right-of-way of 5th Avenue South until its intersection with the West right-of-way of 24th Street South and then proceeding North along the West right-of-way of 24th Street South until its intersection with the North right-of-way of First Avenue South and then East along said right-of-way until the POINT OF BEGINNING.
B. The power, pursuant to Section 163.355 Florida Statutes, to make findings that:

1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the City.

2. The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

C. The power to declare itself a redevelopment agency pursuant to Section 163.356, Florida Statutes. The City of St. Petersburg shall not delegate any powers to a Community Redevelopment Agency. By way of explanation, the foregoing sentence means that the powers and authority to conduct redevelopment activities delegated by this Resolution shall be exercised solely by the elected officials constituting the City Council of the City of St. Petersburg, acting in their capacity as the City Council or as members of the Community Redevelopment Agency and that no separate redevelopment agency apart from the one consisting of the City Council shall be delegated any powers by the City.

D. The sole power granted to the City Council as the redevelopment agency is the power to prepare and grant final approval to community redevelopment plans and modification thereof pursuant to Section 163.360 through 163.365, Florida Statutes. The delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to review and approve the initial redevelopment plan and any amendments thereto, prior to its implementation and also prior to its presentation to the Pinellas Planning Council.

This Resolution shall become effective after its adoption.

Commissioner Harris offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Welch and upon roll call the vote was:

AYES: Morroni, Welch, Stewart, Harris, Seel, and Latvala.

NAYS: None.

ABSENT AND NOT VOTING: Duncan.
NO. 2005-551

A RESOLUTION ACCEPTING THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS' DELEGATION TO THE CITY OF ST. PETERSBURG CITY COUNCIL OF REDEVELOPMENT POWERS AS DEFINED UNDER THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED) FOR THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA; DECLARING THE CITY COUNCIL TO BE SAID COMMUNITY REDEVELOPMENT AGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of Florida enacted the Community Redevelopment Act of 1969, as amended; and

WHEREAS, all powers arising through the aforesaid enactment were conferred by that enactment upon counties with home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

"163.410 Exercise of powers in counties with home rule charters. - In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter."

WHEREAS, the County of Pinellas has adopted a Home Rule Charter; and
WHEREAS, the City of St. Petersburg desires to increase the tax base of all taxing authorities; and

WHEREAS, the City of St. Petersburg finds that the delegation of Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment of slums and blighted areas to serve in the best interest of the public; and

WHEREAS, City Council, by Resolution No. 2005-450, dated August 25, 2005, requested the Pinellas County Board of County Commissioners to delegate the necessary redevelopment powers to the St. Petersburg City Council to carry out said redevelopment within the Dome Industrial Park Community Redevelopment Area; and

WHEREAS, the Pinellas County Board of County Commissioners, by Resolution No.05-xx, dated October 4, 2005, did delegate the necessary redevelopment powers and authority, under the Community Redevelopment Act of 1969, as amended, to the St. Petersburg City Council for this purpose subject to its right to review and approve the Redevelopment Plan, and the condition that the redevelopment powers be exercised solely by the St. Petersburg City Council; and

WHEREAS, the appropriate taxing authorities which levy taxes in the Dome Industrial Park Community Redevelopment Area, as defined herein, have been notified of this proposed Resolution as required under Section 163.346, Florida Statutes.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida:

1. That all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, Florida Statutes, Chapter 163, Part III, as amended and delegated by Pinellas County Board of County Commissioners Resolution No. 05-xx to the City of St. Petersburg City Council are hereby accepted;

2. That the City Council of the City of St. Petersburg, Florida declares itself to be the redevelopment agency to carry out the redevelopment of the area described in attached Exhibit 1 and described below within the City of St. Petersburg, Florida, and as such shall have and exercise all of the powers of redevelopment agencies pursuant to Chapter 163, Florida Statutes, and as it may be amended:
BEGINNING AT A POINT at the intersection of the North right-of-way of First Avenue South and West right-of-way of I-275 and following the West right-of-way of Interstate 275 to the South alley right-of-way of the block bounded by Interstate 275, Fifth Avenue South, Emerson Avenue South and 20th Street South; and

Proceeding West along the South alley right-of-way to the West right-of-way of 20th Street South and then North along the West right of way of 20th Street South to its intersection with the South right-of-way of 5th Avenue South; and

Proceeding West along the South right-of-way of 5th Avenue South to the East right-of-way of 22nd Street South and then proceeding South along the East right-of-way of 22nd Street South until its intersection with the North right-of-way of Interstate 275 and then proceeding Westerly and then Southwesterly along the North right-of-way of Interstate 275 until its intersection with the West right-of-way of 31st Street South; and

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Proceeding East along the North alley right-of-way of the aforementioned Block 19 until its intersection with the East right-of-way of 31st Street South and then proceeding South along the East right-of-way of 31st Street South to the North alley right-of-way of the blocks bounded by 31st Street South, 7th Avenue South, 28th Street South and Fairfield Avenue South, which are Blocks 13, 14 and 15 of East Roselawn as recorded in Plat Book 3, Page 32 of the Public Records of Pinellas County; and
Proceeding East along the North alley right-of-way of the aforementioned Blocks 13 thru 15 until its intersection with the West right-of-way of 28th Street South and then proceeding North along the West right-of-way of 28th Street until its intersection with the North right-of-way of 5th Avenue South; and

Proceeding East along the North right-of-way of 5th Avenue South until its intersection with the West right-of-way of 24th Street South and then proceeding North along the West right-of-way of 24th Street South until its intersection with the North right-of-way of First Avenue South and then East along said right-of-way until the POINT OF BEGINNING.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 20th day of October, 2005.

Chair-Council member
Presiding Officer of the City Council

ATTEST:  
City Clerk
NO. 2006-481

A RESOLUTION PROVIDING FOR AN AMENDMENT TO THE AREA INCLUDED WITHIN THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR A FINDING THAT THE AMENDED DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA WITHIN THE CITY OF ST. PETERSBURG IS A SLUM OR BLIGHTED AREA AND THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SAID AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT COMMUNITY REDEVELOPMENT WITHIN THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA, AS AMENDED; REQUESTING CITY ADMINISTRATION TO PREPARE A REDEVELOPMENT PLAN FOR THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA, AS AMENDED; REQUESTING THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO DELEGATE TO THE CITY OF ST. PETERSBURG CITY COUNCIL FOR THIS AMENDED REDEVELOPMENT AREA THE REDEVELOPMENT POWERS AS DEFINED UNDER THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III OF THE FLORIDA STATUTES) AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Legislature of Florida enacted the Community Redevelopment Act of 1969; and

WHEREAS, The Legislature of Florida has amended said Act from time to time, and it is presently codified in Part III of Chapter 163 of the Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the aforesaid enactment are conferred by that enactment upon the county, and the county in turn is authorized to delegate such powers to municipalities within its boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:
163.410 Exercise of powers in counties with home rule charters.—In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall act on any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation or such request shall be immediately sent to the governing body for consideration”, and

