

City of Pinellas Park Community Redevelopment Agency

**Annual Report
Fiscal Year 2014-2015**



Celebrating the City of Pinellas Park Centennial, 1914-2014

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COMMUNITY REDEVELOPMENT AGENCY MEMBERS

The five member Community Redevelopment Agency (CRA) is comprised solely of the elected officials of the City Council of the City of Pinellas Park. As the CRA, the City Council constitutes the head of a legal entity; separate, distinct and independent of the City Council. The members for Fiscal Year 2014-2015 were as follows:

Jerry Mullins, Chairperson

W.E. "Ed" Taylor, Vice Chair

Sandra L. Bradbury, Member

Rick Butler, Member

Patricia Johnson, Member

PLANNING AND ZONING COMMISSION MEMBERS

The City of Pinellas Park Planning and Zoning Commission serves the CRA in an advisory capacity. The Planning and Zoning Commission considers all transfer of development rights and conditional use applications, as well as mixed use site plans submitted by developers. Their commitment and dedication to the City, and to the CRA, has helped make the CRA a successful initiative for the City. The members of this Commission for the Fiscal Year 2014-2015 were as follows:

Dennis Shelley, Chair

Louis Bommattei, Vice Chair

Wayne Davis, Member

William DeLong, Member

Margaret Kunda, Member

Raymond Long, Member

Robert Pinion, Member

CRA REGISTERED AGENT

Debra Rose, Library and Cultural Affairs Administrator

6051 78th Avenue North

Pinellas Park, FL 33781

Office: 727-369-0670 Fax: 727-369-5797

drose@pinellas-park.com

CRA ATTORNEY AND CLERK

Legal Council provided by: James W. Denhardt, City Attorney

Clerk to the CRA: Diane M. Corna, MMC, City Clerk

MEETING TIME AND LOCATION

Meetings of the CRA are scheduled monthly and are held in the City Council Workshop Room on the second floor of City Hall, 5141 78th Avenue North.

THE 2016 PUBLIC HEARING SCHEDULE FOR THE PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY

JANUARY 26	7:00 P.M
FEBRUARY 23	7:00 P.M.
MARCH 22	7:00 P.M.
APRIL 26	7:00 P.M.
MAY 24	7:00 P.M.
JUNE 21	7:00 P.M.
JULY 26	7:00 P.M.
AUGUST 23	7:00 P.M.
SEPTEMBER 20	7:00 P.M.
OCTOBER 25	7:00 P.M.
NOVEMBER 8	7:00 P.M.
DECEMBER 6	7:00 P.M.

INTRODUCTION

Section 163.356(3)(c) of the Florida Statutes requires Community Redevelopment Agencies to file with the governing body, on or before March 31 of each year, a report of its activities during the preceding year. Additionally, the Agency is required to file a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of the fiscal year. Once approved by the Community Redevelopment Agency, the Annual Report is forwarded to Pinellas County, and filed with the City Clerk.

This report of activities is in addition to the annual independent financial audit of the trust fund as required by Section 163.387(8). The financial audit is conducted by an independent auditing firm, coordinated by the City's Finance Department, and forwarded to the required entities upon completion. It is not included in this document.

The purpose of this Annual Report is to satisfy the requirements of Section 163.356(3)(c) and to provide the public with useful information concerning the Community Redevelopment District and Agency such as: (1) the organization of the Community Redevelopment Agency and its members, (2) organization and membership of the Administration, (3) financial statement of investments, liabilities, income, and operating expenses, and (4) public and private capital improvement and promotional projects accomplished.

WHAT IS A CRA?

CRAs encourage economic development activities and redevelopment projects in slum and blighted areas. The Community Redevelopment Agency (CRA) is a public entity established by a city or county to implement the community redevelopment activities outlined under the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes). The CRA is established by the local government and functions within that local government. The Community Redevelopment Act (163, Part III, F.S.) contains a detailed listing of the powers made available to cities, counties and the CRA, and outlines the process for creating a CRA. The major phases are:

- A city or county first adopts a Finding of Necessity, a field study that formally identifies blight conditions within the boundaries of a specific geographic area.
- Next, a Community Redevelopment Plan is developed and then adopted. The Plan should address the unique needs of the targeted area and describe the overall goals of redevelopment, as well as specific programs and projects to achieve those goals.

- A Redevelopment Trust Fund is established, enabling the CRA to direct the future increase in real property tax revenue within the Community Redevelopment District to address the targeted area's needs (see Tax-Increment Financing Revenue (TIF), below).

The Community Redevelopment Agency oversees expenditures from the Redevelopment Trust Fund to accomplish the projects, programs, and goals set forth in the Community Redevelopment Plan. The specific types of activities that may be undertaken are outlined in the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes). When carrying out community redevelopment initiatives, CRAs may, for example: acquire land; construct streets and utilities; carry out repair and rehabilitation programs; hold, improve, clean or prepare property for development; mortgage or pledge property; borrow money and invest funds; relocate owners/occupants; and sell property.

