

**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
Pat Gerard
Charlie Justice
Janet C. Long
John Morrone
Karen Williams Seel
Kenneth T. Welch



May 23, 2016

NOTICE TO TAXING AUTHORITIES

Notice of Upcoming Public Hearing by the Pinellas County Board of County Commissioners to Adopt the following: a Resolution approving the Lealman Community Redevelopment Area Plan for the Lealman Community Redevelopment Area; an Ordinance establishing the Redevelopment Trust Fund for the Lealman Community Redevelopment Area; and an Ordinance of the Pinellas County Board of County Commissioners amending Ordinance no. 15-29 to re-name the Lealman Community Redevelopment Agency to the Pinellas County Community Redevelopment Agency.

Mr. Ken Burke, Clerk of the Court
Pinellas County
315 Court Street
Clearwater, FL 33756

Dear Mr. Burke:

As required by the Florida Community Redevelopment Act of 1969 (Sec. 163.346, FS), the Pinellas County Board of County Commissioners, Florida, as the governing body of Pinellas County, does hereby give notice to each taxing authority whose jurisdiction lies within the proposed **Lealman Community Redevelopment Area**, that the Board will be considering the adoption of one (1) resolution and two (2) ordinances, as further described below: a resolution approving the Lealman Community Redevelopment Area Plan for the Lealman Community Redevelopment Area; an ordinance establishing Redevelopment Trust Fund for the Lealman Community Redevelopment Area; and an ordinance of the Pinellas County Board of County Commissioners amending Ordinance no. 15-29 to re-name the Lealman Community Redevelopment Agency to the Pinellas County Community Redevelopment Agency.

You are hereby notified of such action will commence on **June 7, 2015, at 9:30 a.m. or thereafter at 315 Court Street 5th Floor Assembly Room, Clearwater, Florida**. A copy of the respective resolution and ordinances are attached. The resolution and ordinances are also available on the Pinellas County Community Redevelopment Area website at <http://www.pinellascounty.org/cra/> or contact Renea Vincent, AICP, Planning Director by e-mail at rvincent@pinellascounty.org. The resolution and ordinances can also be viewed at the Planning Department Office.


Pinellas County Planning
310 Court Street
Clearwater, FL 33756
Main Office: (727) 464-8200
FAX: (727) 464-8201
V/TDD: (727) 464-4062

www.pinellascounty.org



Interested parties may appear at the meetings and speak on the proposed resolution and ordinances. Please do not hesitate to contact the Planning and Community Development at (727) 464-8200 if you should have any questions.

Sincerely,



Renea Vincent, AICP
Planning Director

ATTACHMENTS

- 1) Resolution approving the Lealman Community Redevelopment Area Plan
- 2) Ordinance establishing Redevelopment Trust Fund for the Lealman Community Redevelopment Area
- 3) Ordinance re-naming the Lealman Community Redevelopment Agency
- 4) Lealman CRA Map

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MAY 27 2016
PLANNING AND COMMUNITY DEVELOPMENT
PHILIPAS COUNTY FLORIDA

RESOLUTION NO. _____

RESOLUTION APPROVING THE REDEVELOPMENT PLAN FOR THE LEALMAN COMMUNITY REDEVELOPMENT AREA PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pinellas County Board of County Commissioners (“Board”), by its Resolution No. 15-62, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the County to be a slum or blighted area (the “Redevelopment Area”); and

WHEREAS, Resolution 15-62 declared the need for a Community Redevelopment Agency and authorized the preparation of a Redevelopment Plan for the Lealman Study Area; and

WHEREAS, the Board, by its Ordinance No. 15-29, established the Board of County Commissioners as the Community Redevelopment Agency to carry out redevelopment activities; and

WHEREAS, the Board, by its Resolution No. 15-70, established the Lealman Community Redevelopment Area Advisory Committee (“Advisory Committee”) to assist the Planning Department staff in drafting the Lealman Community Redevelopment Area Plan (“CRA Plan”); and

WHEREAS, the Advisory Committee began meeting with staff to develop the CRA Plan in October 2015; and