WHEREAS, The County of Pinellas has adopted a Home Rule Charter; and

WHEREAS, The City of St. Petersburg desires to increase the tax base of all taxing authorities; and

WHEREAS, The City of St. Petersburg finds that the delegation of Florida Statute Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment of slum and/or blighted areas to serve the best interest of the public; and

WHEREAS, The City of St. Petersburg City Council must determine that the Dome Industrial Park Community Redevelopment Area is an area of slum and/or blight and make such finding prior to the delegation of redevelopment powers by the Pinellas County Board of County Commissioners (see Exhibit C); and

WHEREAS, The Pinellas County Board of County Commissioners has previously delegated redevelopment powers to the City of St. Petersburg for the Dome Industrial Park Community Redevelopment Area by Pinellas County Board of County Commissioners (BCC) Resolution No. 05-228; and
WHEREAS, The City of St. Petersburg City Council wishes to amend the area included within the Dome Industrial Park Community Redevelopment Area by excluding the 7.5-acre area (MOL) bounded by 23rd Street South and 24th Street South between 1st Avenue South and the east-west alley south of 4th Avenue South (see Exhibits A and B); and

WHEREAS, the appropriate taxing authorities which levy taxes in the Dome Industrial Park Redevelopment Area, as amended, as defined herein, have been notified of this proposed resolution as required under Florida Statute Section 163.346.; and

WHEREAS, appropriate notice has been given by publication in accordance with Florida Statute Section 166.041(3)(a); and

WHEREAS, a public hearing has been held on the day noticed by said publication.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida:

1. That the described property in Exhibit “A” and inclusive of rights-of-way (hereinafter referred to as “Dome Industrial Park Community Redevelopment Area”) is within the City of St. Petersburg, Florida, and is shown graphically as Exhibit “B”.

2. That the Dome Industrial Park Community Redevelopment Area is hereby found and declared to be a blighted area as defined in Florida Statute 163.340(8), as supported by the amended documentation found in Exhibit “C” of this Resolution, in that the above-described area has:

   a. Defective or inadequate street layout;
   b. Faulty lot layout;
   c. A significant number of deteriorated site or other improvements;
   d. Inadequate and outdated building densities; and
   e. Diversity of property ownership.

3. That it is hereby found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Dome Industrial Park Community Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of St Petersburg.

4. That based upon the foregoing amended findings, this City Council hereby makes the following further findings:

   a. That one or more slum or blighted areas exist within the City of St Petersburg; and
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b. That the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of St Petersburg.

5. That based upon the foregoing findings this City Council hereby finds that there is a need for a community redevelopment agency to function in the City of St. Petersburg to carry out the community redevelopment purposes of Part III of Chapter 163 of the Florida Statutes in the Dome Industrial Park Community Redevelopment Area, as amended.

BE IT RESOLVED that the City Council of the City of St. Petersburg requests that, for the Dome Industrial Park Community Redevelopment Area, as amended, the Board of County Commissioners of Pinellas County delegate to the City Council of the City of St. Petersburg all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, as amended (Chapter 163, Part III, Florida Statutes).

BE IT FURTHER RESOLVED that the City Council of the City of St. Petersburg requests City Administration to prepare a redevelopment plan for the Dome Industrial Park Community Redevelopment Area, as amended, pursuant to the requirements of Chapter 163, Part III, Florida Statutes.

First reading conducted on the 7th day of September, 2006.

Adopted by St. Petersburg City Council on second and final reading held on the 21st day of September, 2006.

Chair-Councilmember
Presiding Officer of the City Council

ATTEST:
City Clerk

Title Published: Times 1-t 9/11/2006
Exhibit A
Legal Description for the Amended Dome Industrial Park Blight Study

BEGINNING AT A POINT at the intersection of the North right-of-way of First Avenue South and West right-of-way of I-275 and following the West right-of-way of Interstate 275 to the South alley right-of-way of the block bounded by Interstate 275, Fifth Avenue South, Emerson Avenue South and 20th Street South; and

Proceeding West along the South alley right-of-way to the West right-of-way of 20th Street South and then North along the West right of way of 20th Street South to its intersection with the South right-of-way of 5th Avenue South; and

Proceeding West along the South right-of-way of 5th Avenue South to the East right-of-way of 22nd Street South and then proceeding South along the East right-of-way of 22nd Street South until its intersection with the North right-of-way of Interstate 275 and then proceeding Westerly and then Southwesterly along the North right-of-way of Interstate 275 until its intersection with the West right-of-way of 31st Street South; and

Proceeding North along the West right-of-way of 31st Street South until its intersection with the South right-of-way of the CSX Railroad and then West along the railroad's South right-of-way until intersecting with the West right-of-way of 34th Street South, also known as U.S. Highway 19; and

Proceeding North along the West right-of-way of 34th Street South until its intersection with the North right-of-way of Freemont Avenue South and then East along the North right-of-way of Freemont Avenue South until its intersection with the East right-of-way of 32nd Street South; and

Proceeding South along the East right-of-way of 32nd Street South until its intersection with the North alley right-of-way of the block bounded by Fairfield Avenue South, Freemont Terrace South, 31st Street South and 32nd Street South, which is Block 19 of the Roosevelt Park Addition as recorded in Plat Book 5, Page 52 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Block 19 until its intersection with the East right-of-way of 31st Street South and then proceeding South along the East right-of-way of 31st Street South to the North alley right-of-way of the blocks bounded by 31st Street South, 7th Avenue South, 28th Street South and Fairfield Avenue South, which are Blocks 13, 14 and 15 of East Roselawn as recorded in Plat Book 3, Page 32 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Blocks 13 thru 15 until its intersection with the West right-of-way of 28th Street South and then proceeding North along the West right-of-way of 28th Street South until its intersection with the North right-of-way of 5th Avenue South; and

Proceeding East along the North right-of-way of 5th Avenue South until its intersection with the West right-of-way of 24th Street South and then proceeding North along the West right-of-way of 24th Street South until its intersection with the North alley right-of-way of the block bounded by 4th Avenue South, 5th Avenue South, 24th Street South and 23rd Street South, which is block 35 of the St. Petersburg Investment Company Subdivision as recorded in Plat Book 1, Page 16 of the Public Records of Pinellas County; and

Proceeding East along said alley right-of-way until its intersection with the West right-of-way line of 23rd Street South; and

Proceeding North along the West right-of-way of 23rd Street South until its intersection with the North right-of-way of First Avenue South and then East along said right-of-way until the POINT OF BEGINNING.
RESOLUTION NO. 06-198

A RESOLUTION DELEGATING CERTAIN AUTHORITY AND POWERS CONFERRED UPON PINELLAS COUNTY BY THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, TO THE CITY OF ST. PETERSBURG CITY COUNCIL FOR REDEVELOPMENT WITHIN THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Legislature of Florida has enacted the Community Redevelopment Act of 1969, as amended, and codified as Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, all powers arising through the Redevelopment Act were conferred by that Act upon counties which have adopted home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities desire to undertake redevelopment within their respective municipal boundaries; and

