



Board of County Commissioners
Budget Workshop Agenda
August 31, 2011
1:30 PM – 4:30 PM

Call to OrderAl Higginbotham, Chairman, BOCC

Opening Remarks.....Mike Merrill, County Administrator

Discussion of Community Plan Implementation
And Funding for Consultants.....Lucia Garsys, Deputy County
Administrator

Discussion of Economic Development Incentives.....Bonnie Wise, Chief Financial
Administrator

- Premier Business Bonus Incentive Program
- Qualified Target Industries Tax Refund Program
- Ad Valorem Tax Exemption Program

Presentation by County Attorney’s Office.....Don Odom, Interim County Attorney

Board discussion.....Al Higginbotham, Chairman, BOCC

Adjourn

Resources for Community Plan Implementation



August 31, 2011

Community Plan Implementation

112 Projects or Actions	20 Community Plans
53 Regulatory Actions	15 Community Plans
7 Parks / Recreation Projects	6 Community Plans
29 Public Works Projects	12 Community Plans
23 Other Projects	14 Community Plans
Departments Involved Development Services Public Works Parks & Recreation Real Estate	Agencies Involved The Planning Commission EPC SWFWMD MPO HART FDOT School Board

Regulatory Initiatives to be Implemented

Based on Table 1: List of Projects to be Implemented by Community Plan
 Compiled by Development Services Department Staff and Planning Commission Staff
 Draft June 21, 2011

	#	Plans call for x number of projects of this type																			
	1. Lutz	2. Keystone-Odesa	3. Apollo Beach	4. Ruskin	5. Thonotosassa	6. University Area	7. Brandon	8. Brandon Main Street	9. Seffner-Mango	10. Wimauma	11. East Lake Orient Park	12. Greater Sun City Center	13. Little Manatee South	14. Riverview	15. Gibsonton	16. South Shore Area-wide	17. Greater Palm River	18. Greater Carrollwood- Northdale	19. Town N' Country	20. Northwest Area	Total
Corridor Design Guidelines			1	2			1						1						1		6
Corridor Overlay District							2		2				1	1	4		2				12
Corridor Overlay District/Redevelopment Area																		2			2
Design Guidelines Public Facilities																		1			1
Livable Design Guidelines for Character Districts							1														1
Livable Neighborhood Design Guidelines				1																	1
Master Gateway Plan																	1	1			2
Master Plan/Town Center District			1							1		1									3
Mixed Use District											2						1				3
Mixed Use District/Redevelopment Area *											3										3
Residential Design Guidelines																			1		1
Sign Standards			1															1			2
Special Zoning Overlay District																					0
Special Zoning District									1			2					1				4
Special Zoning Districts (TND)**																				10	10
Transfer Development Rights (TDRs)					1															1	2
Totals			3	3	1		4		2	2	5	1	3	2	4		5	5	2	11	53