WHEREAS, the Advisory Committee on April 18, 2016 reviewed and recommended to the Community Redevelopment Agency that the CRA Plan be adopted; and

WHEREAS, the Board of County Commissioners of Pinellas County approved, at its May 10, 2016 meeting, the advertisement of a public hearing to consider approving the CRA Plan; and

WHEREAS, the Pinellas County Local Planning Agency (“Local Planning Agency”) held a preliminary review of the plan at their regularly scheduled meeting of April 14, 2016 and conducted a formal review at a public hearing on May 11, 2016 and submitted its recommendations to the Community Redevelopment Agency; and

WHEREAS, the recommendations from the Local Planning Agency were considered by the Community Redevelopment Agency at a meeting on May 24, 2016 and reviewed for inclusion into the CRA plan, as appropriate; and

WHEREAS, the Community Redevelopment Agency on May 24, 2016 voted to recommend approval of the proposed CRA Plan and transmitted it to the Pinellas County Board of County Commissioners for approval.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 7th DAY OF JUNE, 2016, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. The Lealman Community Redevelopment Area Plan (Attachment A) meets the requirements of Section 163.360, F.S.
- II. That the Lealman Community Redevelopment Area Plan is hereby approved.
- II. That, in the case of any amendments to the Lealman Community Redevelopment Area Plan, such amendments shall be submitted to the Pinellas County Board of County Commissioners for consideration and approval.
- III. This Resolution shall become effective immediately upon its adoption.

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

AYES:

NAYES:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM

By: 

Office of the County Attorney

ORDINANCE NO.

AN ORDINANCE ESTABLISHING A REDEVELOPMENT TRUST FUND FOR THE LEALMAN COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR THE APPROPRIATION OF TAX INCREMENT REVENUES OF THE COUNTY TO SAID REDEVELOPMENT TRUST FUND; PROVIDING FOR THE DURATION OF THE TAX INCREMENT FINANCING; PROVIDING FOR A MID-TERM ASSESSMENT; PROVIDING CRITERIA FOR REVIEW FOR CONTINUED FUNDING; PROVIDING FOR CONSTRUCTION, SEVERABILITY AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AMENDMENTS ARISING FROM PUBLIC INPUT AND CONSULTATION WITH RESPONSIBLE AUTHORITIES.

WHEREAS, the Legislature of Florida has enacted the Community Redevelopment Act of 1969, as amended, and codified as Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, all powers arising through the Redevelopment Act were conferred by that Act upon counties which have adopted home rule charters; and

WHEREAS, the Pinellas County Board of County Commissioners ("Board"), by its Resolution No. 15-62, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared the Lealman Study Area of the County to be a slum or blighted area ("Lealman Community Redevelopment Area"); and

WHEREAS, Resolution 15-62 declared the need for a Community Redevelopment Agency and authorized the preparation of a Redevelopment Plan for the Lealman Community Redevelopment Area; and

WHEREAS, the Board, by its Ordinance No. 15-29, established the Board of County Commissioners as the Community Redevelopment Agency to carry out redevelopment activities for the Lealman Community Redevelopment Area; and

WHEREAS, the Board, by its Resolution No. 16-___ on June 7, 2016 approved the Lealman Community Redevelopment Area Plan; and

WHEREAS, Pinellas County, Florida (the "county") desires to increase the ad valorem tax base of the Lealman Community Redevelopment Area, an unincorporated area of Pinellas County.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED

ON THIS 7th DAY OF JUNE, 2016, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION 1. Sec 38-72, Article III, Community Redevelopment, is hereby created in the Pinellas County Code to read as follows:

Sec. 38-72. Lealman Community Redevelopment Area for Pinellas County.