WHEREAS, such authorization for counties with home rule charters to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes (2003), which states:

"Section 163.410. Exercise of Powers in Counties with Home Rule Charters. In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of the municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the County..."; and

WHEREAS, Pinellas County, Florida (the "County") and the City of St. Petersburg, Florida (the "City") mutually desire to increase the ad valorem tax base of the County and City; and

WHEREAS, the County finds that delegation of redevelopment powers and authority to the City under the Redevelopment Act is an appropriate vehicle to accomplish redevelopment within certain geographic boundaries in the City; and
WHEREAS, the City has identified an area suitable for redevelopment under the Redevelopment Act; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 05-450, dated August 25, 2005, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Record of Pinellas County, Florida, has adopted a map of the Dome Industrial Park Community Redevelopment Area (the "Redevelopment Area") located within the City and has ratified that this Redevelopment Area of the City described in said Resolution is a blighted area; and

WHEREAS, the City found and the County hereby finds that it is in the best interest of the public to promote the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area adopted by the City Council, in Resolution 05-450; and

WHEREAS, by letter from the Economic Development Director, dated August 8, 2005, the City requested that the Pinellas County Board of County Commissioners delegate to the St. Petersburg City Council appropriate redevelopment authority and powers for carrying out activities pursuant to the Redevelopment Act; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 05-228, adopted on October 4, 2005, delegated to the St. Petersburg City Council certain powers and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes within the Redevelopment Area; and

WHEREAS, in recognition of a stable residential section of the Redevelopment Area, the City of St. Petersburg City Council adopted Resolution No. 2006-481, on September 21, 2006, to amend the boundaries of the Redevelopment Area by excluding a 7.5-acre (MOL) section bounded by 23rd Street South and 24th Street South between 1st Avenue South and the east-west alley south of 4th Avenue South; and

WHEREAS, the St. Petersburg City Council, in its Resolution No. 2006-481, requests the Board of County Commissioners of Pinellas County to consider delegating to the City Council authority and powers to conduct redevelopment activities as defined in the Redevelopment Act for the Redevelopment Area, as amended.

WHEREAS, the City found and the County hereby finds that it is in the best interest of the public to promote the rehabilitation, conservation, or redevelopment, or a combination thereof, of the amended Redevelopment Area adopted by the City Council, in Resolution 2006-481.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:
SECTION I. The boundaries of the Dome Industrial Park Community Redevelopment Area, within the City of St. Petersburg, Florida, are hereby amended and described as follows:

A. As graphically depicted in Exhibit “A”, the Dome Industrial Park Community Redevelopment Area, as amended, is defined as:

AMENDED LEGAL DESCRIPTION FOR
DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT AREA

BEGINNING AT A POINT at the intersection of the North right-of-way of First Avenue South and West right-of-way of I-275 and following the West right-of-way of Interstate 275 to the South alley right-of-way of the block bounded by Interstate 275, Fifth Avenue South, Emerson Avenue South and 20th Street South; and

Proceeding West along the South alley right-of-way to the West right-of-way of 20th Street South and then North along the West right of way of 20th Street South to its intersection with the South right-of-way of 5th Avenue South; and

Proceeding West along the South right-of-way of 5th Avenue South to the East right-of-way of 22nd Street South and then proceeding South along the East right-of-way of 22nd Street South until its intersection with the North right-of-way of Interstate 275 and then proceeding Westerly and then Southwesterly along the North right-of-way of Interstate 275 until its intersection with the West right-of-way of 31st Street South; and

Proceeding North along the West right-of-way of 31st Street South until its intersection with the South right-of-way of the CSX Railroad and then West along the railroad's South right-of-way until intersecting with the West right-of-way of 34th Street South, also known as U.S. Highway 19; and

Proceeding North along the West right-of-way of 34th Street South until its intersection with the North right-of-way of Freemont Avenue South and then East along the North right-of-way of Freemont Avenue South until its intersection with the East right-of-way of 32nd Street South; and

Proceeding South along the East right-of-way of 32nd Street South until its intersection with the North alley right-of-way of the block bounded by Fairfield Avenue South, Freemont Terrace South, 31st Street South and 32nd Street South, which is Block 19 of the Roosevelt Park Addition as recorded in Plat Book 5, Page 52 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Block 19 until its intersection with the East right-of-way of 31st Street South and then proceeding South along the East right-of-way of 31st Street South to the North alley right-of-way of the blocks bounded by 31st Street South, 7th Avenue South, 28th Street South and Fairfield
Avenue South, which are Blocks 13, 14 and 15 of East Roselawn as recorded in Plat Book 3, Page 32 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Blocks 13 thru 15 until its intersection with the West right-of-way of 28th Street South and then proceeding North along the West right-of-way of 28th Street until its intersection with the North right-of-way of 5th Avenue South; and

Proceeding East along the North right-of-way of 5th Avenue South until its intersection with the West right-of-way of 24th Street South and then proceeding North along the West right-of-way of 24th Street South until its intersection with the North alley right-of-way of the block bounded by 4th Avenue South, 5th Avenue South, 24th Street South and 23rd Street South, which is Block 35 of the St. Petersburg Investment Company Subdivision as recorded in Plat Book 1, Page 16 of the Public Records of Pinellas County; and

Proceeding East along said alley right-of-way until its intersection with the West right-of-way line of 23rd Street South; and

Proceeding North along the West right-of-way of 23rd Street South until its intersection with the North right-of-way of First Avenue South and then East along said right-of-way until the POINT OF BEGINNING.

B. The power, pursuant to Section 163.355 Florida Statutes, to make findings that:

1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the City.

2. The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

C. The power to declare itself a redevelopment agency pursuant to Section 163.356, Florida Statutes. The City of St. Petersburg shall not delegate any powers to a Community Redevelopment Agency. By way of explanation, the foregoing sentence means that the powers and authority to conduct redevelopment activities delegated by this Resolution shall be exercised solely by the elected officials constituting the City Council of the City of St. Petersburg, acting in their capacity as the City Council or as members of the Community Redevelopment Agency and that no separate redevelopment agency apart from the one consisting of the City Council shall be delegated any powers by the City.
D. The sole power granted to the City Council as the redevelopment agency is the power to prepare and grant final approval to community redevelopment plans and modification thereof pursuant to Sections 163.360 through 163.365, Florida Statutes. The delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to review and approve the initial redevelopment plan and any amendments thereto, prior to its implementation and also prior to its presentation to the Pinellas Planning Council.

This Resolution shall become effective after its adoption.

Commissioner Harris offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Latvala and upon roll call the vote was:

AYES: Welch, Duncan, Stewart, Harris, Seel, Latvala, and Morroni.

NAYS: None.

