



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4040 FAX (727) 562-4052

## CITY MANAGER

November 17, 2020

Barry Burton, County Administrator  
Pinellas County  
315 Court Street  
Clearwater, Florida 33756

**Re: Clearwater City Council Adoption of Resolution No. 20-52 Initiating the Creation of the North Greenwood Community Redevelopment Area**

Dear Pinellas County Administrator Burton:

Please accept this writing as a formal request from the City of Clearwater for the Pinellas County Board of County Commissioners to take certain administrative action toward the creation of a Community Redevelopment Area (CRA) in the North Greenwood Community in accordance with § 163.410, Fla. Stat.

On October 14, 2020, Clearwater City Council took the first administrative step in establishing the North Greenwood CRA. City of Clearwater Resolution No. 20-52 directs city staff to initiate several administrative actions and directs staff to request that the Pinellas County Board of County Commissioners consider the following actions:

- Delegation to the City of Clearwater City Council all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969 (Part III, Chapter 163, Florida Statutes) for the North Greenwood Community Redevelopment Area; and
- Establishment of a tax increment financing district and a redevelopment trust fund within the North Greenwood Community Redevelopment Area to implement needed improvements that will remedy the stated blighted conditions pursuant to §§ 163.370 and 163.387, Florida Statutes.

More than one year ago, the Clearwater Urban Leadership Coalition (Coalition) approached the City of Clearwater with a request for the City to pursue the creation of a Community Redevelopment Area as defined by Chapter 163, Florida Statutes, for the North Greenwood Neighborhood. North Greenwood is one of several large pockets of poverty in Pinellas County and is the largest low-income area in the City of Clearwater.

Frank V. Hibbard, Mayor

Mark Bunker, Councilmember  
Kathleen Beckman, Councilmember



David Allbritton, Councilmember  
Hoyt Hamilton, Councilmember

“Equal Employment and Affirmative Action Employer”

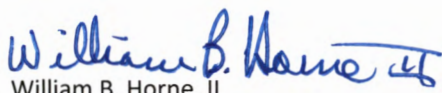
Through the adoption of Resolution 20-52, the Clearwater City Council has shown unanimous support of this community-led initiative to create a North Greenwood CRA and improve the lives of many struggling Clearwater residents. City staff believes the structure of a CRA will provide the City with tools to affect socio-economic improvement in the community to achieve economic prosperity, and to improve the health, self-sufficiency and resiliency of its residents.

City staff procured consultant Wade Trim to conduct a study of the North Greenwood area and to prepare a Findings of Necessity Report with Report Addendum (together, FON Report) to determine whether the area is blighted and in need of governmental intervention in the form of a CRA. The FON Report provides a recommendation to establish a CRA over the proposed area and has been made available to your staff through electronic communication to Evan Johnson, Pinellas County Strategic Initiatives Manager. Based on the information provided in this report, Clearwater City Council declared the area to be a blighted area as defined by § 163.370(8), Florida Statutes and found that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of the Community Redevelopment Act in the North Greenwood Community Redevelopment Area.

The City of Clearwater is grateful for your dedication of County staff to prepare a presentation and staff recommendation for the consideration of the Board of County Commissioners. City staff is available to support the efforts of County staff as needed. Please instruct County staff to contact Gina Clayton, Planning and Development Director or Chuck Lane, Economic Development and Housing Assistant Director as needed. Their respective contact information is [Gina.Clayton@myClearwater.com](mailto:Gina.Clayton@myClearwater.com), (727) 562-4587 and [Charles.Lane@MyClearwater.com](mailto:Charles.Lane@MyClearwater.com), (727) 562-4023.

I want to thank you in advance for the time and dedication County staff will put towards this effort. The North Greenwood Community is truly part of the fabric of the City of Clearwater. On behalf of City staff and City Council, I can tell you that this is an exciting opportunity to address long-standing socio-economic conditions that have prevented people in this community from reaching individual and collective potential. As Clearwater City Manager, I am proud to announce that our City Council has taken this very important step.