- (a) A redevelopment trust fund for the Lealman Community Redevelopment Area (the "fund") is hereby established and created.
- (b) The county shall annually deposit to the fund a sum equal to the increment in the income, proceeds, revenues, and funds of the county derived from or held in connection with the Lealman Community Redevelopment Area, for the use of the Pinellas County Community Redevelopment Agency in its undertaking and carrying out of the Lealman Community Redevelopment Area Plan. The increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:
 - (1) The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Lealman Community Redevelopment Area; and
 - (2) The amount of ad valorem taxes which would have been produced by the rate upon which the taxes levied each year by or for each such taxing authority, exclusive of debt service millage, upon the total of the assessed value of the taxable property in the Lealman Community Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by each such taxing authority prior to the effective date of this Ordinance providing for the appropriation to the fund.
- (c) In calculating the increment, the amount of the ad valorem taxes levied based on the countywide debt service on existing or future county bonds shall be totally excluded from the calculation. All increments in this amount shall continue to be used for its voter-approved purposes and shall not be appropriated in any part of the fund. Any adjustments made in the appropriation will be based upon the final extended tax roll.
- (d) Subject to the limitations provided herein, the county shall annually budget, appropriate and pay to the fund the tax increment due the fund prior to April 15 of each taxable year.
- (e) The increment contributions are to be accounted for as a separate revenue account, but may be combined with other revenues for the purpose of paying debt service with approval of the board of county commissioners. In no year shall the county's obligation to the fund exceed the amount of that year's tax increment as determined in subsection (b). No sale of bonds or indebtedness supported by the county's tax increment may occur nor may existing

indebtedness so supported be refunded without approval of the board of county commissioners.

(f) Duration of the fund.

(1) The county's obligation to annually appropriate to the fund shall commence immediately upon the effective completion of subsection (d) above and continue until June 7, 2046, subject to subsection (1) a. below.

a. Fifteen-year review. Notwithstanding the duration of the fund established in subsection (f) (1) above, on or before April 1, 2032, the county may review its tax increment contribution to the fund to determine whether given the totality of the circumstances, it continues to be prudent to dedicate tax increment revenues at the existing level, beyond 15 years, provided that there shall be no reduction in the dedication of tax increment revenues for as long as there are unpaid loans, advances or indebtedness approved as provided herein and secured by the county's tax increment revenues.

b. Redevelopment conditions for 15-year tax increment financing (sometimes hereinafter referred to as "TIF") review. The success of the plan relies on significant private investment in residential, employment and business development uses so that the community redevelopment area is desirable as a place to live and work. The following are the performance criteria:

1. Performance of TIF revenues.

i. During the 15-year review period, how do the annual TIF revenues collected compare to the estimated TIF revenue growth in the Lealman Community Redevelopment Area Plan.

ii. Measures: Collected TIF revenues (per property appraiser and tax collector).

2. Implementation of Lealman Community Redevelopment Area Plan.

i. During the 15-year review period, how has Pinellas County performed in implementing the Lealman Community Redevelopment Plan.

ii. Measures.

a. Changes in the total assessed property values within the Lealman Community Redevelopment Area compared to the total assessed property values for Pinellas County comparing the year 2016 to year 2031.

b. Changes in employment opportunities in the Lealman Community Redevelopment Area comparing year 2016 to the year 2031.

3. Effectiveness of the Lealman Community Redevelopment Area Plan at addressing conditions of blight within the Lealman

Community Redevelopment Area.

- i. During the 15-year review period, do the actions and programs implementing the Lealman Community Redevelopment Area Plan have the desired effect of redeveloping the Lealman Community Redevelopment Area.
- ii. Measures.
 - a. A comparison, from the year 2016 to year 2031, of the changes in the median household income in the Lealman Community Redevelopment Area to the countywide median household income.
 - b. A comparison of the land-value to improvement-value in the Lealman Community Redevelopment Area from year 2016 to year 2031.
 - c. The extent of deteriorated properties in the Lealman Community Redevelopment Area compared to the rest of the unincorporated Pinellas County from the year 2016 to year 2031.
- c. The board of county commissioners shall complete its review prior to April 1, 2032, and shall notify the Pinellas County Community Redevelopment Agency in writing by April 30, 2032 if it intends to eliminate or reduce the amount and/or duration of the county's tax increment contribution as permitted herein. In the absence of such notification, the contribution shall continue as provided herein.

(g) Review and audit.