ABSENT AND NOT VOTING: None.
ORDINANCE NO. 841-G

AN ORDINANCE PROVIDING FOR THE ADOPTION AND APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY, PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES; SAID PLAN ALSO BEING KNOWN AS THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Dome Industrial Park Community Redevelopment Plan, which is attached hereto as Exhibit "A" and incorporated herein, has been developed as a Community Redevelopment Plan for the Dome Industrial Park Community Redevelopment Area pursuant to Part III of Chapter 163 of the Florida Statutes.

SECTION 2. The City Council of the City of St. Petersburg, Florida, makes the following findings, as required by Chapter 163.360 (7), F.S.:

1. A feasible method identified exists for relocating families who will be displaced from the Dome Industrial Park Community Redevelopment Area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

2. The Dome Industrial Park Community Redevelopment Plan conforms to the general plan of the City as a whole;

3. The Dome Industrial Park Community Redevelopment Plan gives due consideration to the utilization of community policing innovations and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration given for the health, safety and welfare of children residing in the general vicinity of the site covered by the community redevelopment plan; and

4. The Dome Industrial Park Community Redevelopment Plan affords maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise.
SECTION 3. Pinellas County Board of County Commissioners (BCC) Resolutions No. 05-228 and 06-198, which delegate redevelopment authority to the City of St. Petersburg, stipulate that the BCC retain authority to review and approve the initial redevelopment plan and certain amendments thereto prior to its implementation. The BCC approved the Dome Industrial Park Community Redevelopment Plan at its November 27, 2007, public hearing (see Resolution No. 07-186).

SECTION 4. The City Council hereby approves and adopts the Dome Industrial Park Redevelopment Plan for the Dome Industrial Park Redevelopment Area.

SECTION 5. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall be effective upon the expiration of the second business day after adoption unless the Mayor notifies City Council through written notice filed with the City Clerk that the Mayor will veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with City Charter, in which case it shall become effective immediately.

First reading conducted on the 9th day of August, 2007.

Passed by St. Petersburg City Council on second and final reading held on the 23rd day of August, 2007.

[Signature]  
James S. Bennett, Acting Chair-Councilmember  
Presiding Officer of the City Council

ATTEST:  
[Signature]  
Eva Andujar City Clerk

Title Published: Times 1-t 8/13/2007
RESOLUTION NO. 07-186

RESOLUTION APPROVING THE DOME INDUSTRIAL PARK COMMUNITY REDEVELOPMENT PLAN FOR THE CITY OF ST. PETERSBURG PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; DELEGATING SPECIFIC REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG; PROVIDING FOR AMENDMENTS THAT MAY ARISE AT THE PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 2005-450, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the City described in said Resolution to be a slum or blighted area (the "Redevelopment Area"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 05-228, delegated to the City Council of the City of St. Petersburg, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the City Council of the City of St. Petersburg, Florida declared itself to be a community redevelopment agency to carry out the redevelopment of the area determined to be a slum or blighted area; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 2006-481 a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, amended the boundaries of the Dome Industrial Park Community Redevelopment Area; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 06-198, approved said amendment to the boundaries of the Dome Industrial Park Community Redevelopment Area; and

WHEREAS, on August 23, 2007, the City Council of the City of St. Petersburg, Florida, approved a redevelopment plan pursuant to the Act; and

WHEREAS, by a letter from the Economic Development Director, the City has submitted the proposed Redevelopment Plan for the Board of County Commissioners' consideration and approval.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 27TH DAY OF NOVEMBER, 2007, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:
I. That the Dome Industrial Park Community Redevelopment Plan is hereby approved.

II. That, in the case of any amendments to the Dome Industrial Park Community Redevelopment Plan adopted by the City Council of the City of St. Petersburg, Florida, the City shall submit said amendments to the Pinellas County Board of County Commissioners for consideration and approval.

III. That, in addition to the powers specifically delegated in Pinellas County Resolution Nos. 05-228, the City of St. Petersburg is hereby delegated all Redevelopment power enumerated in Chapter 163, Part III, of the Florida Statutes within the Dome Industrial Park Community Redevelopment Area including, but not limited to, the following:

A. Powers enumerated in Section 163.358, Florida Statutes, including, but not limited to:

1. The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.

2. The power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss, all pursuant to Section 163.370(3), Florida Statutes.

3. The power to approve the development of community policing innovations.

B. All powers listed in Sections 163.350, 163.353, 163.370, 163.380, 163.387, 163.395 and 163.400 of the Florida Statutes.

IV. That delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to:

A. Review and approve annual progress reports to be prepared by the City, with a due date of March 31st of each reporting year beginning the year after this resolution. The reports shall detail the relationship between accomplishments of the redevelopment program and those projects that are proposed in the redevelopment plan ultimately adopted by the City.

B. Review and approve the issuance of any bonds or other indebtedness that pledges tax increment revenues.
C. Review and approve any future amendments to the Dome Industrial Park Community Redevelopment Plan.

D. Review and approve the creation, duration, operational basis and debt service structure of the redevelopment trust fund prior to its implementation including any related tax increment financing. The approval may require the City to seek additional funding sources for the redevelopment plans and projects that will be in addition to any tax increment financing.

V. This Resolution shall become effective immediately upon its adoption.

Commissioner Welch offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Seel and upon roll call the vote was:

AYES: Duncan, Harris, Seel, Morroni, and Welch.

NAYES: None.

ABSENT AND NOT VOTING: Stewart and Latvala.
BEGINNING AT A POINT at the intersection of the North right-of-way of First Avenue South and West right-of-way of 1-275 and following the West right-of-way of Interstate 275 to the South alley right-of-way of the block bounded by Interstate 275, Fifth Avenue South, Emerson Avenue South and 20th Street South; and

Proceeding West along the South alley right-of-way to the West right-of-way of 20th Street South and then North along the West right of way of 20th Street South to its intersection with the South right-of-way of 5th Avenue South; and

Proceeding West along the South right-of-way of 5th Avenue South to the East right-of-way of 22nd Street South and then proceeding South along the East right-of-way of 22nd Street South until its intersection with the North right-of-way of Interstate 275 and then proceeding Westerly and then Southwesterly along the North right-of-way of Interstate 275 until its intersection with the West right-of-way of 31st Street South; and

Proceeding North along the West right-of-way of 31st Street South until its intersection with the South right-of-way of the CSX Railroad and then West along the railroad’s South right-of-way until intersecting with the West right-of-way of 34th Street South, also known as U.S. Highway 19; and

Proceeding North along the West right-of-way of 34th Street South until its intersection with the North right-of-way of Freemont Avenue South and then East along the North right-of-way of Freemont Avenue South until its intersection with the East right-of-way of 32nd Street South; and

Proceeding South along the East right-of-way of 32nd Street South until its intersection with the North alley right-of-way of the block bounded by Fairfield Avenue South, Freemont Terrace South, 31st Street South and 32nd Street South, which is Block 19 of the Roosevelt Park Addition as recorded in Plat Book 5, Page 52 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Block 19 until its intersection with the East right-of-way of 31st Street South and then proceeding South along the East right-of-way of 31st Street South to the North alley right-of-way of the blocks bounded by 31st Street South, 7th Avenue South, 28th Street South and Fairfield Avenue South, which are Blocks 13, 14 and 15 of East Roselawn as recorded in Plat Book 3, Page 32 of the Public Records of Pinellas County; and