* Calls for Corridor Mixed Use

** Refers to 10 sites within the plan area concept map

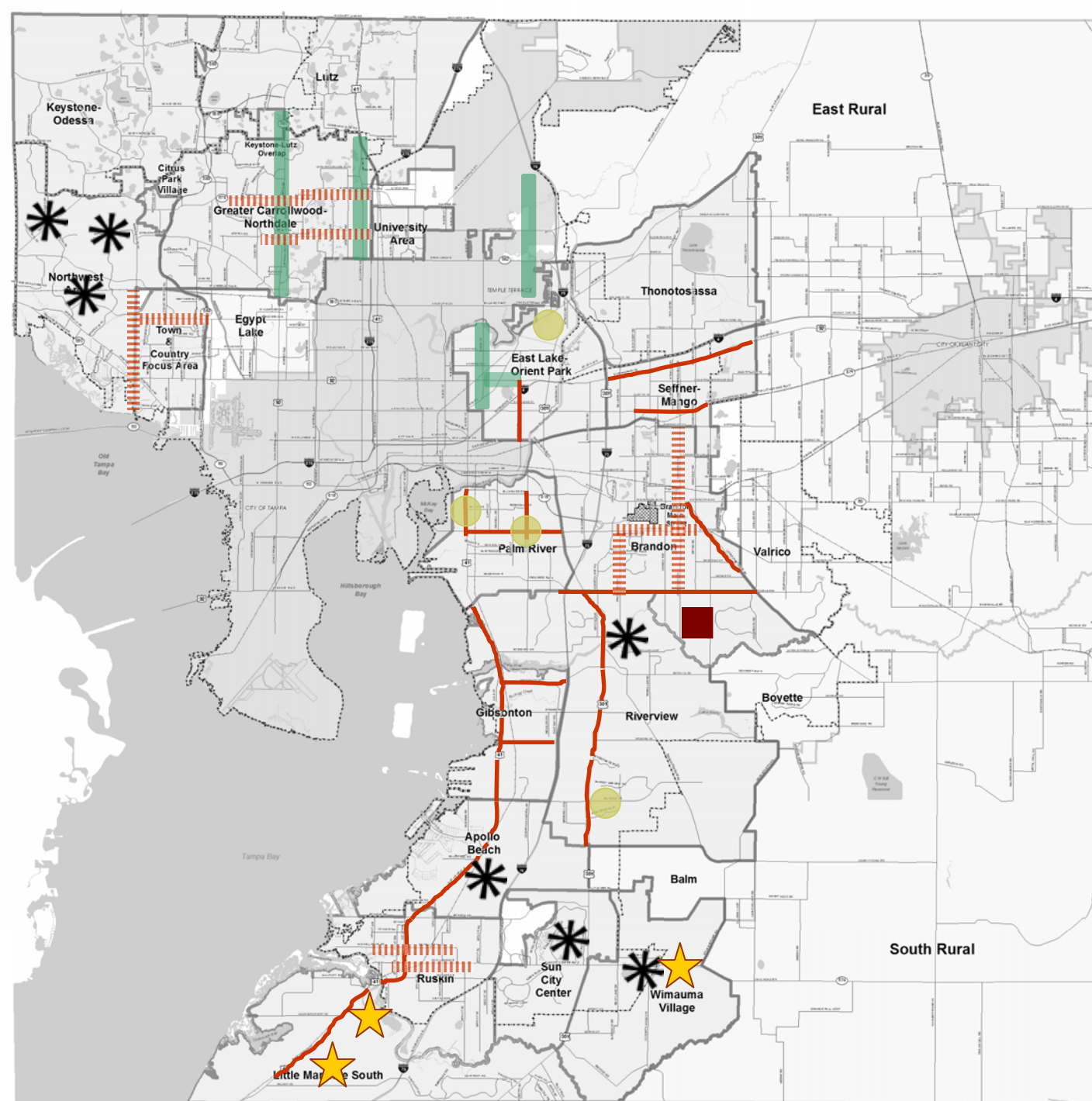


Community Planning Implementation Identified Regulatory Projects, 2011

-  Mixed Use Redevelopment Area
-  Corridor Overlay District
-  Corridor Design Guidelines
-  Special Zoning Districts
-  Town Center District
-  Mixed Use District
-  Livable Design Guidelines



Source: Compiled by Development Services Department Staff and Planning Commission Staff April- June, 2011



