

RESOLUTION NO. 23-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, EXPANDING THE BOUNDARIES OF THE EXISTING CITY OF LARGO CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT AREA TO INCORPORATE THE STUDY AREA; MAKING A FINDING OF NECESSITY THAT BLIGHTED CONDITIONS EXIST WITHIN THE STUDY AREA AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT OF THE AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act" or "Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, Chapter 163, Florida Statutes, defines and provides for the conduct of redevelopment activities within municipalities and counties; and

WHEREAS, all powers arising through the Act were conferred upon counties which have adopted home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities desire to undertake redevelopment within their respective municipal boundaries; and

WHEREAS, the City Commission of the City of Largo (the "Largo City Commission") adopted Resolution No. 1568 on February 21, 1995, finding that specific conditions of blight existed in the Clearwater-Largo Road area of the City, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area would serve and protect the public health, safety, morals, and welfare of its residents; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 95-225 on August 29, 1995, delegating redevelopment authority and powers conferred upon Pinellas County by Chapter 163, Part III, Florida Statutes (the "Act") to the City of Largo; and

WHEREAS, the Largo City Commission adopted Ordinance No. 95-52 on October 3, 1995, defining the original community redevelopment area as the Clearwater-Largo Road Community Redevelopment District (the "District" or "Clearwater-Largo Road Community Redevelopment Area") and defining the Clearwater-Largo Road Corridor Redevelopment Plan (the "Plan"); and

WHEREAS, the Largo City Commission adopted Resolution No. 1597 on February 20, 1996, declared itself to be a Community Redevelopment Agency to undertake and carry out community redevelopment and related activities in the District; and

WHEREAS, the Largo City Commission adopted Resolution No. 96-73 on April 16, 1996, approving the Plan for the District pursuant to the Act; and

WHEREAS, the Largo City Commission adopted Resolution No. 1779 on May 2, 2002, approving the addition of 242 acres of blighted area to the District; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 02-288 in 2002, approving the Plan and delegating authority to the City of Largo to expand the District; and

WHEREAS, the Largo City Commission adopted Ordinance No. 2006-49 on July 18, 2006, expanding the boundary of approving the current Plan for the District; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 06-186 in 2006, approving the current Plan and delegating authority to the City of Largo to further expand the Clearwater-Largo Road Community Redevelopment Area; and

WHEREAS, the Largo City Commission adopted Resolution No. 1108 on November 18, 2008, approving the addition of 18 acres of blighted area to the District; and

WHEREAS, the Largo City Commission, adopted Resolution No. 2281 on December 15, 2020, approving the Clearwater-Largo Road Community Redevelopment District Finding of Necessity Study, finding the need for an expanded District under the provisions of Chapter 163, Part III, of the Florida Statutes; and

WHEREAS, the Largo City Commission adopted Resolution No. 2334 on December 6, 2022, adopted a Finding of Necessity (Exhibit A) in the Clearwater-Largo Road area of the City adjacent to the District, as more particularly depicted in the Map attached hereto as Exhibit B (such area being referred to herein as the "Study Area"); and

WHEREAS, the Pinellas County Board of County Commissioners recognizes the importance of the Clearwater-Largo Road Community Redevelopment Area and its continued existence; and

WHEREAS, the Board, having considered the data and analysis described in the City of Largo's Finding of Necessity, makes a legislative finding that the Study Area meets the criteria for a blighted area described in Section 163.340(8), Florida Statutes; and

WHEREAS, the Board finds that there is a need to expand the existing Clearwater-Largo Road Community Redevelopment Area to include and incorporate the Study Area, for the City of Largo to revise its Redevelopment Plan to reflect the newly expanded Clearwater-Largo Road Community Redevelopment Area, and to establish a tax increment financing ("TIF") district and redevelopment trust fund within the Clearwater-Largo Road Community Redevelopment Area (as expanded to include the Study Area);

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS _____ OF _____, 2023, BE IT RESOLVED THAT THE BOARD OF COUNTY

COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

1. Pursuant to Section 163.355, Florida Statutes, the Board of County Commissioners makes a Finding of Necessity, supported by data and analysis in Exhibit A, that the conditions in the Study Area (Exhibit B) meet the criteria for a blighted area described in Section 163.340(8), Florida Statutes, in that:
 - (a) One or more blighted areas exist in the Study Area; and
 - (b) The rehabilitation, conservation, and redevelopment of the Study Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Largo; and
 - (c) The Study Area may be added to and incorporated within the existing Clearwater-Largo Road Community Redevelopment Area.
2. The Largo Community Redevelopment Agency will continue to serve as the community redevelopment agency for the Clearwater-Largo Road Community Redevelopment Area, as expanded to include the Study Area, and the redevelopment authority delegation to the Largo City Council in Pinellas County Resolution 95-225 applies to the newly expanded Clearwater-Largo Road Community Redevelopment Area.
3. The Community Redevelopment Agency will revise the legal description and boundaries of the Clearwater-Largo Road Community Redevelopment Area to incorporate the Study Area.
4. This Resolution shall become effective immediately upon its adoption.

Commissioner _____ offered the foregoing Resolution and moved for its adoption, which was seconded by Commissioner _____, and upon the roll call, the vote was

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM

By: Amanda S. Coffey
Office of the County Attorney