TAX-INCREMENT FINANCING REVENUE (TIF)

The primary funding source for a CRA comes from tax-increment financing. The Community Redevelopment Act allows for the creation of a Tax Increment Financing (TIF) District within a Community Redevelopment District (CRD). A powerful redevelopment tool, the CRA uses the growth in assessed property values (TIF funds) to reinvest within their boundaries.

- TIF revenue is determined by the formula as established in Chapter 163, Part III, F.S. A base value is established when the Property Appraiser reassesses the property values within the CRD. The Increment Value is the difference between the annual value and the base value.
- The TIF Contribution is captured in a trust fund to be spent within the District, as authorized by the CRA, on projects and programs identified in the Redevelopment Plan.
- TIFs are a significant redevelopment tool available to CRAs. The usual term for both a TIF and the CRD is thirty (30) years.
- TIF revenues can only be invested to benefit the CRD in which they are generated.

Tax increment funds are used for capital improvements within the Redevelopment District. Interest earned by the Fund and annual appropriations remain part of the CRA Trust Fund Balance.

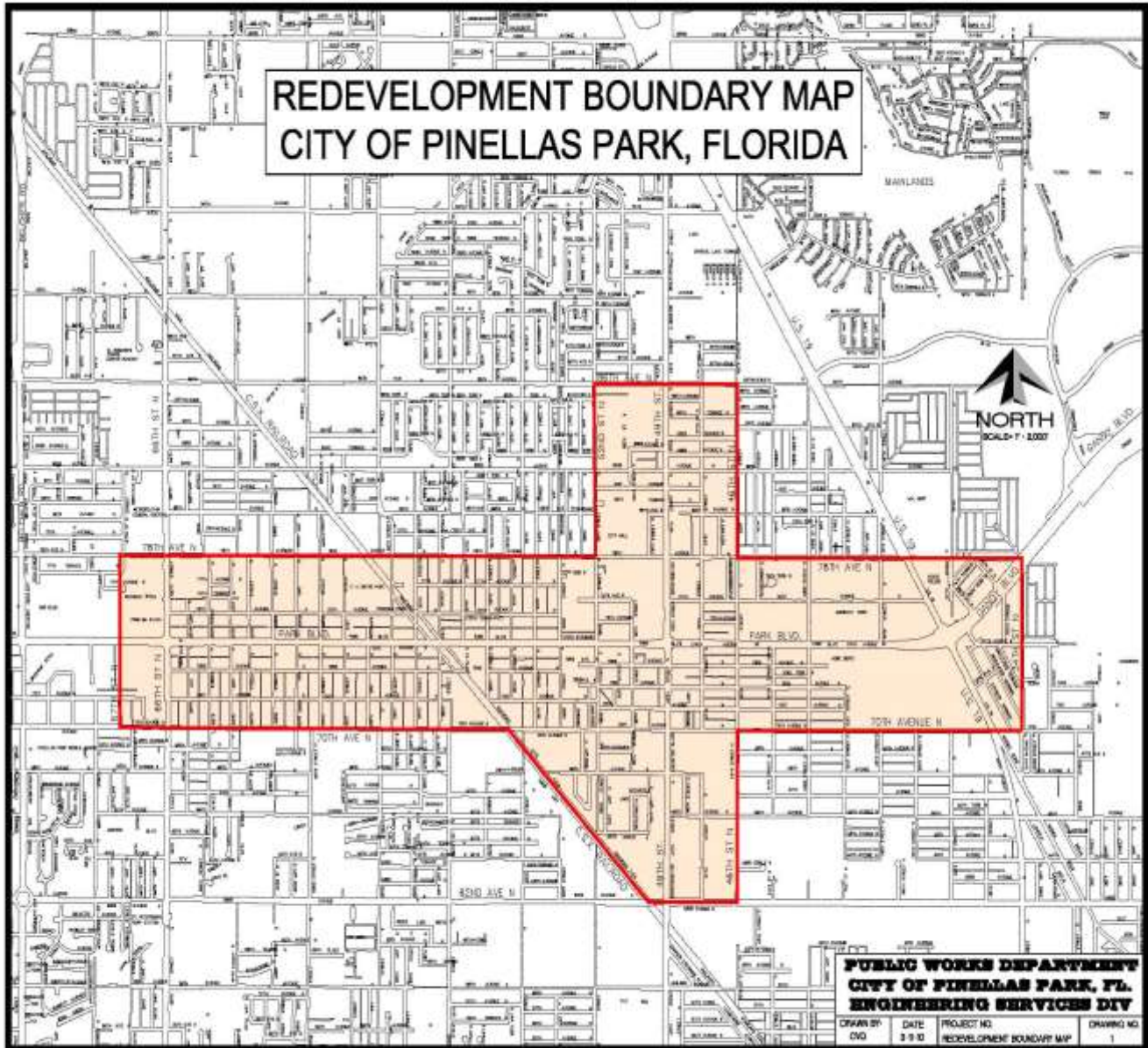
THE PINELLAS PARK COMMUNITY REDEVELOPMENT DISTRICT

The City of Pinellas Park, located in the geographic center of Pinellas County, Florida, is known as the “Heart of Pinellas.” Since its incorporation on October 15, 1914, Pinellas Park has grown from a small community of approximately 600 residents and hundreds of acres of farm land, to a major industrial and office employment center with more than 50,000 residents. The City’s central location provides convenient access to all modes of transportation, creating opportunities for businesses and residents not found elsewhere in Pinellas County.

In May of 1988, the City of Pinellas Park adopted Resolution 88-7 recognizing that specific conditions of slum and blight existed in the central core of the City. In November of 1988, the Pinellas County Board of County Commissioners adopted Resolution 88-496 that delegated power to the City of Pinellas Park to establish a Redevelopment District.

In 1988, by Resolution No. 88-76, the City created the Pinellas Park Community Redevelopment Agency, the Pinellas Park Redevelopment District and the Tax Increment Finance District to provide an Agency with the power and financial resources to address the blighted conditions according to Florida Statutes, Chapter 163.340 (8)(A). The purpose of the Agency is to revitalize the physical environment and the economy of the Community Redevelopment Area. The CRA’s activities are designed to solve the underlying problems of slum and blighted conditions through planning, redevelopment, historic preservation and affordable housing so that the tax base can be protected and enhanced by these mutually supportive activities.

The City selected an area of their core downtown that needed revitalization and new investment. The Redevelopment District, established in 1988, encompasses approximately 1,339 acres of land extending generally along the east-west Park Boulevard corridor from 34th Street on the east to 67th Street on the west. The District generally includes the area between 78th and 70th Avenues to the north and south respectively. Along 49th Street, another major transportation corridor, the District extends further to the north and south, extending from 86th Avenue to 62nd Avenue. The boundaries of the District remain the same as originally adopted.