Proceeding East along the North alley right-of-way of the aforementioned Blocks 13 thru 15 until its intersection with the West right-of-way of 28th Street South and then proceeding North along the West right-of-way of 28th Street South until its intersection with the North right-of-way of 5th Avenue South; and

Proceeding East along the North right-of-way of 5th Avenue South until its intersection with the West right-of-way of 24th Street South and then proceeding North along the West right-of-way of 24th Street South until its intersection with the North alley right-of-way of the block bounded by 4th Avenue South, 5th Avenue South, 24th Street South and 23rd Street South, which is Block 35 of the St. Petersburg Investment Company Subdivision as recorded in Plat Book 1, Page 16 of the Public Records of Pinellas County; and

Proceeding East along said alley right-of-way until its intersection with the West right-of-way line of 23rd Street South; and

Proceeding North along the West right-of-way of 23rd Street South until its intersection with the North right-of-way of First Avenue South and then East along said right-of-way until the POINT OF BEGINNING.
Exhibit C

Business Incentives available for the DIP
The following state and federal incentive programs are available to companies located in the City of St. Petersburg. These summaries are for informational purposes only and are not all inclusive. Businesses should obtain complete program guidelines from the providers. Since programs and eligibility may change please consult with the City of St. Petersburg Department of Economic Development to ensure your continued eligibility.

### State of Florida Programs

#### Enterprise Zone

Florida's Enterprise Zone (EZ) Program encourages economic growth and investment in distressed areas by offering tax advantages and incentives to businesses that are located in and/or invest in these areas. The Governor's Office of Tourism, Trade, and Economic Development (OTTED) administers the program and Enterprise Florida helps market it to businesses. The Florida Department of Revenue processes approved tax incentive applications and provides technical assistance relating to eligibility requirements.

**Jobs Tax Credit (State Sales & Use Tax)**

Allows businesses, who collect and pay Florida sales and use tax, a monthly credit against their tax due on wages paid to new, full-time employees who have been employed by the business for at least 3 months and are residents of an EZ or are Welfare Transition Program participants. A new job must be created in order for the business to earn a tax credit.

If less than 20 percent of permanent, full-time employees are residents of an EZ, this incentive provides a credit of 20 percent of the monthly wages paid to new eligible employees who are residents of an EZ. If 20 percent or more of permanent, full-time employees are residents of an EZ, this incentive provides a credit of 30 percent of the monthly wages paid to new eligible employees who are residents of an EZ. This credit is limited to 24 months if the employee remains employed for 24 months and is not available if the Jobs Tax Credit (State Corporate Income Tax) is taken.

**Jobs Tax Credit (Corporate Income Tax)**

Allows businesses, who collect and pay Florida Corporate Income tax, a credit against their tax due on wages paid to new, full-time employees who have been employed by the business for at least 3 months and are residents of an EZ or are Welfare Transition Program participants. A new job must be created in order for the business to earn a tax credit.

If less than 20 percent of the permanent, full-time employees of the business are residents of an EZ, this incentive provides a credit of 20 percent of the monthly wages paid to new eligible employees who are residents of an EZ. If 20 percent or more of the permanent, full-time employees are residents of an EZ, this incentive provides a credit of 30 percent of the monthly wages paid to new eligible employees who are residents of an EZ.
### Business Equipment Refund (State Sales & Use Tax)

A refund is available for Florida sales taxes paid on the purchase of qualified business equipment which is used exclusively in an EZ for at least 3 years. Business equipment must have a sales price of at least $5,000 per unit. The refund is 97 percent of the Florida sales tax paid on business equipment. If less than 20 percent of the full-time employees are residents of an EZ, the maximum refund per application will not exceed $5,000. If 20 percent or more of full-time employees are residents of an EZ, the maximum refund per allocation will not exceed $10,000. A new job must be created for the business to earn a tax credit.

### Building Materials Refund (State Sales & Use Tax)

A refund is available for Florida sales taxes paid on the purchase of building materials used to construct real property located in an EZ. The total amount of the Florida sales tax refund must be at least $500. If less than 20 percent of the business’ permanent, full-time employees are residents of the EZ, the maximum refund per application will be no more than $5,000 or 97 percent of the Florida sales tax paid. If 20 percent or more of the business’ permanent, full-time employees are residents of the EZ the refund will be no more than the lesser of $10,000 or 97 percent of the state sales tax. A new job must be created in order for the business to earn a tax credit.

### Property Tax Credit (State Corporate Income Tax)

New or expanding businesses within an EZ are allowed a credit on Florida Corporate Income tax paid. This credit is calculated based on the amount of ad valorem taxes paid. The business must earn more than $5,000 and establish 5 or more new full-time jobs to take advantage of this credit. If less than 20 percent of the business' permanent, full-time employees are residents of the EZ, the maximum refund of $25,000 annual credit can be claimed for 5 years. If 20 percent or more of the business’ permanent, full-time employees are residents of the EZ the maximum refund of $50,000 annual credit can be claimed for 5 years. Any unused portion of the credit may be carried forward for 5 years. A new job must be created in order for the business to earn a tax credit.

### Community Contribution Tax Credit

Community Contribution Tax Credit encourages private sector donations to community redevelopment projects in EZ and to low-income housing projects. A tax credit of 50 percent of the donation is available to entities paying state corporate income, or insurance premium taxes, or as a refund against the Florida sales tax.

### High Impact Performance Incentive Grant

The High Impact Performance Incentive Grant (HIPI) is a negotiated incentive used to attract and grow major high impact facilities in Florida. Grants are provided to pre-approved applicants in certain high-impact sectors (which has recently been expanded to include financial services) designated by the Governor’s Office of Tourism, Trade and Economic Development. In order to participate in the program, a company must be in a designated high impact sector; create at least 100 new full-time equivalent jobs (if a research and development facility, create at least 75 new full-time equivalent jobs) in Florida in a three year period; and make a cumulative investment in the state of at least $100 million (if a research and development facility, make a cumulative investment of at least $75 million) in a 3-year period. They also must apply through the City’s Economic Development Department to
Enterprise Florida prior to making a decision to locate or expand in Florida.

**Qualified Defense Contractor Tax Refund**

The Qualified Defense Contractor Tax Refund is a pre-approved tax refund program that provides up to $5,000 per job created or saved in Florida that is defense related. Conversion of defense jobs to civilian production, the acquisition of a new defense contract, or the consolidation of a defense contract are eligible projects. If approved, an applicant may receive refunds on taxes it pays related to the project.

In order to participate a company must derive at least 70 percent of its Florida gross receipts from Department of Defense contracts in the last year and not less than 80 percent over the preceding five years, demonstrate the jobs created or retained make a significant economic contribution to the area economy, demonstrate that the tax refund is necessary to allow the business to complete for the new contract or make a consolidation, and provide a resolution from the county commission indicating the 20 percent required for local financial support will be available each year as refunds are due.

