

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** HIP-TI Analysis Briefing

**DEPARTMENT:** Planning & Development **DIVISION:** Administration

**AUTHORIZED BY:** Dan Matthys  **CONTACT:** Dan Matthys **EXT.** 7397

Agenda Date 3/28/06 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

Staff requests Board direction regarding recommendations on the future of HIP-TI Future Land Use designation.


Countywide

Dan Matthys, Director

**BACKGROUND:**

At the February 28, 2006 regular meeting, the Board of County Commissioners requested Staff brief the Commission on the HIP-TI Analysis memorandum, dated February 3, 2006. Staff has prepared a brief presentation outlining their findings and recommendations.

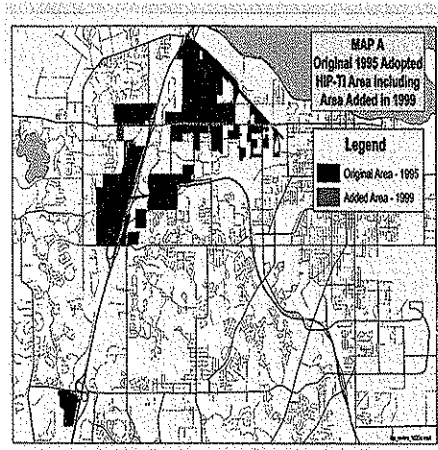
Attachment: HIP-TI Analysis Powerpoint Presentation

Reviewed by:  
Co Atty: \_\_\_\_\_  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM:  \_\_\_\_\_  
File No. BPDA01

# HIP-TI Analysis

## History of HIP-TI

- Added to the Future Land Use Map in 1995 to increase the number of high paying jobs, further long term economic viability and balance the tax base between residential and non-residential revenue sources.
- Originally included 2,068 acres along I-4 between the St. John's River and Lake Mary Boulevard, and along North SR 46 between International Parkway and the railroad.
- 34 acres added in 1999 west of I-4, south of SR 46, bringing the total acreage to 2,120.
- Policies in the Comprehensive Plan written to attract target industries, such as Class A office space, high-tech industries, etc.



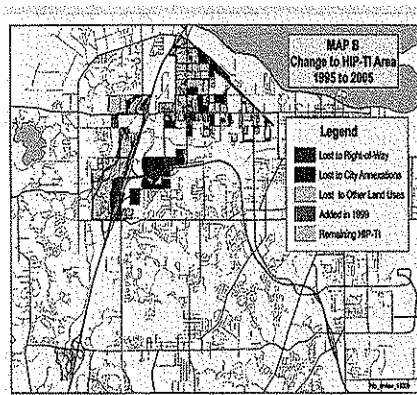
## Investments Made

- To encourage the development of target industries, the County and adjacent cities invested **\$23 million in infrastructure** improvements along International Parkway.
- An **additional \$262 million** (1996 North I-4 Master Plan) for **future improvements** including the construction of Rinehart and Grantline Roads with associated water, sewer and reuse lines.
- These improvements were made with the anticipation that the targeted industries would generate a **significant return on revenue**.

## Decreasing Available HIP-TI Land.

- Since the 1995 Plan amendments, a total of **889 acres** of HIP-TI Future Land Use designation has been **reduced** by the following:

Change in acreage	Acres	Percent
Total HIP-TI	2,120	100%
Loss to ROW	437	21%
Loss to annexations	352	17%
Loss to FLU amendments	100	5%
Remaining HIP-TI	1,231	57%



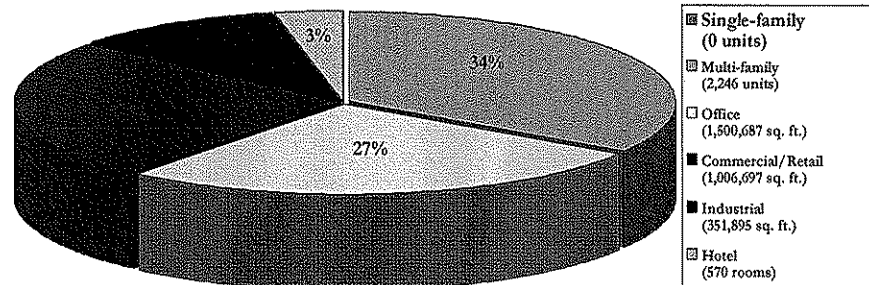
## Current Status of HIP-TI

- Of the remaining 1,231 acres, the following includes a breakdown of their status:

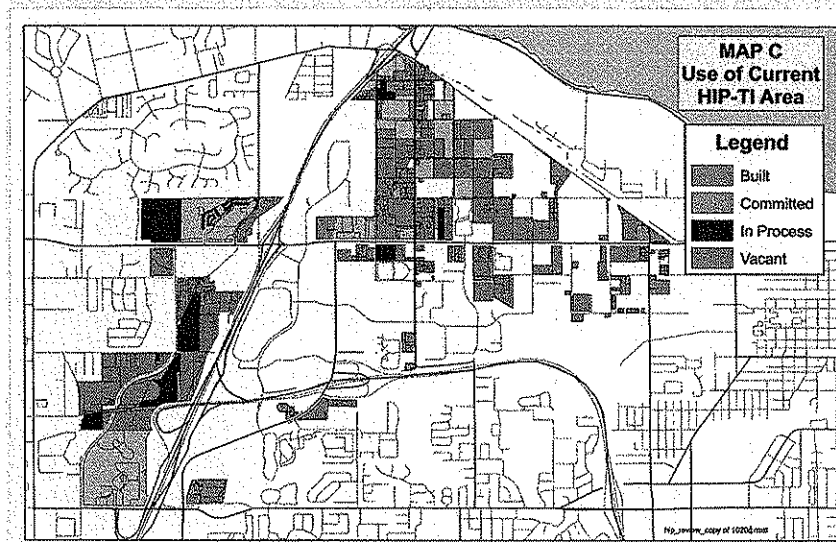
Use	Acres	Percent
Built	190	15%
Committed	307	25%
In Process	120	10%
Vacant	614	50%
<b>Total</b>	<b>1,231</b>	<b>100%</b>