The Pinellas Park Community Redevelopment Plan was adopted by the City Council on August 16, 1990. The Redevelopment Plan sets out goals and objectives for the implementation of the plan, which in turn will lead to the revitalization of the area. Since its inception, the mission of the CRA is to support downtown business opportunities through a program of land assembly, marketing, financing, public improvements and private investments. The CRA encourages mixed-use developments with affordable housing components and job creation elements. The redevelopment district targets revitalization efforts to ensure well-planned, high-quality economic growth.

The CRA receives funds through tax increments from the City of Pinellas Park and Pinellas County, and actively seeks grant funds for capital improvements. By 1997, the cumulative taxable value within the District had fallen by about \$20,000,000.00. This resulted in zero Tax Increment Finance collections for the two previous years. The City appealed to the Board of County Commissioners to reset the base year of its Tax Increment Finance District from 1989 to 1997. On December 11th, 1997, the Pinellas Park City Council adopted Ordinance No. 2462. This ordinance repealed the City's previous TIF ordinance and replaced it with another which was the same in every respect except for the agreed upon change of the base year. The ordinance became effective on February 24th, 1998, when Pinellas County Ordinance No. 98-29 was approved by the Board of County Commissioners. The base year was re-set and a new Redevelopment Trust Fund was established. Unless an extension is approved by Pinellas County and the City, the TIF process will sunset in 2020.

The Community Redevelopment District today contains a mix of single and multifamily residential, specialty retail, restaurants, professional office, arts and a variety of entertainment uses. As of 2015, the population within the Pinellas Park CRD was 9,247, approximately 18 percent of the City's total population. A similar proportion of the City's housing units are located within the CRD, half of which are owner-occupied. According to Census data, 949 business operated within the CRD, employing 7,849 employees, with the largest percentage (21 percent) employed in retail sales.

CRA TRUST FUND REVENUES

During the 2014-2015 fiscal year (October 1, 2014 through September 30, 2015), the Pinellas Park CRD tax increment revenues totaled \$1,742,958. This increase of \$223,953 over the prior year is a direct result of the continuing upward trend in the overall market conditions.

The Pinellas County Property Appraiser's Office established the 2014 taxable value of real property within the boundaries of the CRD to be \$375,320,344.00. This figure was an increase of \$168,697,244 over the 1997 base year total taxable value of \$206,623,100, as well as an increase over last year's taxable value of \$352,192,973.00. The tax increment contributions were as follows:

<u>Entity</u>	<u>Tax Increment Amount</u>
City of Pinellas Park	\$ 887,525.00
Pinellas County	\$ <u>855,433.00</u>
Total	\$ 1,742,958.00

TIF Revenue Generated in Fiscal Year 2014/2015: \$1,742,958.00

The property taxes generated from the initial assessed taxable value goes directly to the City's General Fund. The Community Redevelopment Agency receives the amounts generated over the base year from both the City and Pinellas County.