**Special Areas**

Certain urban areas are defined as “economically distressed” communities that are experiencing conditions affecting its economic viability and hampering the self-sufficiency of its residents including, but not limited to, low per capita income, low property values, high unemployment, high under-employment, low weekly wages compared to the state average, low housing values compared to the state or area average, high percentage of the population receiving public assistance, high poverty levels compared to the state average, and high percentage of needy families.

<table>
<thead>
<tr>
<th>Qualified Target Industry Tax Refund Program (QTI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>This program induces target industries to locate new facilities or expand existing facilities in Florida. Targeted industries include manufacturing facilities, finance and insurance services, wholesale trade, information industries, professional, scientific and technical services, headquarter facilities, management services and administrative and support services.</td>
</tr>
<tr>
<td>The program provides tax refunds (Corporate, Insurance premium, Sales/Use, Intangible personal property, Emergency excise, excise taxes on documents, Ad valorem) of $6,000 per job if the company locates in the Enterprise Zone. Greater awards are available to companies paying very high wages. To qualify for the QTI program, a company must create at least 10 new jobs (or a 10 percent increase for expanding Florida companies), pay an average of at least 115 percent of area wages, have a significant positive impact on the community and have local support. The business must file an application before deciding to locate or expand in Florida.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quick Response Training (QRT) Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides grant funding for customized training for new or expanding businesses in Florida. Florida uses the customer driven program to attract new industries to the state. The program is performance based: to receive reimbursement for training funds a company must first create a new job and hire and train a new employee. Businesses can utilize QRT funds to pay for instructors’ or trainers’ salaries, to develop curriculum, to provide textbooks and manuals or to pay for materials and supplies.</td>
</tr>
</tbody>
</table>
Florida businesses must meet several program requirements to receive funding: businesses must produce an exportable good or service; must create new, full-time, high quality jobs; and must need customized, entry-level skills training not otherwise available at the local level. Funding priority is given to certain businesses, including businesses that created high skill/high wage jobs in qualified targeted industries that are located in a distressed urban inner city, Enterprise zone or brownfield area or rural area.

**Incumbent Workers Training Program**

Florida business can apply for grant funding to fund customized continuing education and training for employees. Funds can be used to provide direct training costs, instructors’ wages, curriculum development and resource materials associated with training but not to pay for trainee wages or training equipment.

Florida businesses applying for the grant must meet several requirements. The businesses must be operating in Florida for at least one year, have at least one full-time employee, demonstrate financial viability and be current on all state tax obligations. Funding priority is extended to businesses with 25 or fewer employees; located in a distressed rural or urban inner-city area or Enterprise Zone; engaged in a qualified target industry; propose a significant layoff avoidance strategy; and propose a significant upgrade in employee skills.

**Urban Job Tax Credit**

A new or expanding company that creates new full-time jobs in specified industries including manufacturing (SIC 20-SIC 39) can receive a $500 credit per job. A new company must create at least 30 new jobs and an existing business must have at least 15 more qualified employees than it had one year prior to its date of application. The incentive is a state corporate income tax credit or state sales/use tax credit of $500 per job. Credit is one time only for each new hire.

**Economic Development Transportation Road Fund**

The “Road Fund” is a state grant to the City of St. Petersburg on behalf of the business. The grant used to alleviate a transportation problem that adversely impacts the company’s location or expansion decision. The business must file an application before deciding to locate or expand in Florida.

**Brownfield Redevelopment Bonus**

The bonus is available to encourage redevelopment and job creation within designated brownfield areas. A preapproved applicant may receive a tax refund equal to 20 percent of the average annual wage of the new jobs created in a designated brownfield area up to a maximum of $2,500 per new job created.

**Federal Government Programs**

**HUBZone Empowerment Contracting Program**

This program seeks to encourage economic development in historically underutilized business zones - HUBZones - through the establishment of preferences for award of Federal contracts to small businesses located in these areas. The program falls under the auspices of the U.S. Small Business Administration. All Federal departments and agencies involved with
procurement must factor into their contracting plans annual goals that have been established for the HUBZone Empowerment Contracting Program.

For a business to qualify as a HUBZone a business must meet the SBA definition for “small business”; be located in a HUBZone; be owned and controlled by at least one U.S. citizen, a Community Development Corporation, or Indian Tribe; and have at least 35% of its employees reside in a HUBZone.

**Federal Non-Historic Rehabilitation Tax Credit**

The program, administered by the IRS, is federal income tax credit of 10 percent of the eligible renovation costs and is available to owners of commercial, nonresidential properties not listed on the National Register and constructed prior to 1936. These buildings must be certified as non-historic by the National Park Service and meet the following conditions after renovation: 1) 50 percent or more of the existing external walls are retained in place as external walls; 2) 75 percent or more of the existing external walls are retained in place as internal or external walls; and 3) 75 percent or more of the existing internal structural framework is retained in place.
Overview of Financial Programs available for DIP Businesses

The following local, state and federal financing programs are available to companies located in the City of St. Petersburg, Florida. These summaries are for informational purposes only and are not all inclusive. Businesses should obtain complete program guidelines from the providers. Many of these loan programs may require collateral or other underwriting considerations. Most programs require an application and/or other fees.

Since programs and eligibility may change please consult with the City of St. Petersburg Department of Economic Development to ensure your continued eligibility.

City of St. Petersburg Programs

Industrial Revenue Bonds

Tax-exempt industrial revenue bonds (IRBs) are a type of bond issued by state and local governments that offer below-market-rate financing to qualified private enterprises. These bonds are payable from and secured by the revenues of the project they finance. Currently, small issue IRB uses are limited and are usually for manufacturing projects. The program provides long-term, fixed rate loans of $1 million to $10 million for land, new or existing buildings and new equipment. IRBs cannot be used for inventory, working capital or refinancing of existing debt.

Enterprise Bond Fund

The State of Florida also provides financial assistance through the Enterprise Bond Program. The program offers tax-exempt, low interest bond financing to qualified manufacturing and 501(c) 3 non-profit organizations. The proceeds can go to finance manufacturing facilities (land and building) and new equipment. (Proceeds may not be used to refinance existing debt or for working capital.) This program was designed to improve low cost capital availability to Florida’s growing and expanding businesses, including minorities and rural communities, to allow them to be more competitive in the global and domestic market place. Loan amounts range between $500,000 and $2,000,000. Eligible businesses must have minimum annual sales of $3 to $5 million, a minimum net worth of $1 million and be highly credit worthy. The project must also create or preserve higher wage jobs.