31 Major Regulatory Initiatives Involving 12 Communities

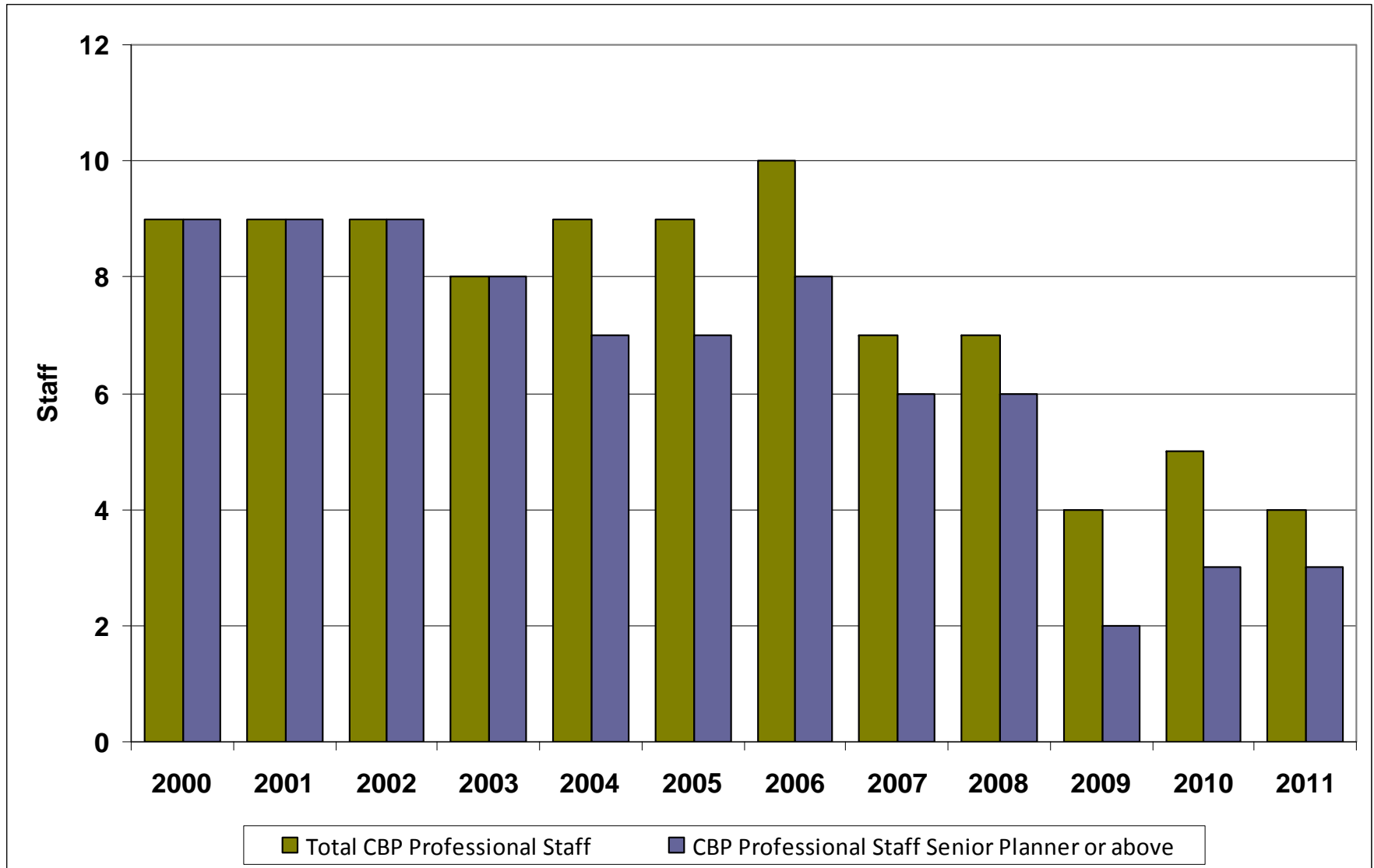
- Major Project
- Requires significant / focused commitment of staff resource
- Multi-agency coordination
- Engagement of stakeholders / community
- Robust adoption process
- 9 – 15 month duration

Desired Outcomes

5 Year Strategic Program for Community Plan Implementation

- Effective / Immediate coordination with the Planning Commission
- Immediate attention to Economic Development
- Review internal organization to optimize resources
- Immediate attention to improvement of tools / programs
- Implement as many action items as possible as soon as possible
- Full Implementation within 5 Year Program