CRA FUND ALLOCATIONS

An annual budget is adopted by the City of Pinellas Park Community Redevelopment Agency. By September 30 of each fiscal year, funds identified for the CRD have to be spent, encumbered or appropriated. These funds must be for the specific redevelopment projects specified in the approved Redevelopment Plan, and the projects or programs are set to be completed within three (3) years from the date of the appropriation.

The CRA Board allocated 2014-2015 Tax Increment (TIF) revenues to the following major initiatives:

A.	Supplies	\$	13,048.00
B.	Maintenance	\$	42,038.00
C.	Appraisal Services	\$	--
D.	Audit Services	\$	4,300.00
E.	Managerial Services	\$	11,000.00
F.	Property Tax	\$	7,203.00
G.	Memberships	\$	1,045.00
H.	CRA Training	\$	894.00
I.	Utilities	\$	11,177.00
J.	General Insurance	\$	9,031.00
K.	Pinellas County Coalition for the Homeless	\$	30,860.00
L.	Park Station Operation	\$	100,000.00
M.	Operating Equipment	\$	5,375.00
M.	CRA Police Unit	\$	677,741.00
N.	Transfer to Capital Projects Fund	\$	<u>882,193.00</u>
	Total	\$	1,795,905.00

The statement of CRA 2014-2015 revenue and expenditures/allocations, is as follows:

REVENUE

CRA Trust Funds	\$ 1,742,957.00
Rental Income	\$ 34,649.00
Interest Earnings	\$ 4,097.00
Miscellaneous	\$ <u>25.00</u>
Total	\$ 1,781,728.00

MAJOR EXPENDITURES/ALLOCATIONS

General Government	\$ 235,971.00
Capital Outlay	\$ 882,193.00
Public Safety	\$ <u>677,741.00</u>
Total	\$ 1,795,905.00

Please refer to the City's Comprehensive Annual Financial Report for the Fiscal Year ended September 30, 2015. The CRA is reported as a blended component unit within the Special Revenue Fund type.

Financial Statement
City of Pinellas Park, Florida
Balance Sheet
Nonmajor Governmental Funds
Pinellas Park Community Redevelopment Agency
September 30, 2015

	Community Redevelopment
ASSETS	
Equity in pool cash and cash equivalents	\$ 13,972
Equity in pool investments	14,165
Receivables (net of allowance for uncollectibles)	310
Prepaid Items	9,533
Total assets	\$ 37,980
LIABILITIES AND FUND BALANCES	
Liabilities:	
Accounts and contracts payable	\$ 1,474
Accrued liabilities	5,668
Total Liabilities	7,142
Fund balances:	
Nonspendable	9,533
Restricted	21,305
Total fund balances	30,838
Total liabilities and fund balances	\$ 37,980

City of Pinellas Park, Florida
Statement of Revenues, Expenditures and Changes in Fund Balance
Nonmajor Governmental Funds
Pinellas Park Community Redevelopment Agency
Year Ended September 30, 2015

	Community Redevelopment
REVENUES	
Intergovernmental - county TIF revenue	\$ 855,433
Investment earnings	4,096
Miscellaneous	34,674
Total revenues	894,203
EXPENDITURES	
General government	135,971
Total expenditures	135,971
Excess of revenues over expenditures	758,232
OTHER FINANCING SOURCES (USES)	
Transfers in - city TIF revenue	887,525
Transfers out - capital redevelopment projects / operations	(1,659,934)
Total other financing uses	(772,409)
Net change in fund balances	(14,177)
Fund balance - beginning	45,015
Fund balance - ending	\$ 30,838

CRA ACCOMPLISHMENTS IN 2014-2015

The table below summarizes CRA-initiated Community Redevelopment District projects conducted during the 2014-2015 reporting year. Major areas of focus are described in greater detail in the sections below.