- (1) Copies of reports of audits required by F.S. § 163.387(8) shall be provided to the board of county commissioners each fiscal year.
- (2) Annual progress reports shall be due no later than March 31st of each reporting year to begin in 2018 and continue until 2046. The reports shall describe the progress of the Redevelopment Plan relative to benchmarks and performance measures established by the Pinellas County Community Redevelopment Agency and detail expenditures within the Lealman Community Redevelopment Trust Fund.

SECTION 2. All Ordinances and Resolutions or parts of same in conflict herewith be and the same are hereby repealed.

SECTION 3. This Ordinance being for a public purpose and for the welfare of the citizens of Pinellas County, Florida, shall be liberally construed to effectuate the purposes thereof.

SECTION 4. Severability. If any section, subsection, sentence, clause or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder

of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision involved in the controversy in which such judgment or decree shall be rendered.

SECTION 5. Inclusion in the Code. The provisions of this Ordinance shall be included and incorporated in the Pinellas County Code, as an amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Pinellas County Code.

SECTION 6. Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective when the acknowledgement is received from the Secretary of State that the Ordinance has been duly filed.

APPROVED AS TO FORM

By: 
Office of the County Attorney

ORDINANCE NO. 16- _____

AN ORDINANCE OF THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING ORDINANCE 15-29 TO RE-NAME THE LEALMAN COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment 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, the Pinellas County Board of County Commissioners, hereinafter the "Board," on June 23, 2015, by resolution, made a legislative finding that conditions of blight exist in an area generally known as the unincorporated "Lealman Study Area"; and

WHEREAS, the Board on June 23, 2015, by resolution, declared a need for the establishment of the Lealman Community Redevelopment Area; and

WHEREAS, the Board on June 23, 2015, by resolution, directed staff to prepare a Redevelopment Plan for the Lealman Community Redevelopment Area; and

WHEREAS, the Board on June 23, 2015, by resolution, directed the creation of a Lealman Community Redevelopment Area Citizens Advisory Committee; and

WHEREAS, the Board deems it necessary and appropriate to exercise its authority under the Community Redevelopment Act of 1969 and declare itself to be the Community Redevelopment Agency to conduct activities within the Lealman Community Redevelopment Area; and

WHEREAS, the Board of Commissioners by adoption of Ordinance 15-29 declared itself the Community Redevelopment Agency for the Lealman CRA and specified the name of the Agency as the "Lealman Community Redevelopment Agency;" and

WHEREAS, it is in the interest of the Pinellas County Board of County Commissioners to re-name the "Lealman Community Redevelopment Agency" as the "Pinellas County Community Redevelopment Agency."

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

Section 1. Section 1 of Ordinance 15-29 is hereby amended to read as follows:

Section 1. COMMUNITY REDEVELOPMENT AGENCY

- A. The Pinellas County Board of County Commissioners is hereby declared as the Community Redevelopment Agency for the Lealman Community Redevelopment Area of Pinellas County, and shall hereafter be named the "Pinellas County Community Redevelopment Agency."
- B. The Pinellas County Community Redevelopment Agency shall have all the rights, powers, duties, privileges and amenities granted by Chapter 163, Part III, Florida Statutes, subject to all responsibilities and liabilities imposed thereby.
- C. The Pinellas County Community Redevelopment Agency shall carry out the community redevelopment purposes authorized by Chapter 163, Part III, Florida Statutes.

Section 2. SEVERABILITY

If any section, sentence, clause, phrase, or word of this Ordinance is, for any reason, held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance, and it shall be construed to be the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein.