Community Based Planning Staff (2000-2011)*

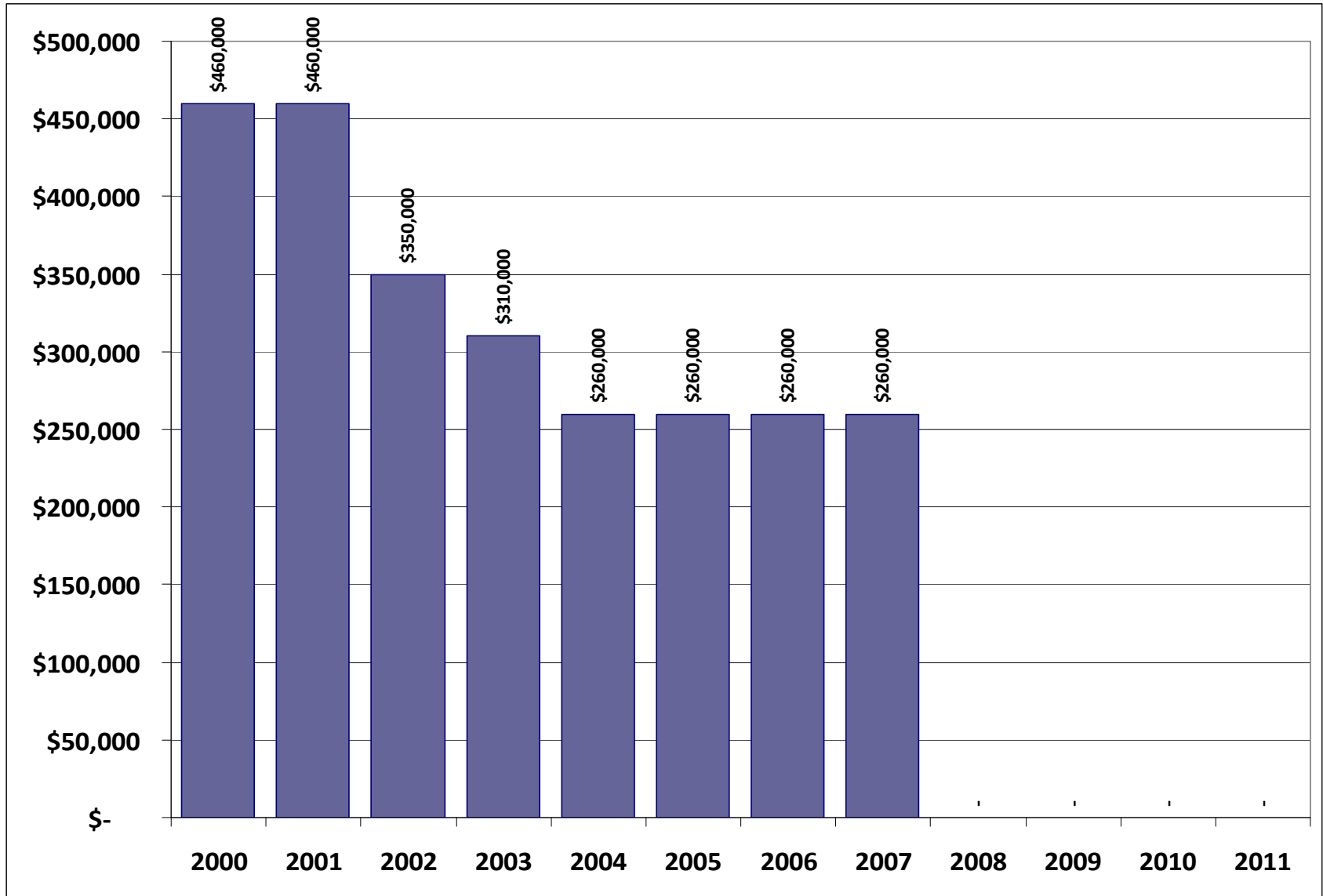


* The project management function on any community planning initiative is assigned to a Senior Planner position or above

Note: Staff that worked in community plans was also assigned to other planning duties

In 2009, the Community Planning Section was eliminated (including its manager)

Community Based Planning Consultant Budget (2000-2011)



Two Year Action Plan

Community Plan Implementation



Proposed Regulatory Initiatives –

Consultant

Year One

- Corridor Tool Kit
- Mixed use Town Center Tool Kit
- Transfer Development Rights (TDR) Program
- Evaluation of Land Development Code for Economic Development
- Public-Private Opportunities

**Requested Allocation
(\$300K)**

Proposed Regulatory Initiatives –

Staff

Year One

- Apollo Beach – US 41 Overlay (underway)
- Ruskin – US 41 Overlay (underway)
- Palm River – Causeway Overlay (underway)
- Gibsonton – 4 Corridor Overlays

Proposed Regulatory Initiatives –

Consultant

Year Two

- Redevelopment Tool Kit
- Rural Design Guidelines
- Review Comprehensive Plan and LDC for Regulatory Balance

**Requested Allocation
(\$300K)**

Proposed Regulatory Initiatives –

Staff

Year Two

- East Lake Orient Park-Redevelopment
- Greater Carrollwood/Northdale – Corridor Redevelopment
- University Area – Redevelopment
- Wimauma – Downtown Plan
- Seffner Mango – Corridor Overlay