CRA Initiated Redevelopment District Projects
Park Boulevard Phase II Drainage Improvements at Pond A – completed
Homeland Subdivision drainage, water distribution and reclaimed water improvements – ongoing
5600 Block Park Blvd. parking lot construction
5600 Block Park Blvd. building improvements – renovation of 5609 and 5625 Park Blvd.
5700 Block Park Blvd. gARTen construction
5705 Park Blvd. parking lot construction
5705 Park Blvd. building construction – artist live/work unit
5600-5700 Blocks Park Blvd., Better Block program
CRA Façade Grant Program – ongoing
CRA Police Unit – ongoing
CRA Landscape Renovation program – ongoing
CRA Property Purchase – residential structures in United Cottages Subdivision
CRA Sidewalk Program – ongoing
Performing Arts Center Improvements – equipment replacement and upgrades
Pinellas County Homeless Leadership Board – ongoing support
PSTA / CRA Restrooms at Shoppes at Park Place – completed
Slum and Blight removal – Demolition of residential structures in United Cottages Subdivision

Infrastructure Improvements

Stormwater and drainage improvements have remained a priority in the CRD due to the historic impact of repetitive ponding and flooding on residential and commercial properties and on roadways. The Park Boulevard Drainage Improvements Project, a multi-year, multi-phased project, has leveraged federal funding to address this issue comprehensively, with the CRA supporting specific segments located within and impacting drainage within the CRD. The importance of this project to the success of CRA redevelopment efforts is immeasurable.

During the 2014-2015 reporting year, work was completed on the Park Boulevard Phase II Drainage Improvements project for Pond A. This project installed new drainage and water quality improvements, as well as improvements to the adjacent passive park area located behind the intersection of Park Boulevard and 66th Street. Work also continued during 2014-2015 on Park Boulevard Phase IV Drainage Improvements for the Garnett and North Disston Subdivisions. The segment of the project supported by the CRA will improve drainage in a 40-acre area extending from 46th Street to 49th Street between 82nd and 86th Avenues.

During Fiscal Year 2014-2015, work was also completed to construct transit restrooms at the Shoppes at Park Place, in partnership with the Pinellas Suncoast Transit Authority. The project supports a major transit point serving the mall area as well as adjacent parks and residential areas, and addressed the growing concerns of adjacent businesses as ridership continued to increase.

Additional improvements in CRD infrastructure made during 2014-2015 include the ongoing CRA Sidewalk Program to add new pedestrian access and safety features within the District, and continuing landscaping improvements throughout the CRA to improve the visual appeal of heavily trafficked roadways and public facilities. During the current reporting year, landscaping efforts focused on lighting improvements and vegetation replacement in green space and parking areas surrounding City Hall and adjacent to England Brothers Park and the Performing Arts Center.

Community Facilities and Events

The Community Redevelopment District boasts numerous facilities for special events that bring a steady stream of people to the downtown area and generate interest in the District. England Brothers Park has long served as a popular location for concerts and events such as the city's iconic Country in the Park Festival and the Chili Blaze, hosted by the Pinellas Park Fire Department. Each October, the park hosts the community-wide Halloween Treat Trail, and in December, the Holiday in the Park event, while community organizations regularly hold events such as the annual Relay for Life, Beta Sigma Phi Easter Egg Hunt, Hmong New Year, and Laotian Festival. During the 2014-2015 reporting year, the park became the home of several new City-affiliated events, including the Public Works BBQ Cook-off and the Pinellas Country Fair.

Continuing CRA-led improvements to the adjacent Performing Arts Center have expanded available capacity and opportunities for public events. During 2014-2015, the CRA supported additional enhancements to the City's Performing Arts Center, increasingly a hub for arts and cultural events as well as community gatherings. Equipment upgrades and replacement were made to improve the center's audio and visual capabilities and to replace obsolete furnishings. These enhancements have contributed to the ability of the community's Performing Arts Center to attract a popular concert series that now routinely boasts sold-out shows ranging from Motown and Sounds of Soul performances to Beach Boys and Elton John tributes.

The City's historic downtown, long the starting point for the popular annual Holiday Parade, increasingly provides opportunities for small business development, and the concentration of public facilities such as Park Station, the City Auditorium, Police Station, Senior Recreation Center, Shuffleboard Courts,

and Senior Fitness Center along 58th Street make it a major activity hub for the City.

As the City celebrated its Centennial during 2014-2015, the City's historic downtown also served as the location for new celebrations and events. In October 2014, the Centennial year was launched with a re-enactment of the delivery of the City's charter on horseback, held at the historic City Auditorium (photo below). The CRA-supported Park Station Building at 5851 Park Boulevard served as the repository for the city's Time Capsule, unearthed for the 2015 Country in the Park Festival and replenished with iconic items from 2015. Park Station serves as a center for community meetings and events, and provides office, work, meeting, and event space to both the Pinellas Park – Gateway Chamber of Commerce and the growing nonprofit Pinellas Park Art Society, which offers classes and shows in this centrally located facility.

In May, 2015, the CRA sponsored a Spring Fling festival in the adjacent 5600 and 5700 Blocks of Park Boulevard to celebrate and promote small businesses in the area. A new community art garden developed in the 5700 Block in late 2014 brought neighborhood residents and businesses together and served as the location for community painting events and gardening workshops. And in June, 2015 and the months following, the area extending from Park Station to the 5600 Block drew additional community attention with a series of Better Block visioning activities.