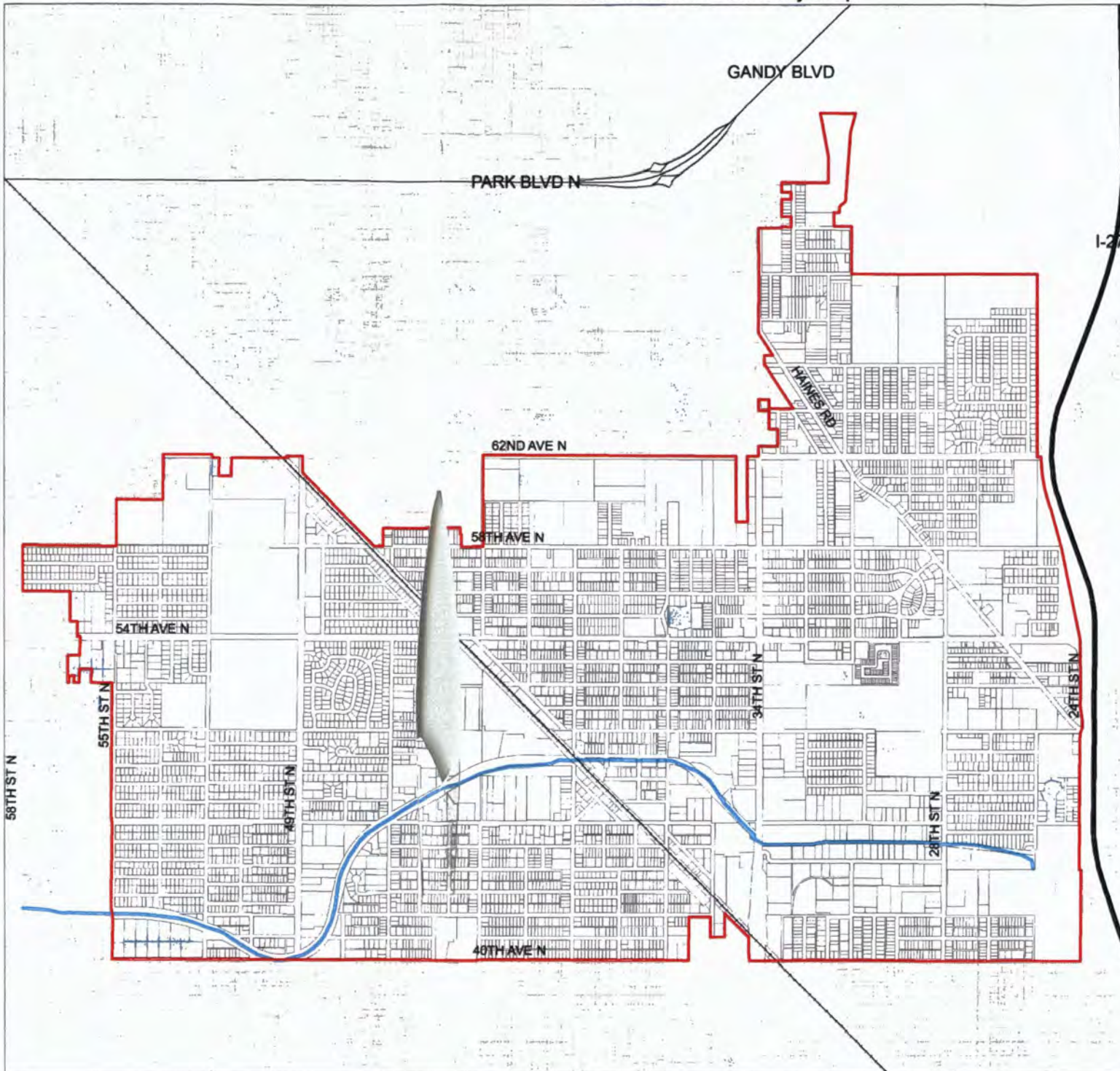
Section 3. FILING OF THE ORDINANCE: EFFECTIVE DATE

Pursuant to Section 125.66 of the Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners. This Ordinance shall become effective when the acknowledgment is received from the Secretary of State that the Ordinance has been duly filed.

APPROVED AS TO FORM

By: 
Office of the County Attorney








Lealman CRA Boundary Map

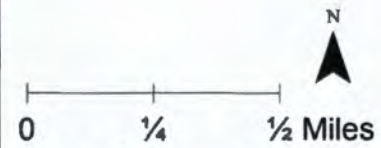


Lealman Community Redevelopment Area



Map Legend

-  Boundary Line
-  Property Parcels
-  GANDY BLVD
-  I-275
-  PARK BLVD N
-  Railroad
-  Waterbodies





RE
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