Budget Workshop August 31, 2011

Economic Development
Incentive Program Revision
Proposals

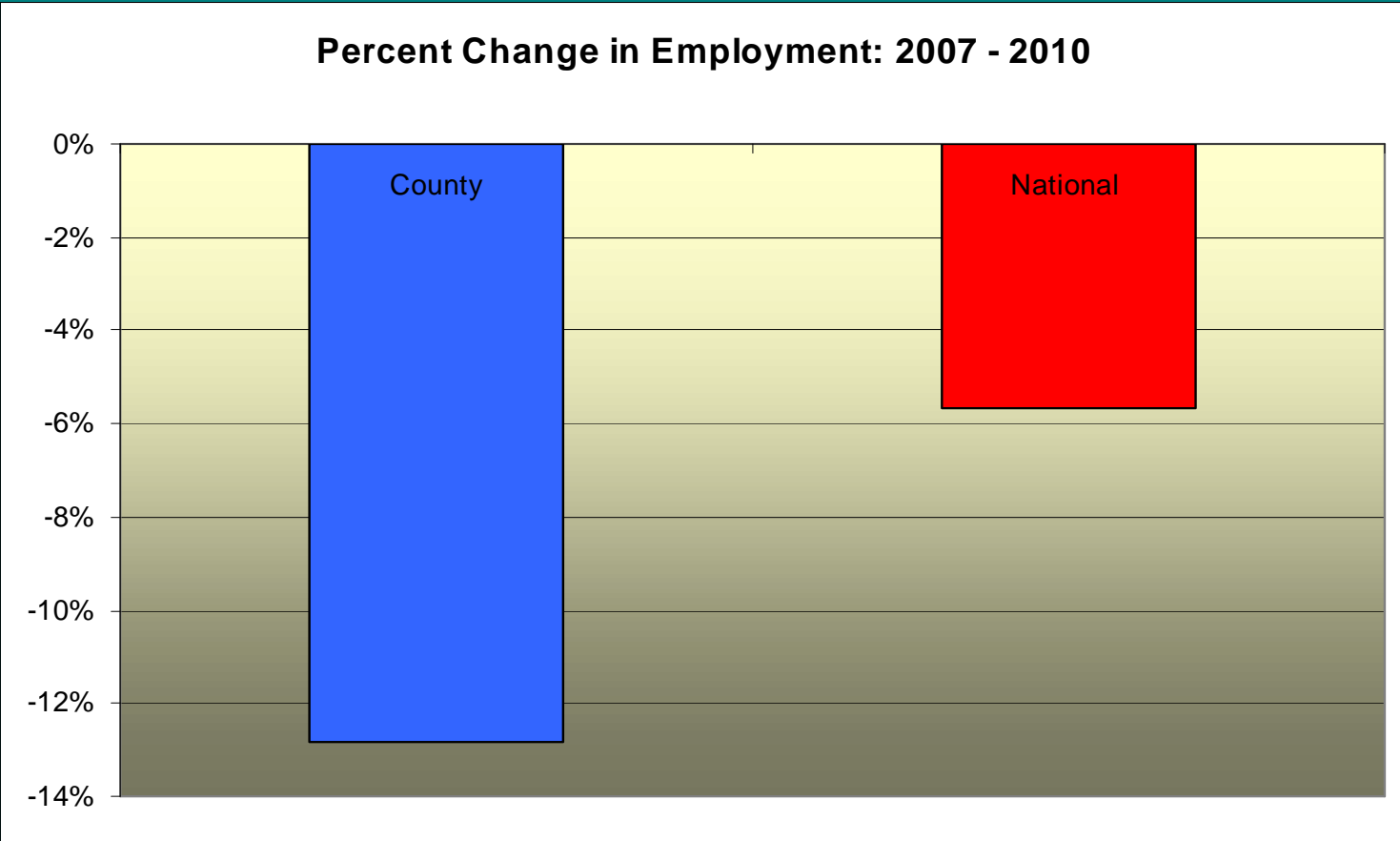
Economic Development Proposals

- Modify Premier Business Bonus Incentive Program
- Modify Qualified Target Industry Tax Refund Program
- Revise BOCC Policies Regarding Drafts of Ordinances to Expedite Ad Valorem Tax Exemption Process

