

# What processes affect redevelopment?

All redevelopments, both partnered and independent, must adhere to state, county, and local regulations. These documents provide guidance for land use in the community.

Exceptions or changes to these regulations can be made, but only after extensive review by local government staff, citizen planning boards, and finally, elected officials at a public hearing.

# How can I influence redevelopment?

There are many different ways to get involved in your community. The best place to start is to keep informed of local redevelopment projects and issues through the newspaper, TV, radio, and local government web sites.

Other options include joining neighborhood associations, participating with civic groups, and attending public hearings.

Finally, you can express your views on redevelopment issues by calling, writing, or emailing your elected officials, and by writing to your local newspaper.

# Some Common Terms

**Brownfield:** Land that has been used for industrial purposes, and may be contaminated.

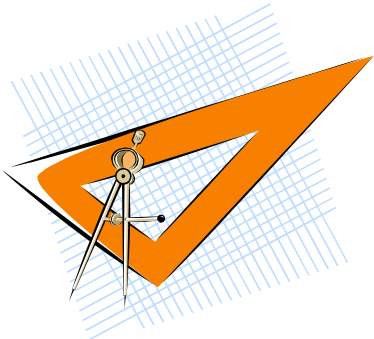
**Greenfield:** Vacant land that has never been developed.

**Greyfield:** An abandoned mall or strip mall, or other vacant land that is mostly paved over.

**Developer:** A person or company who constructs or significantly alters a permanent building. Developers can be landowners redeveloping their own properties; professionals engaged in the development process; or freelance individuals who buy, develop, and sell property for a living.

**Infill Parcel:** A vacant lot in the middle of a built-up area.

**Redevelopment Districts:** Areas designated by local governments, in which incentives are provided to certain types of redevelopment, and unique types of public investment may also be made. For example, a city may provide landscaping and sidewalks, or reconfigure a roadway, to attract redevelopment to a certain district.



An educational publication of



PINELLAS BOARD OF  
COUNTY COMMISSIONERS



PINELLAS  
PLANNING  
COUNCIL

Contact:



PINELLAS  
COUNTY  
ECONOMIC  
DEVELOPMENT

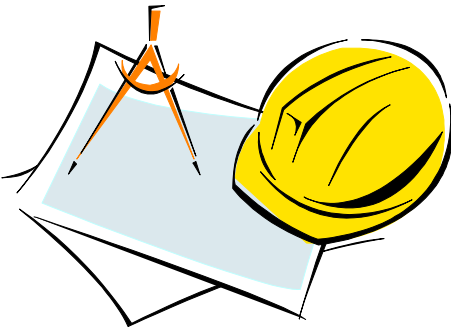
14010 ROOSEVELT BLVD., SUITE 704  
CLEARWATER, FL 33762

PHONE: (727) 453-7200  
FAX: (727) 453-7222



— and —

# Your Introduction to Redevelopment in Pinellas County



Thank You!

For Helping Build Community Consensus  
for the Future of Pinellas County!

Harborview Center • 300 Cleveland Street, Clearwater  
Thursday, December 12, 2002 • 8AM-5PM  
Friday, December 13, 2002 • 8AM-12PM

# What is “redevelopment?”

## Why does it happen?

Simply put, **redevelopment** is a process by which older homes and buildings are altered or replaced to accommodate new, and sometimes very different, land uses.

All structures age over time. Most are kept in good repair by their owners, and remain useful and attractive places to live, work, or shop. But some deteriorate or become obsolete, leaving vacant buildings or lots that lower the value of properties around them.

Redevelopment happens when people respond to these changes by upgrading or replacing older properties. Individually, most of these projects have a modest impact on the surrounding community. But added together over time, they can gradually transform the way communities look and feel.

Many people have strong feelings about redevelopment. Some feel that it is disrupting their communities and should be stopped, while others are excited by the changes they see happening. But the important thing to understand is that **redevelopment is a natural, inevitable process** that should be guided by the community, according to vision or plan.

# Are all redevelopments the same?

No. Redevelopment that is initiated, and paid for, entirely by a private developer is called **independent redevelopment**. For example, when an abandoned gas station is replaced by a chain pharmacy or fast-food restaurant, this is almost always independent redevelopment. These projects may or may not provide a benefit to the community; they are designed to earn a profit for the developer, but not necessarily to fulfill a public purpose. Most redevelopments in Pinellas County fall into this category.

Unfortunately, developers’ individual business decisions are often not enough to create attractive, livable communities. And some redevelopment projects that would be beneficial to a community may be too costly or risky for developers acting alone. Therefore, many local governments sponsor **partnered redevelopment**, in which a developer agrees to provide a certain kind of redevelopment in cooperation with one or more public agencies. Examples might include a movie theater complex in a struggling downtown, or a housing development for low-income residents. Because public resources are used, these projects are open to greater input and scrutiny from the community.

# Will redevelopment change my community?

Some people are concerned that redevelopment will cause overcrowding and traffic congestion. But redevelopment does not have to result in either condition. In fact, redevelopment can be an opportunity to alleviate existing problems and improve our communities so that Pinellas County remains an attractive place to live. If we fail to plan for redevelopment, however, problems will only get worse.

The only way to address these problems is for local governments, working together with citizens, to guide redevelopment. With planning, higher densities can be channeled into areas that are best able to accommodate them, such as downtowns and **transit corridors** (major roadways that are well-served by public transportation). Planning in advance for redevelopment also helps local governments set aside more land for preservation and recreation.

**If we fail to plan for redevelopment, the problems will only get worse.** But planned redevelopment can make things better, if we can agree on the type of community we want, carefully plan for it, and implement those plans.

# How will planned redevelopment improve Pinellas County?

By preserving the **established character** of our residential neighborhoods.

By supporting a variety of **transportation options**, including walking, biking, and efficient transit.

By providing **more residential options**, such as downtowns and transit corridors, to complement our established neighborhoods.

By directing redevelopment to places where it is most appropriate, and where **public/private partnerships** can occur.

By helping Pinellas County remain an attractive and competitive **tourist destination**.

By protecting our beautiful **beaches**, maintaining **scenic views**, and rewarding **tree preservation**.

By creating **places of special value** to the community, such as town centers, arts districts, and public plazas.

By helping Pinellas County compete with other regions for the high-wage jobs and skilled workers we need to ensure **economic sustainability**.