

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FINDINGS; APPROVING AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY. This Ordinance of the City of Largo, Florida (the "City") is adopted pursuant to Chapter 163, Part III, Florida Statutes, Chapter 166, Florida Statutes and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared as follows:

(A) Chapter 163, Part III, Florida Statutes (the "Act"), provides that there exist in counties and municipalities in the State of Florida slum and blighted areas and that the prevention and remediation of such slum and blighted areas is a matter of state policy and state concern.

(B) The Act authorizes cities and counties to establish community redevelopment agencies, designate community redevelopment areas, and adopt and modify community redevelopment plans to meet the objectives of the Act.

(C) For charter counties, the Act provides that the redevelopment powers conferred therein shall be exercised exclusively by the county unless the county has delegated the exercise of the powers to a municipality.

(D) The Board of County Commissioners (THE "Board") for Pinellas County (the "County") adopted Resolution No. 95-225 on August 29, 1995, delegating redevelopment authority and powers to the City.

(E) In accordance therewith, the Largo City Commission created a community redevelopment agency (the "Agency"), established a community redevelopment area known as the Clearwater-Largo Road Community Redevelopment District (the "District"), and approved the Clearwater-Largo Road Corridor Redevelopment Plan (as amended, the "Redevelopment Plan").

(F) The boundaries of the District have been expanded from time to time pursuant to the Act and delegations of authority by the County, including the addition of 242 acres of blighted area pursuant to City Resolution No. 1779 adopted on May 2, 2002, and the addition of 18 acres of blighted area pursuant to City Resolution No. 1108 adopted on November 18, 2008.

(G) The Largo City Commission adopted Resolution No. 2334 on December 6, 2022 which adopted a Finding of Necessity for an area of the City adjacent to the District comprised of approximately 308.847 acres (as further described therein, the "Study Area").

(H) The Board adopted Resolution No. 23-32 on April 25, 2023 which, among other things, recognized the importance of the District and its continued existence and made a legislative finding that the Study Area meets the criteria for a blighted area described in Section 163.340(8) of the Act.

(I) County Resolution No. 23-32 set forth the Board's findings that there is a need to expand the existing District to include and incorporate the Study Area, for the City to revise its Redevelopment Plan to reflect the newly expanded District, and to establish a tax increment financing ("TIF") district and redevelopment trust fund within the District (as expanded to include the Study Area).

(J) In accordance therewith, the Agency prepared a community redevelopment plan amendment for redevelopment of the expanded District (the "Amended Plan").

(K) The Local Planning Agency of the City reviewed the Amended Plan and determined that such plan conforms with the comprehensive plan for development of the City as a whole, as required by Section 163.360 of the Act.

(L) Notice of a public hearing for the Largo City Commission to consider approval of the Amended Plan was published and notice to taxing authorities was given as provided in Section 163.346 of the Act, and a public hearing was held on June 3, 2025 as required by Section 163.361 of the Act.

SECTION 3. APPROVAL AND ADOPTION OF AMENDED CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT PLAN.

(A) The City Commission has received the written recommendation of the Local Planning Agency that the Amended Plan complies with and is in conformity with the

Comprehensive Plan for development of the City as a whole. A copy of such written recommendation is attached hereto as Appendix A.

(B) The Amended Plan has been reported to each taxing authority that levies ad valorem taxes on taxable real property contained within the District as required by Section 163.361(3) of the Act, and in accordance with section 163.346 of the Act, the City provided mailed notice to such taxing authorities and published notice of a public hearing to be conducted by the City Commission on June 3, 2025 to consider approval and adoption of the Amended Plan. Proof of publication and mailing of such notices is attached hereto as Appendix B.

(C) The City Commission conducted a public hearing on June 3, 2025 at which interested persons were afforded an opportunity to be heard and present comments regarding the Amended Plan.