Small Business Development and the Arts

The 5600 Block

In 2012, the CRA created the Pinellas Park Office Suites, located at 5663 Park Boulevard, home of the Professional Entrepreneurs of Pinellas Park (PEPP). The Pinellas Park Office Suites, the first project of its kind in Pinellas County, was established to help startup businesses get off the ground, and to aid entrepreneurs in making their dream of owning a successful business come true. The CRA formed a unique partnership with the St. Petersburg College of Business to provide education, guidance and support to the participants. The incubator provided below-market rate office space through Fiscal Year 2014-2015 to a diverse group of ten small business owners, with entrepreneurs able to take advantage of the program for up to three years.

In 2013, a second, arts-related business incubator was established 5681 Park Boulevard. A 10-year lease agreement with Pompei Studios provided below-market rate studio space, with rents increasing after an initial 5-year period to allow the artist to expand his business. The establishment in early 2014 of a music school and German cultural retail outlet in the adjacent United Cottages Neighborhood (see below) began to set the stage for the expansion of arts and culture in these adjacent blocks of Park Boulevard. In early 2015, a ten-year lease agreement was finalized with a second artist for the establishment of the Swartz Gallery at 5609 Park Boulevard, bringing new events and visitors to the area.



United Cottages Neighborhood

A cooperative revitalization project between United Cottages Corporation (a subdivision of cottages located on 75th Terrace) and the CRA is still underway. The area began as a trailer-converted tourist development in the 1940's, and was rezoned in 2011 as a mixed-use district with the hope that businesses might invest in a downtown, "live-work" location.

A "development agreement" entered into by both parties allows for leniency in setback and yard requirements to allow cottages to occupy more square footage on small lots. The CRA continued in 2014-2015 to purchase property and remove blighted structures in the neighborhood. In place of the uninhabitable or blighted homes, property owners are allowed to construct Katrina cottage-style housing, which can be as small as 308 square feet.



The "development agreement" also waives parking space requirements for both businesses and residences. Two small businesses are located there now, and during 2014-2015, the CRA funded the construction of a shared public parking area adjacent to the Cottages district. The neighborhood was further enlivened in late 2014 with the development of a small arts-focused community garden on temporarily vacant land. In 2015, the CRA initiated a partnership with a private developer to begin construction of a modern two-story artist live-work unit at 5705 Park Boulevard, adjacent to the Cottages. When construction is completed in 2015-2016, the facility and planned public breezeway will connect the Cottages District with the Park Boulevard commercial corridor, further stimulating the development of innovative mixed use housing and commercial uses in this neighborhood.

Better Block and the Emerging Creative District

By early 2015, a visible concentration of arts and culture was emerging in the 5600 Block and in the Cottages district. In June, the CRA invited Team Better Block to present a keynote and community walk to explore further development of this area. The event invited residents, businesses, developers, planners, and community groups to envision the possibility of a walkable area filled with arts, retail and entertainment destinations, and to work together to build their vision for a single weekend 'pop-up' event. City staff and volunteers worked together during the ensuing months to create a pop-up creative district, their work culminate in a weekend-long event in October 2015.

The Community Redevelopment Policing Unit

Recognizing that specific conditions of slum and blight existed in the core of the CRD, on January 13, 2010, the Community Redevelopment Policing Unit (CRPU) was established, with offices located within the CRD at 6990 49th Street North. Initially made possible through a three-year, \$1 million grant awarded the City by the U.S. Department of Justice, the CRA-supported unit continues to develop its strategic program to combat social issues that were hindering redevelopment, revitalization, and growth within the CRD.

The officers assigned to the CRD are not only responsible for reducing crime, but also educating, building trust within the community, and recognizing blighted areas of the CRD that need attention. In addition to initiating thousands of contacts per year with residents and business in the CRD, the unit has organized Neighborhood Crime Watch units throughout the District, working closely with residents to monitor and address safety conditions as well as supporting neighborhood events and initiatives.

One of the Unit's priorities is the continued safety of the Shoppes at Park Place. The popularity of this retail and entertainment center continues to grow, due in no small part to regular patrols by the CRPU with participation by the Police Mounted Unit. The CRPU organizes and co-hosts numerous community events each year, one of the largest being its National Night Out event at the Shoppes at Park Place. This year's event received a grant from Target that allowed it to distribute backpacks and school supplies to participating children and youth.

The unit also participates actively in the Homeless Street Outreach Project to provide assistance and long-term solutions for homeless individuals and families encountered within the CRD. These resources are available through cooperative relationships established by and with the Pinellas County Homeless Leadership Board, which receives annual support from the Pinellas Park CRA as well the City due to its critical importance within the CRD.