Section 108 Loan Guarantee Program

The loan program allows communities to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue substantial physical and economic revitalization projects. In addition to the activities allowed under the Entitlement and State CDBG programs, the Section 108 Program allows for limited new housing construction, rehabilitation of publicly owned facilities and debt servicing of the guaranteed loan and related public offerings. Again, all projects and activities must either principally benefit low and moderate income persons, aid in the elimination or prevention of slum and blight, and/or meet the urgent needs of the community. In many cases, the eligible entity may apply for a federal guarantee of up to five times the entity’s latest approved CDBG entitlement amount, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans.
Economic Development Initiative Grant

HUD awards EDI grants through a competitive process. EDI grants can be used in several ways to help finance projects: providing a direct project grant; subsidizing the borrower’s interest rate on the Section 108 loan; and serving as a debt service reserve or guarantee for the Section 108 loan. This last use reduces the community’s risk of having to draw upon its CDBG funds to repay the Section 108 notes if the funded project incurs financing problems.

Brownfields Economic Development Initiative Grant

HUD also offers EDI grants under the BEDI which operates similarly to the regular EDI program but is targeted to projects on Brownfield sites. The BEDI is designed to assist cities with the redevelopment of abandoned, idled and underused commercial and industrial facilities where expansion and redevelopment is burdened by real or potential environmental contamination. A community must use BEDI grant funds in conjunction with a new Section 108-guaranteed loan. Like the Section 108 loan proceeds, the BEDI monies must go to projects that promise to increase economic opportunity for persons of low-and-moderate income, or stimulate and retain businesses and jobs that lead to economic revitalization. HUD has set a $2 million cap per BEDI award which are awarded through a competitive process.

Tampa Bay Black Business Investment Corporation Loan Programs

The Tampa Bay Black Business Investment Corporation, Inc. (BBIC) is a nonprofit corporation serving as a public-private partnership between local government and the corporate community. The ultimate goal of the BBIC is the long-term growth and success of African-American owned business enterprises. The BBIC assists African-American business operators in Hillsborough and Pinellas Counties through identifying and financing business in these counties. To that end, the BBIC has created a capital fund supported by local financial institutions and contributions to provide loans to viable African-American owned businesses. For more information on its loan programs, contact Tampa Bay Black Business Investment Corporation, Inc. at (727) 826-5785 or (813) 274-7925. Information is also available at the TBBBIC website http://www.tampabaybbic.com

<table>
<thead>
<tr>
<th>Loan Program</th>
<th>Description</th>
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<tbody>
<tr>
<td>Small Office/Home Office Loan</td>
<td>The Small Office Home Office Loan Program provides small business owners a $5,000 loan with a 7 year term, priced at 4.99 percent plus prime, no pre-payment penalty, minimal paperwork, bank paid technical assistance, as needed for the borrower and a fast approval. This is an SBA express loan product funded by Innovative Bank of California and is a collaborative effort with the National Community Reinvestment Coalition.</td>
</tr>
<tr>
<td>Micro Loan Program</td>
<td>The Micro Loan Program provides short-term, low cost, fixed rate loans of up to a maximum of $5,000. The business owner is required to provide an equity contribution of at least 10 percent. Loan funds can be used for working capital and the purchase of business assets. Funds cannot be used for religious organizations, adult entertainment, bars, lounges, refinancing of existing debt or by a business deriving more than 10 percent of revenue from sales of alcoholic beverages.</td>
</tr>
<tr>
<td>Direct Loan Program</td>
<td>The Direct Loan Program provides low cost, fixed rate loans from $5,000 - $20,000. The business owner is required to provide an</td>
</tr>
</tbody>
</table>
Overview of Financial Programs available for DIP Businesses

The Guaranteed Loan Program provides low cost, fixed rate loans up to a maximum of 50 percent or $75,000 of the total requested loan amount, whichever is less. The business owner is required to provide an equity contribution of at least 10 percent.

Loan funds can be used for working capital and the purchase of business assets. Funds cannot be used for religious organizations, adult entertainment, bars, lounges, refinancing of existing debt or by a business deriving more than 10 percent of revenue from sales of alcoholic beverages.

SBA Express Loan

The SBA Express Loan Program provides a variable rate loan to all small businesses owners in Hillsborough and Pinellas counties. The maximum loan amount of $16,000 can be used for business assets to include equipment, inventory and working capital.

State of Florida Programs

Florida Venture Forum

Venture capital (VC) funds seek high rates of return through equity investments in early stage, high-growth firms. VC funds concentrate investments in certain industries and regions. Historically, investments have been heavily clustered in four technology intensive sectors: drugs, office and computing machines, communication and electronic equipment and professional and scientific instruments. Since 1997 venture capitalists have focused on information technology industries, including hardware, software and service providers.

State of Florida funding for venture capital is through the Florida Certified Capital Company (CAPCO) Program. The CAPCOs receive their money from insurance companies, which obtain Florida tax credits equal to the amount of dollars that CAPCO funds invest for them. Those credits are pro-rated over 10 years after CAPCOs invest the insurers' funds. The Florida Venture Forum, Inc. is Florida's oldest, largest and most prestigious statewide support group for venture capitalists and entrepreneurs. As an entrepreneurial networking group, the Florida Venture Forum educates entrepreneurs and assists them in identifying sources of venture capital.

Created in 1984 by a group of high-level business leaders and academicians, the goal of the Florida Venture Forum is to help ensure the success of Florida-based entrepreneurial ventures by offering expert counsel and educational advice. Throughout the year, the Florida Venture Forum provides programs on a statewide

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1 See the “Certified Capital Company Act” (Section 288.99, FS).
Overview of Financial Programs available for DIP Businesses

Florida Certified Capital Company (CAPCO) Program. The CAPCOs receive their money from insurance companies, which obtain Florida tax credits equal to the amount of dollars that CAPCO funds invest for them. Those credits, on taxes such as the state corporate tax, are prorated over 10 years after CAPCOs invest the insurers’ funds.

Federal Government Programs

Small Business Association Loan Programs

The U.S. Small Business Administration (SBA) offers several loan programs that provide financial aid to small businesses. Most lenders are familiar with U.S. Small Business Administration (SBA) loan programs, so interested applicants could contact their local lender for further information on the SBA loan application process. Information on SBA loan programs, business management, counseling and training services are also available at the City of St. Petersburg’s Assistance Center. A few of the most popular SBA loan programs are: Basic 7(a) Business Loan, Micro-Loans, and the CDC/504 Program.

Basic 7(a) Business Loan Program

All 7(a) loans are provided by lenders who are called participants because they participate with SBA in the 7(a) program. 7(a) loans are only available on a guaranty basis. This means they are provided by lenders who choose to structure their own loans by SBA’s requirements and who apply and receive a guaranty from SBA on a portion of this loan. The SBA does not fully guaranty 7(a) loans.

Micro-Loan Program

The MicroLoan Program provides very small loans to start-up, newly established, or growing small business concerns. The funds can be used for typical business purposes such as working capital, machinery and equipment, inventory and leasehold improvements. The business owner is required to provide an equity contribution and have a business plan. Under this program, SBA makes funds available to nonprofit community based lenders (intermediaries) which, in turn, make loans to eligible borrowers in amounts up to a maximum of $35,000. In 2006, Pinellas County was served by the Clearwater Neighborhood Housing Services. For more information call CNHS at (727) 442-4155.