## Current Status of HIP-TI

- Of the 617 acres built, committed or in process, the following includes a breakdown of their existing or proposed development:



## Current Status of HIP-TI



## Fiscal Impacts

- Results of the Fiscal Impact Analysis Model (FIAM), which is run for every Future Land Use amendment and rezoning request in the HIP-TI confirm the **strong economic return associated with target industry uses**, such as Class A office space, compared to uses such as housing, as well as the strong fiscal return from higher-end housing compared to lower-end housing.
- In addition, Seminole County retained a local economist, which confirmed the County has a **limited amount of prime, Class A office development properties**, that these are generally located within one mile either side of I-4 and that this location **should be protected** from encroachment by other uses.

## Return on Investment

- 70+ Cost of Community Services studies nationwide
- For every dollar a government invests, the return is as follows:
  - Residential: \$0.87
  - Commercial: \$1.41
- For every dollar a government receives, the cost is as follows:
  - Residential: \$1.12
  - Commercial: \$0.80
- “Virtually all of the studies show that ... residential land is a net drain on local government budgets”. Mixed-use developments are beneficial in balancing a government’s fiscal impacts.

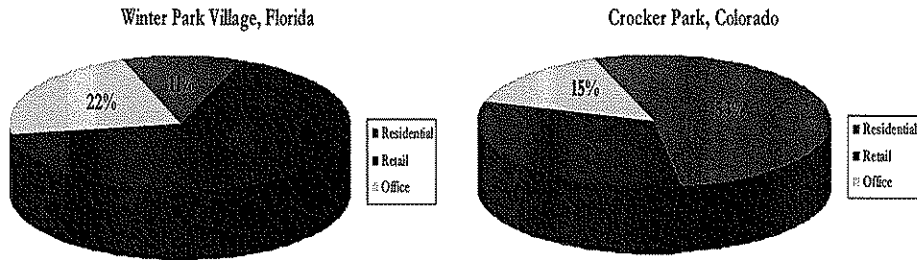
Source: University of Illinois study (2005)

## What is the right formula for mixed-use?

- “There is **no unique formula** for any mixed use development scheme. **Every project is different** in format and content. The only uniform attribute is the inclusion in one scheme of different property uses, any combination of commercial, residential, leisure and any other property use”.

- Greenbook Group

## Mixed-Use Developments



## Mixed-Use Developments

Office/Retail Square Feet per Dwelling Unit		
Mixed-Use Development	Office	Retail
Baldwin Park (Orlando, FL.)	112.9 sf	468.8 sf
Celebration (Osceola Co.)	133.6 sf	644.8 sf
Avalon Park (Orange Co.)	310.5 sf	329.1 sf
Abacoa (Jupiter, FL.)	360.6 sf	172.8 sf
Town Square at Biltmore (NC)	683.3 sf	783.3 sf
Colonial Town Park (Seminole Co.)	2,133 sf	411.3 sf
HIBC DRI (Seminole Co.)	5,112 sf	154.9 sf

## **Staff Recommendation**

- The HIP-TI Goals and Objectives for the North State Road 46 Corridor should be amended to permit a more commercial and industrial corridor, including multi-family products.
- Continue to further the economic viability of Seminole County by promoting targeted industries within the North I-4 Corridor through the continued enforcement, and even enhancement, of HIP-TI Goals, Objectives and Policies.
- The Board consider contracting a consultant to perform small area studies for each of the two HIP-TI areas (I-4 and North SR 46) to study the overall impacts of these economically important areas.

## **Staff Recommendation (North 46)**

- Focus on attracting target industrial development and medium to high density residential uses.
- Limit commercial uses to appropriate intersections and along SR 46.



## **Staff Recommendation (I-4)**

- Permit residential units between I-4 and International Parkway only as ancillary (i.e. 3-7%) to Class A office or other target industry.
- Increase residential densities, where permitted, to maximize the use of land.
- Require any residential development within the HIP-TI district to provide amenitized pedestrian links to adjacent commercial/retail/office if not integrated into a single building.
- Prohibit single-family, low and medium density residential unless immediately adjacent to existing, established single-family platted subdivisions.
- Develop incentive programs for a more flexible approach to creative and innovative products that maximize internal capture and encourage vertically mixed-use developments.

## **Benefits of a Small Area Study**

- Evaluate goals to sustain existing local businesses
- Address the needs of, and prescribe land uses, for target industry areas, such as Class A office
- Address the needs of residential units for employees
- Encourage a greater mix of uses
- Address traffic conditions
- Reduce crosswalk distances and improving pedestrian mobility
- Improve transit services
- Define new limits on building heights and densities that will provide for more sensitive transitions to surrounding neighborhoods and create a variation in the International Parkway and Interstate 4 skylines
- Provide opportunities for small, infill projects
- Create implementation strategies

## Questions / Comments