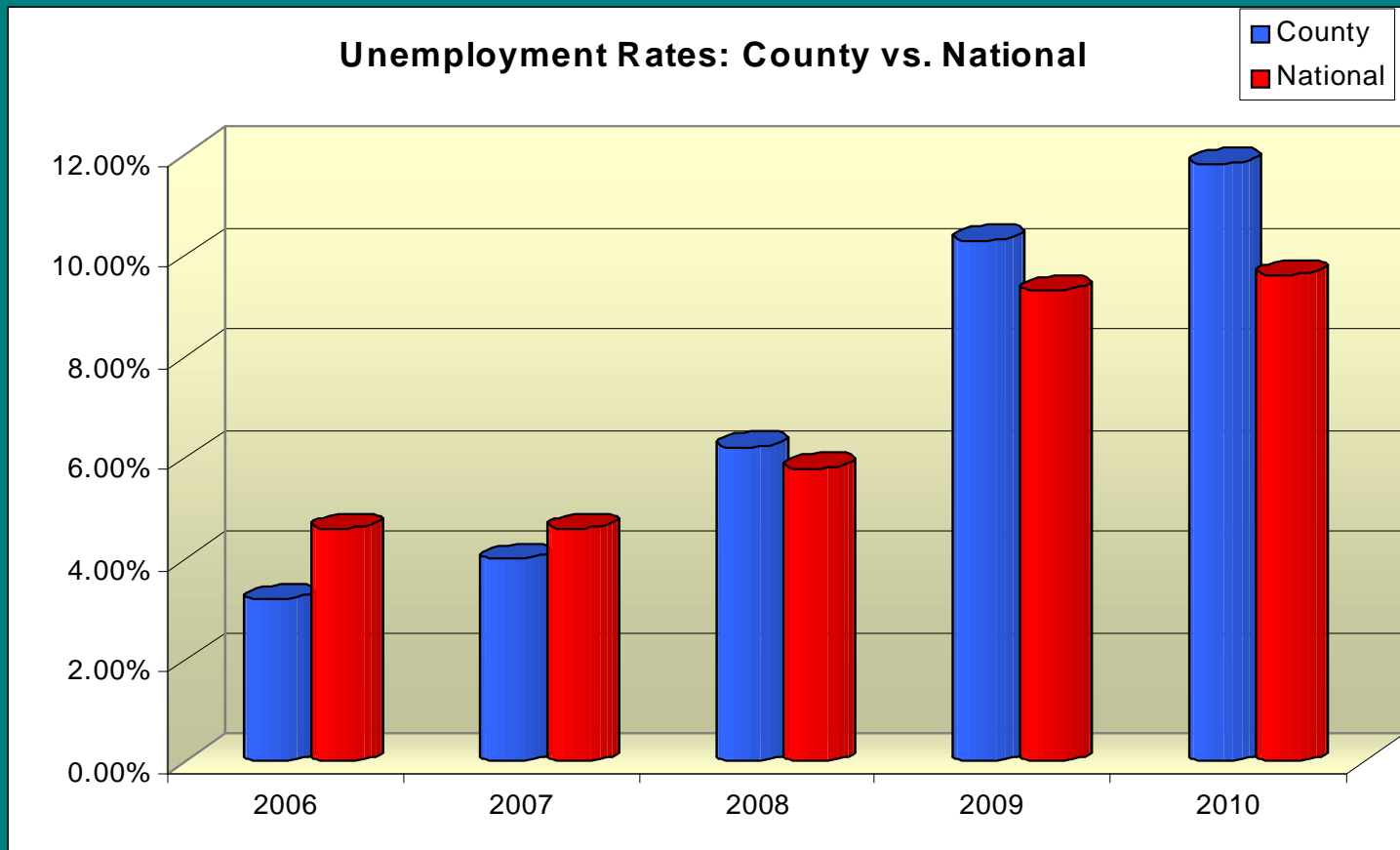
Modify Premier Business Bonus Incentive Program

- 1) Add a temporary tier with:
 - Adjusted eligibility criteria for average wage and project capital investment to sunset on December 31, 2012 or when Hillsborough County unemployment rate drops to 7.3%, which ever occurs first.
- 2) Change standard wage requirement for all tiers of the Program to the lowest of the State, County, or Tampa-St. Pete-Clearwater Metropolitan Statistical Area (MSA) average wage.