CDC/504 Loan Program

The CDC/504 loan program is a long-term financing tool for economic development within a community. The 504 Program provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings. A Certified Development Company is a nonprofit corporation set up to contribute to the economic development of its community. CDCs work with the SBA and private-sector lenders to provide financing to small businesses.
Overview of Financial Programs available for DIP Businesses

Small Business Investment Company

The Small Business Investment Company (SBIC) program was created in 1958 to fill the gap between the availability of venture capital and the needs of small businesses in start-up and growth situations. SBICs are privately owned and managed investment firms that make capital available to small businesses through investments or loans. They use their own funds plus funds obtained at favorable rates with SBA guaranties and/or by selling their preferred stock to the SBA. SBICs are for-profit firms whose incentive is to share in the success of a small business. In addition to equity capital and long-term loans, SBICs provide debt-equity investments and management assistance. The SBIC Program provides funding to all types of manufacturing and service industries. Some investment companies specialize in certain fields, while others seek out small businesses with new products or services because of the strong growth potential. Most, however, consider a wide variety of investment opportunities.

New Market Tax Credits

The New Market Tax Credit (NMTC) Program provides investors with a 39 percent federal tax credit over a seven-year period for making qualified equity investments in designated Community Development Entities (CDEs). CDEs apply to the CDFI Fund for a competitively awarded allocation of NMTCs. The credits will be awarded competitively based on a CDE's performance, accountability, and record of success in providing assistance to disadvantaged businesses or communities. Once a CDE secures an allocation of credits, it will use those credits to attract Qualified Equity Investments from individual or corporate taxpayers.

An equity investment in a CDE may be any stock in a corporation and any capital interest in a partnership. It can be exchanged for cash and substantially used to make Qualified Low-income Community Investments. In return, investors receive a tax credit certificate from the CDE to attach to their federal income tax forms, claiming a five-percent tax credit for the first three years and a six-percent credit in the last four years. The CDE then uses the investment capital generated from the sale of tax credits to provide loans, equity, and other forms of credit to qualified low-income community businesses, including nonprofit corporations and nonprofit corporations, in targeted distressed areas. CDEs must work with businesses in a low-income community - a census tract with a 20 percent poverty rate, or census tracts whose median household income is 80 percent or less of the state or MSA median household income.
Exhibit E
Housing Replacement and Resident Relocation Plan
INTRODUCTION

The City of St. Petersburg has a standard policy and procedures for the acquisition of real property and relocation of tenants. These procedures guide the City’s acquisition program during the normal course of implementation of various projects and initiatives. These standards are best summarized by an approach in which the City offers fair market value (as documented by independent appraisals) and a relocation payment.

The City of St. Petersburg is also a recipient of federal funds. When federal funds are used to purchase real property in an identified project, housing replacement and relocation must comply with the Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970, as amended. These requirements affect the acquisition of both owner- and tenant-occupied housing.

MARKET VALUE OR REPLACEMENT VALUE

Under these conditions, the City is willing to implement a housing replacement plan that pays market value or replacement value to the owner of homesteaded residential property, whichever is greater. This policy will not apply to commercial or tenant occupied property. The basic objective is to replace the residential property of a homesteaded owner-occupied unit with an equal or better housing product. Recognizing that in some areas of the DIP, the payment of fair market value for a residential property will not be sufficient to relocate that owner into comparable housing, a replacement strategy is important. Comparable in this case would be defined as similar in size, bedroom count and/or value to the existing home.

Based on these objectives the City will use the following approach:

Option 1 Purchasing property at appraised value is the City’s standard process, with the added component of payment for relocation expenses (which will be discussed later). When the existing values are significantly lower than the replacement options available to the seller, the City may use Option 2 or 3.

Option 2 In this approach the City would either build or buy comparable housing (comparable being defined by size, bedrooms and/or value). It requires the City to be involved further downstream in the process ensuring the delivery of the actual replacement home (build or buy) and effectively a purchase and sale of properties. The results, more than likely, are that the cost of the replacement solution will be more than the value of the property that the City is acquiring. In fact, the premise is that this condition exists and that is why the City is using this approach.
Option 3. Paying replacement cost is a variation of Option 2 but represents a cash transaction instead of an active replacement role for the City. The net effect is the same basic cost as Option 2, with the identification of a replacement cost value for the purchased property defining the transaction value. The advantage of this approach is the time/effort savings on behalf of the City, as the City would not be taking the proactive steps needed in Option 2 to actually replace the home.

It is the intent to use all three options as appropriate to the unique relocation situation when legally available. Option 1 applies when the market value and the replacement option are the same. Otherwise if the market values are less than replacement choices, the City can exercise the alternative of offering the seller either Option 2 or Option 3.

RELOCATION COSTS

Even when Federal funds are not used, the City has paid relocation assistance. Through City Council resolution establishing a residential tenant relocation policy, this assistance has been paid on a sliding scale based on the number of documented bedrooms. The scale, which has been used for projects such as Wildwood, Enoch Davis and the Tangerine Avenue Community Redevelopment Area, is as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Relocation Payment</th>
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</thead>
<tbody>
<tr>
<td>Efficiency unit</td>
<td>$1,000</td>
</tr>
<tr>
<td>One bedroom unit</td>
<td>$1,200</td>
</tr>
<tr>
<td>Two bedroom unit</td>
<td>$1,600</td>
</tr>
<tr>
<td>Three bedroom unit</td>
<td>$2,000</td>
</tr>
<tr>
<td>Four bedroom unit</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

This relocation payment is to provide a one-time relocation payment, per tenant-occupied legal dwelling unit, estimated to be sufficient to cover moving expenses, utility turn-on and first month’s rent, and a security deposit for a comparably sized unit.

In addition to this relocation payment per tenant in residential rental property, a relocation payment will be made to homesteaded owner occupants that are subject to involuntary relocation. This relocation payment of $1,000 per property is a one-time payment to help defray the expenses of moving, utility turn-on and other miscellaneous relocation expenses.

REQUIREMENTS FOR REDEVELOPMENT PLANS

By design of this Housing Replacement and Relocation Plan for the Dome Industrial Park Redevelopment Plan, the CRA provides assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from homes within the redevelopment area. The plan complies with the provisions of Pinellas County Ordinance 93-94, The Tenant Relocation Plan (38-81 - 38-86 of Pinellas County Code).
At a minimum, the plan allows for:

- Providing written notice to residential tenants who will be displaced 60 days prior to loss of possession;

- Providing advisory services, as appropriate, including counseling, referrals to suitable, decent, safe, and sanitary replacement housing which is comparable and within the tenant’s financial means; and

- Providing payment and/or reimbursement of actual reasonable relocation expenses for displaced low and moderate-income residential tenants of up to $1,000 per household.

In the case of these County requirements the Dome Industrial Park plan meets or exceeds the objectives outlined.