The CRPU station within the CRD has become a welcome center within the community. Its officers, however, are typically seen out in the community: visiting residents and businesses; attending meetings, grand openings, and community events; and participating actively in long-range projects such as the Better Block project. Their constant presence and accessibility has gained trust, forged relationships, and helped to create the strong partnership that now exists between residents, business owners, and the police department.

BUSINESS GROWTH AND COMMERCIAL DEVELOPMENT IN THE COMMUNITY REDEVELOPMENT DISTRICT

The Community Redevelopment District (CRD) offers multiple opportunities for retail, entertainment, hotel, mixed-use, and residential redevelopment. Both the City and the Community Redevelopment Agency (CRA) have made major investments in infrastructure and streetscape projects, increasing the area's attractiveness for new construction, renovation, and adaptive re-use of existing facilities. The CRD's high visibility for businesses and easy accessibility for residents have encouraged an increasing rate of redevelopment in this district in recent years.

Businesses locating in the Pinellas Park Community Redevelopment District benefit from zoning and land use provisions that include the ability to develop mixed uses, provisions for density bonuses and affordable housing, and reduced Transportation Impact Fees. For both new and existing businesses, a Façade Grants program offers matching funds for improvements made to building street frontages. During the reporting year 63 new businesses were established in the CRD, bringing the total of registered businesses to 719.



New Businesses in the Community Redevelopment District 2014-2015

A Bond by Ralph Bail Bonds, Inc.
America's Best Contacts and Eyeglasses
Angie's Place Thrift Shop
Anita Lee Perkins
Aroma Hut
Aspen Dental
Auction Diehards
Bed Pros Inc.
Bella Zone Inc.
Cell City
Chase Diamond LLC
Clayton Swartz/Modern Metallic
Comco
Hair Cuttery
CSL Plasma, Inc.
Direct Auto Store, LLC
E + E Car Audio Auto and Marine Specialists
Fast Eddie's Slot Cars & Raceway, LLC
Freeway Insurance Services
GCianos Barber & Salon
Global Background Checks, Inc.
Got Split Ends
Haines Vision
Hair Mechanics Barbershop
IHOP #227
Johnson Super Express Cleaning Service Corp.
Lash Crave LLC
Lee Home Furnishings, Inc.
Liberty Tax
Little Vintage Salon and Spa
Lexus Photography LLC

Massage Essence
MD Oriental Market
Naturalsense Skincare Inc.
Nguyen Accident Injury & Wellness Clinic
OM Healthcare Management, LLC
Optimus Prime 7 Computer Sales & Repair
Papa's Roadside Market
Phones Unlimited, Inc.
Physical Therapy and Wellness, LLC
Practical Preparedness LLC
Prism Tattoo Studio
Ray Woods Construction Co., Inc.
Revolution Landscaping and Lawn Care LLC
Sharon Jackson
Sign for Success Inc.
Skyrise Construction Inc.
Speedway #6562
SST Defense, Inc.
Sullivan Enterprises of Pinellas Inc.
Suncoast Boat Tow
Tails of Pinellas Inc.
Tax King & Accounting Inc.
The Broom Kloset
Toffee To Go Inc.
Tom W. Peters, CID
Tranquility Wellness Spa
Vidka Hristova
Youtique Consignment Shoppe
Zheng's K Hibachi Buffet
Zitnik Trains
4 My Kids Home Repair & Maintenance LLC



CRA-led infrastructure improvements, facilities development, and community policing continue to enhance the attractiveness of the District for both commercial and residential development. The pace of new construction, redevelopment and adaptive re-use of existing structures continued during Fiscal Year 2014/2015, with the following permits issued during the reporting year:

Commercial Construction Permits Issued in the CRD
Alexander Pharmacy – 6530 Park Blvd – Interior Remodel
America’s Best Contacts – 4010 Park Blvd – Interior Buildout
American Housing – 7680 62 nd Way – New SFR
Arlington Gardens – 7550 60 th Way – Building Addition
Asian Bakery – 4687 Park Blvd – Interior Remodel
Bank of America – 5100 Park Blvd – Interior Remodel
Beazer Homes – 4048/4052/4056/4060 70 th Terrace N – New SFR Townhomes
Blue Wave Sushi – 4699 Park Blvd – Interior Remodel
CSL Plasma – 7490 49 th Street – Interior Remodel
Girls Inc. – 7700 61 st Street – Interior Remodel
Great Clips – 4691 Park Blvd – Interior Remodel
Hair Cuttery – 4020 Park Blvd – Interior Buildout
Midstate Contractors – 3921 76 th Ave – Interior Remodel
Moe’s Southwest Grill – 4683 Park Blvd – Interior Buildout
My Shower Door – 4695 Park Blvd – Interior Remodel
Parkside Commons – 6700 Park Blvd – 60 Apartment Units and Clubhouse
Spadafora Dental – 5299 Park Boulevard – Building addition
St. Petersburg Pediatric – 7520 Park Blvd – 3,173 sf New Daycare Building
Tasty Pho – 7440 49 th St – Interior Remodel
Vietnamese Adult Daycare – 4921 71 st Avenue – Interior Remodel
Commercial Certificates of Completion/Occupancy Issued in the CRD
America’s Best Contacts – 4010 Park Blvd – Interior Remodel
American Housing – 6331 76 th Avenue, 7690 62 nd Way – New SFRs
Beazer Homes – 4063/4084/4088/4092/4096 70 th Terrace – New SFR Townhomes
Beazer Homes – 4073/4077/4081/4085/4089 71 st Terrace – New SFR Townhomes
Buffalo Wild Wings – 4075 Park Blvd – New Construction
Chase Diamonds – 7291 US Hwy 19 – Interior Remodel
CSL Plasma – 7490 49 th Street – Interior Buildout
Dong A2 Market – 7020 49 th Street – Steel Storage Building
Girls Inc. – 7700 61 st Street – Interior Remodel
Great Clips – 4691 Park Boulevard – Interior Buildout
Hair Cuttery – 4020 Park Blvd – Interior Buildout and New Tenant Buildout
MD Oriental Market – 7580 49 th Street – Interior Remodel
Moe’s Southwest Grill – 4683 Park Boulevard – Interior buildout
Toffee to Go – 7100 56 th Street – Interior Buildout

RESIDENTIAL DEVELOPMENT IN THE CRD

Residential development within the CRD continued to increase over the reporting year, primarily due to townhome development located adjacent to The Shoppes of Park Place. Beazer Homes held a grand opening in early 2014 for The Village at Park Place, a new community of 3-bedroom, 2.5-bath townhomes within walking distance of shopping, dining, services, and recreation. Construction continued into the Fiscal Year 2014-2015, with ten new units completed within the CRD. Infill development of single family homes elsewhere in the District also continued during the reporting year.



LOOKING AHEAD TO THE FUTURE

The CRA continues to invest in the future of the Community Redevelopment District, with the following budgeted projects planned in FY 2015-2016:

- CRA Façade Grant Program – expanded assistance to business owners within the CRA to improve landscaping, signage and building facades.
- New CRA Homeowner Assistance – to correct code violations, improve accessibility and visual appeal of CRD properties.
- Continued enhancements to the Performing Arts Center – to enhance the role of this important cultural facility in the CRD.
- 5600 Block Building Renovation – to attract new arts-based businesses
- United Cottages Artist Community – completion of artist live/work unit and continue to develop the area as an arts-based community.
- CRA Landscaping Renovation – continuing program for the renovation of landscaping beds on major roadways and public facilities within the CRD.
- CRA Drainage Improvements – continuation of Park Boulevard Phase IV in the Garnett and North Disston Subdivisions.
- CRPU – continuation of successful CRA community policing initiative
- CRA Special Area Plan – initiate the planning process to review and update the CRA Plan, extend TIF authority and meet CDBG Federal requirements.

REQUIRED REPORTS AND RECORDS

The CRA has maintained the required records for an annual audit which was conducted by an independent auditor. The findings of the audit will be presented to the City Council. Audit findings and the Annual Report are distributed to the State Auditor General and Pinellas County. This report is being prepared and filed consistent with Florida Statute Chapter 163.356(3)(c). Legal notice in the *Tampa Bay Times* will be provided to inform the public of the availability of the Annual Report for review.

SUMMARY

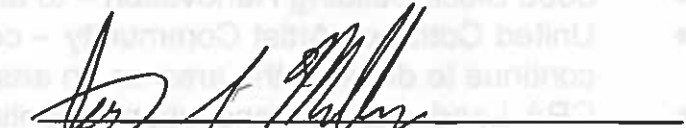
CRA investments in the revitalization of the Community Redevelopment District have set the stage for an accelerating rate of redevelopment and growth. The CRA's specific goals remain the same: to enhance the CRD's business and residential appeal through continued infrastructure, safety, and visual improvements; to market the CRD and facilitate investment to attract quality retail, office and residential development; to maintain a safe environment and quality of life for our residents and visitors; and to preserve the small town character our residents have come to know.


The hard work, dedication, and teamwork of the City Council, CRA, City Staff and the many citizens and civic groups committed to downtown redevelopment have contributed to the success of the District.

THIS ANNUAL REPORT FOR FISCAL YEAR 2014/2015 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PINELLAS PARK, FLORIDA, IS HEREBY APPROVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PINELLAS PARK, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED, THIS 22nd DAY OF March, 2016.

ATTEST:


Diane Corna, MMC, City Clerk


Jerry Mullins, Chairman


Douglas A. Lewis, City Manager