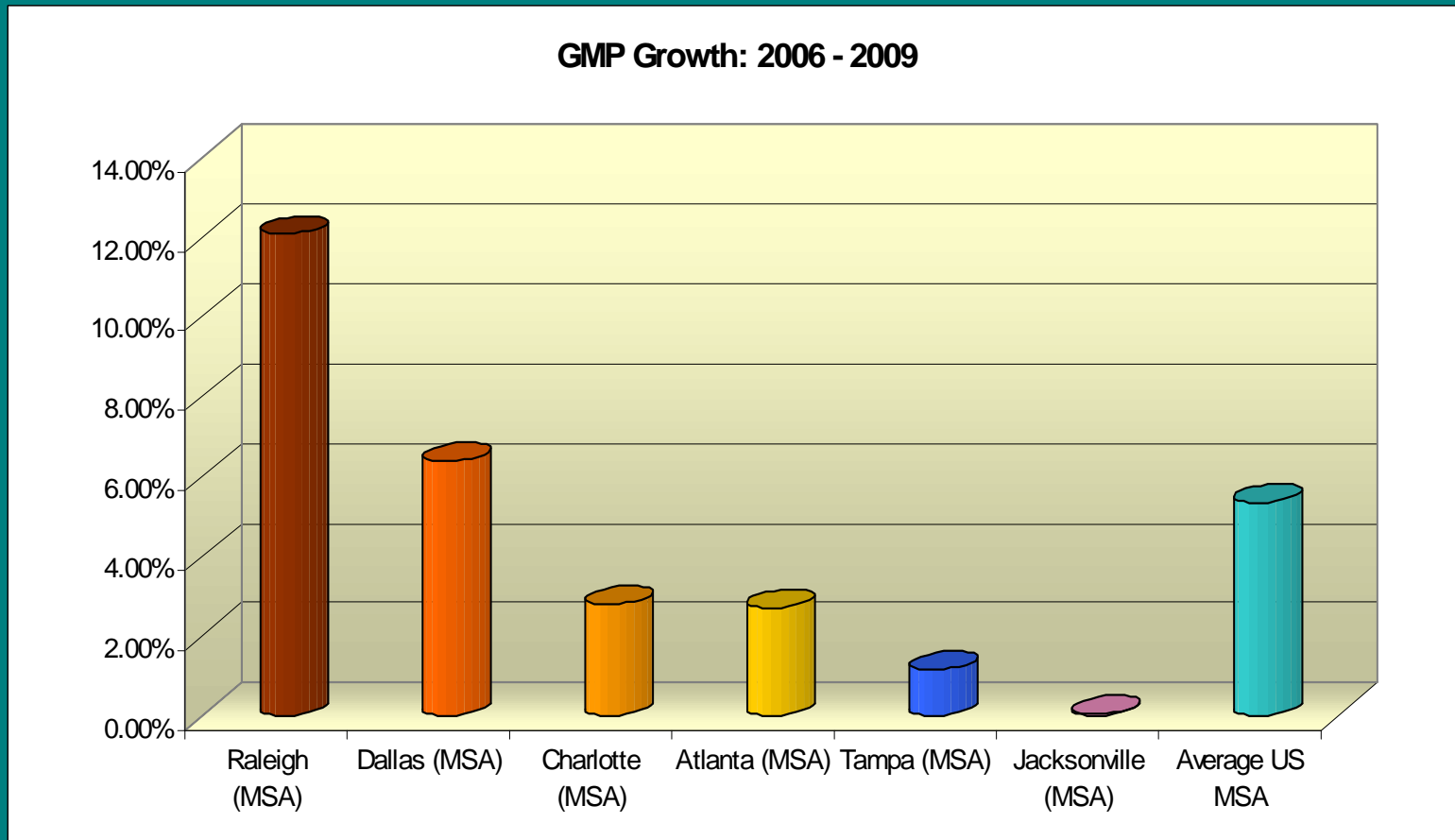
Hillsborough County Employment Declined 12.85% Since 2007