(D) As a result of a review of the Amended Plan and consideration of input at the public hearing, the City Commission finds that:

- (1) It is appropriate, proper, and timely that the Redevelopment Plan be amended at this time so that the provisions of the Act, and other resolutions, ordinances, and laws may be utilized to further redevelopment objectives within the District; and
- (2) It is not expected that any families will be displaced from the District as a result of the community redevelopment activities contemplated by the Amended Plan.; and
- (3) The Amended Plan conforms to the City's Comprehensive Plan as a whole; and
- (4) The Amended 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 for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan; and
- (5) The Amended Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise.

(E) The City Commission does hereby expressly find that the Amended Plan, a copy of which is attached hereto and incorporated herein as Appendix C, is a sufficient and adequate plan for carrying out community redevelopment in the District in accordance

with the Act, and does approve same as the community redevelopment plan for the District.

SECTION 4. LEGAL DESCRIPTION OF DISTRICT. Pursuant to the direction of the Board set forth in Section 3 of County Resolution No. 23-32, the legal description and boundaries of the District included in the amended Plan have been revised to incorporate the Study Area.

SECTION 5. BOARD APPROVAL.

(A) City staff is hereby directed to forward a copy of this Ordinance, including the Amended Plan attached hereto, to the County for review and approval. The Amended Plan shall only become effective upon approval by the Board.

(B) In accordance with the direction set forth in County Resolution No. 23-32, the City hereby requests Board approval for establishment of a TIF district and redevelopment trust fund within the District (as amended to include the Study Area). Upon such approval by the Board, the City will take such actions as are required by Section 163.387 of the Act to adopt a trust fund ordinance.

SECTION 6. PRIOR LEGISLATIVE ACTION. All prior ordinances, resolutions, and actions of the City taken in furtherance of the redevelopment of the District are hereby ratified and confirmed; provided, however, that all prior ordinances, resolutions, and actions of the City inconsistent with the provisions of this Ordinance are hereby modified, supplemented and amended to conform to the provisions herein contained.

[Remainder of Page Intentionally Left Blank]

SECTION 7. EFFECTIVE DATE. The Amended Plan shall take effect on the later of (i) April 1, 2026, or (ii) the effective date of the County's approval of the Amended Plan.

APPROVED ON FIRST READING May 6, 2025

PASSED AND ADOPTED ON
SECOND AND FINAL READING July 1, 2025

ATTEST:


Klarna J. Ruener
City Clerk

[Signature]
Mayor

REVIEWED AND APPROVED:
[Signature]
City Attorney

APPENDIX A

LOCAL PLANNING AGENCY RECOMMENDATION

Agenda Item #3.

PUBLISHED NEWSPAPER NOTIFICATION: April 23, 2025

STAFF RECOMMENDATION:

Staff recommend approval of the proposed amendment to the CLR-CRD Plan (Ordinance No. 2025-19).

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE AN AMENDMENT TO THE CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT DISTRICT PLAN (ORDINANCE NO. 2025-19)

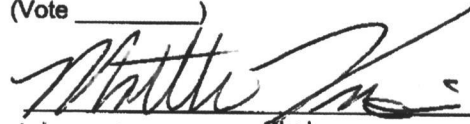
I MOVE TO APPROVE WITH CONDITIONS AN AMENDMENT TO THE CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT DISTRICT PLAN (ORDINANCE NO. 2025-19)

I MOVE TO DENY AN AMENDMENT TO THE CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT DISTRICT PLAN (ORDINANCE NO. 2025-19)

RECOMMENDATION:

RECOMMENDATION:

Approval (Vote 5-0)
 Approval with conditions (Vote _____)
 Denial (Vote _____)


Matthew Faustini
Chairperson

Status:

Approved By:

Alicia Parinello, Planning Division Manager

Approved - 17 Apr 2025

SUPPORTING DOCUMENTS:

Ordinance No. 2025-19

CLR-CRD Plan

APPENDIX B

PROOF OF PUBLICATION AND MAILING

APPENDIX C
AMENDED PLAN

37150

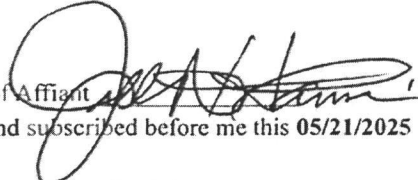
Tampa Bay Times

Published Daily

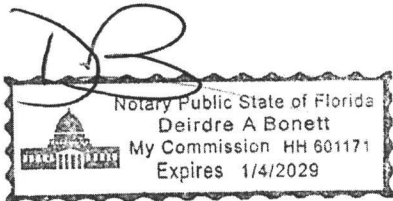
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Commission PH 6-3-2025 was published in said newspaper by print in the issues of 05/21/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant 
Sworn to and subscribed before me this 05/21/2025

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____



LEGAL NOTICE

CITY OF LARGO NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Largo City Commission will hold a public hearing at their regularly scheduled meeting at 6:00 pm on Tuesday, June 3, 2025, in the Commission Chamber at Largo City Hall, 201 Highland Avenue, Largo, Florida to consider the following:

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FINDINGS, APPROVING AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT PLAN, BY AMENDING PART II: THE PLAN, TO CONSOLIDATE REDUNDANT STANDARDS WITHIN CHARACTER DISTRICTS INTO A DISTRICT DESIGN VISION SECTION, BY AMENDING PART II: THE PLAN, TO ESTABLISH REDEVELOPMENT TOOLKIT TABLES FOR EACH CHARACTER DISTRICT INCLUDING UPDATED DENSITY/INTENSITY RANGES, AND BY AMENDING PART IV: CAPITAL IMPROVEMENTS, WITH ADDITIONAL PROJECT DETAILS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE FY 2025 BUDGET ADOPTED BY RESOLUTION NO. 2406, AS AMENDED, BY BUDGETING \$1,645,900 TO FUND A FUEL TANK REPLACEMENT FINANCED BY MULTIPLE CITY FUNDS; TO RENOVATE CENTRAL PARK PERFORMING ARTS CENTER BACKSTAGE INFRASTRUCTURE; TO REPLACE FLOORING AT THE COMMUNITY CENTER; AND TO REPLACE FOUR LIFE SAFETY INSPECTOR VEHICLES DAMAGED IN HURRICANE MILTON; ALL AS DESCRIBED IN APPENDIX A ATTACHED TO THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Commission may, with respect to any matter considered at this meeting, make a determination on the matter that evening or may continue the meeting wholly or in part to another date. If the public hearing is continued by the City Commission, no further notice of continuance will be sent or published. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinances. Copies of the Ordinances and related materials are available for public inspection at the City Clerk's Office, City Hall, 201 Highland Avenue, Largo, Florida, during regular business hours (8:00 am - 5:00 pm), or on the City's website at www.largo.com. For further information, call 727-587-6749. Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's office at 587-6710 or the Library TTY Line at 586-7334, for the hearing impaired, at least two days prior to the meeting.

Diane L. Bruner, CMC
City Clerk
5/21/2025

37150-1

City of Largo Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FINDINGS; APPROVING AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE CLEARWATER-LARGO ROAD CORRIDOR COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- The proposed ordinance is required for compliance with federal or state law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The proposed ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as

authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

N/A

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

The purpose of the ordinance is to amend the Clearwater-Largo Road Community Redevelopment District Plan and expand its boundaries. Major recommendations of the Plan are to:

Update development standards to promote walkable, mixed-use corridors that attract activity and future investment;

Identify opportunities for catalytic projects on underutilized, vacant, institutional, and publicly-owned land;

Support the development of attainable and diverse housing types in activity centers and along major corridors (Housing For All and Advantage Alt 19);

Encourage transit-supportive, mixed-use development and redevelopment that incorporates pedestrian-oriented design features (Advantage Alt 19);

Incentivize mobility and streetscape improvements, green infrastructure, gathering spaces, public art, and other community amenities; and,

Establish a tax increment financing (TIF) district to fund projects and improvements in the area.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

Any business with a physical presence in the Clearwater-Largo Road Community Redevelopment District Plan boundary would be impacted, but none will have a negative economic impact.

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

N/A

Reviewed and Approved:

Christopher B. Roe

City Attorney's Office