Hillsborough Unemployment Outpaced the US



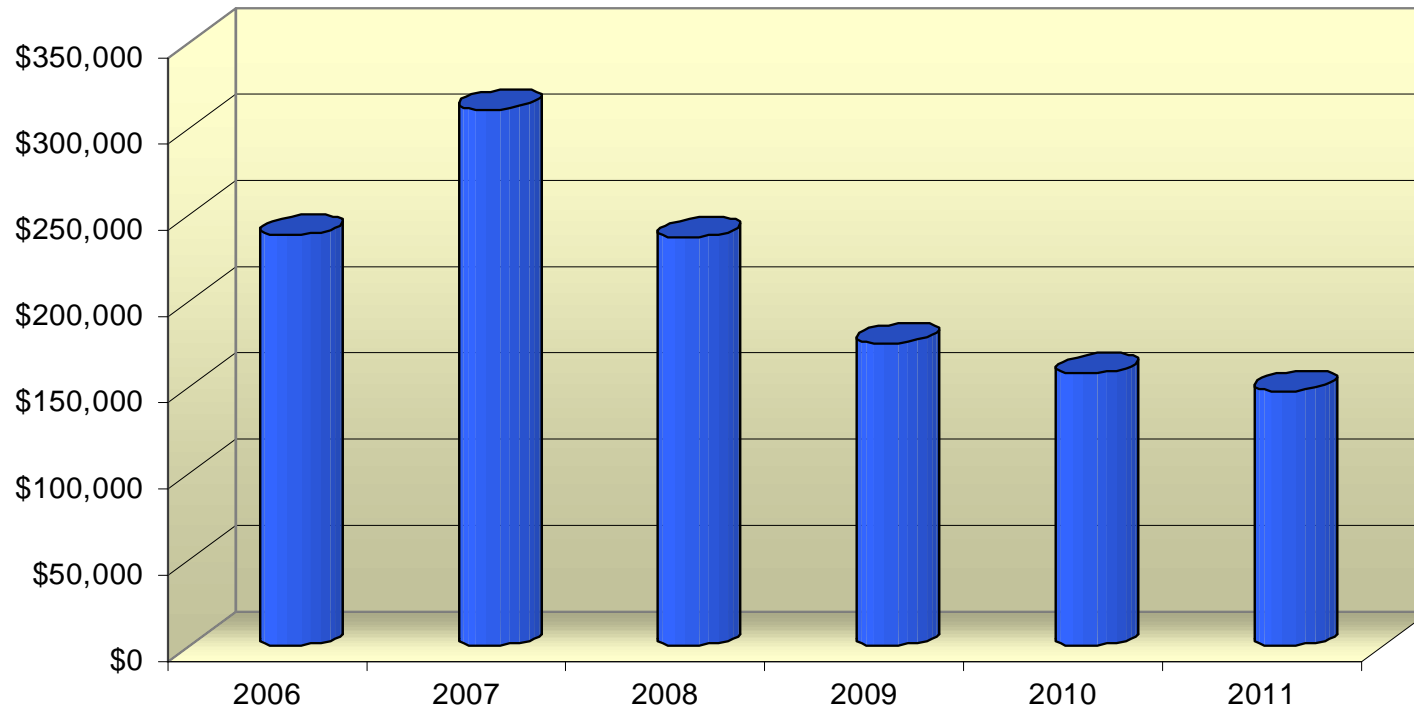
GMP Growth Compared to Other MSA in US



Average Cost of Housing In Hillsborough County

Hillsborough County Average Cost of Housing

Source: Greater Tampa Association of Realtors



Modify Premier Business Bonus Incentive Program (Continued)

Incentive Tier and Project Location	Capital Investment per New Job Exceeds	Average Wage Requirement	County Contribution per Job	County QTI Match Share	City Contribution Per Job	City QTI Match Share	Total
Tier One (A) <i>(unincorporated)</i>	\$10,000	115%	\$300	\$600	N/A	N/A	\$900
Tier One (A) <i>(municipality)</i>	\$10,000	115%	\$150	\$300	\$150	\$300	\$900
Tier One (unincorporated)	\$36,000	150%	\$600	\$800	N/A	N/A	\$1,400
Tier One (municipality)	\$36,000	150%	\$300	\$400	\$300	\$400	\$1,400
Tier Two (unincorporated)	\$65,000	200%	\$2,000	\$1,000	N/A	N/A	\$3,000
Tier Two (municipality)	\$65,000	200%	\$1,000	\$500	\$1,000	\$500	\$3,000
Tier Three (unincorporated)	\$125,000	200%	\$3,700	\$1,000	N/A	N/A	\$4,700
Tier Three (municipality)	\$125,000	200%	\$1,850	\$500	\$1,850	\$500	\$4,700

ALL TIERS REQUIRE 100 NEW JOBS

Modify Premier Business Bonus Incentive Program (Continued)

Benefits of Adding Tier One (A)

- Communicates the County's proactive business climate
- Makes Hillsborough County more competitive
- Provides opportunity to leverage additional State dollars
- Encourages durability of newly created jobs

Modify Qualified Target Industry Tax Refund Program

- Adjust the minimum threshold standard wage requirement for QTI eligibility to the lowest of the State, County, or Tampa-St. Pete-Clearwater Metropolitan Statistical Area (MSA) average wage.
- Currently use Tampa-St. Pete-Clearwater (MSA) average wage.

Current State Average Wage Compared to County and MSA

- 115% County Average \$50,553
- 115% MSA Average \$46,833
- 115% State Average \$45,834

Revise BOCC Policies Regarding Drafts of Ordinances to Expedite Ad Valorem Tax Exemption Program Process

- Allow an expedited application process for economic development projects to apply for the Hillsborough County Economic Development Ad Valorem Tax Exemption Program.
- Permits Administrator to initiate an ordinance for this purpose.

Revise BOCC Policies Regarding Drafts of Ordinances to Expedite Ad Valorem Tax Exemption Program Process (Continued)

Current Process:

Meeting 1 - BOCC directs County Attorney to Draft Ordinance

Meeting 2 - BOCC receives and discusses Ordinance; directs staff to set a public hearing.

Meeting 3 - BOCC holds public hearing to consider adoption of the Ordinance

Change to Consider:

Administrator requests the draft ordinance from the County Attorney's Office for the purposes of the Ad Valorem Tax Exemption Program.

Meeting 1 - BOCC receives and discusses Ordinance; directs staff to set a public hearing.

Meeting 2 - BOCC holds public hearing to consider adoption of the Ordinance

- Public Hearing requirement remains the same

Next Steps

- September 8, 2011 Board Meeting
 - Modify Premier Business Bonus Incentive Program to add Temporary Tier and adjust the standard wage requirement.
 - Modify QTI Program
 - Revise BOCC Policies Regarding Drafts of Ordinances