Sincerely,



William B. Horne, II

City Manager

Encl: City of Clearwater Resolution 20-52  
North Greenwood Area Finding of Necessity Study with Report Addendum (via electronic Communication)

cc: Mayor and City Council  
Pam Akin  
Micah Maxwell  
Michael Delk  
Gina Clayton  
Denise Sanderson  
Chuck Lane  
Carol Strickland  
Evan Johnson

**RESOLUTION NO. 20-52**

A RESOLUTION OF THE CITY OF CLEARWATER, FLORIDA, FINDING THAT THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA IS A BLIGHTED AREA AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT OF 1969 AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF THIS AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT COMMUNITY REDEVELOPMENT IN THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; REQUESTING THAT THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS DELEGATE THE REDEVELOPMENT POWERS ENUMERATED IN THE COMMUNITY REDEVELOPMENT ACT OF 1969 TO THE CITY OF CLEARWATER FOR THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; REQUESTING AUTHORITY FROM THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO ESTABLISH A TAX INCREMENT FINANCING DISTRICT AND A REDEVELOPMENT TRUST FUND WITHIN THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; REQUESTING THAT THE CITY ADMINISTRATION PREPARE A REDEVELOPMENT PLAN FOR THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 ("the Act"); and

WHEREAS, the Florida Legislature has amended the Act from time to time and the Act is now codified at Part III, Chapter 163, Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the Act are conferred onto the county and the county is, in turn, authorized to delegate those powers to municipalities within its boundaries when such municipalities desire to undertake redevelopment projects within their municipal boundaries pursuant to § 163.410, Fla. Stat.; and,

WHEREAS, Pinellas County has adopted a Home Rule Charter; and

WHEREAS, the City of Clearwater ("the City") desires to increase the tax based of all taxing authorities; and

WHEREAS, the City finds that the delegation of the redevelopment powers and authority enumerated in the Act to the City is an appropriate vehicle through which to accomplish redevelopment projects in areas within the City's municipal boundaries that have experienced slum or blight as those terms are defined in the Act, and that such delegation of redevelopment powers and authority serves the best interest of the public; and

WHEREAS, the City of Clearwater City Council must determine that the North Greenwood Community Redevelopment Area, as defined herein, is an area of slum or blight as those terms are defined in the Act before the Pinellas County Board of County Commissioners may delegate the redevelopment powers and authority enumerated in the Act to the City; and

WHEREAS, the Pinellas County Government; the Pinellas Planning Council; the Pinellas County School Board; the Southwest Florida Water Management District; the Juvenile Welfare Board; and the Pinellas Suncoast Transit Authority, which collectively are the appropriate taxing authorities that levy ad valorem taxes on taxable real property contained within the geographic boundaries of the North Greenwood Community Redevelopment Area, as defined herein, have been notified of this resolution by registered mail at least fifteen (15) days before the proposed action on the resolution pursuant to § 163.346, Fla. Stat.; and

WHEREAS, appropriate notice to the public has been given by publication in accordance with § 166.041(3)(a), Fla. Stat.; and

WHEREAS, a public hearing has been held on the day noticed by said publication; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF CLEARWATER, FLORIDA:

Section 1. That the real property, inclusive of rights-of-way, described and shown graphically in the attached Exhibit "A" (hereinafter referred to as "the North Greenwood Community Redevelopment Area") is within the municipal boundaries of the City of Clearwater, Florida.

Section 2. That the North Greenwood Community Redevelopment Area is hereby found and declared to be a blighted area as defined in § 163.340(8), Fla. Stat., as supported by the finding of necessity study attached as Exhibit "B" to this resolution, because the North Greenwood Community Redevelopment Area has:

- A. A substantial number of deteriorated or deteriorating buildings;

- B. Conditions, as indicated by government-maintained statistics or other studies, that endanger life or property or are leading to economic distress;
- C. Incidences of crime higher than in the remainder of the City or in Pinellas County;
- D. Fire and emergency medical service calls proportionately higher than the remainder of the City or Pinellas County; and
- E. A greater number of Florida Building Code violations than in the remainder of the City or in Pinellas County.

Section 3. That it is hereby found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the North Greenwood Community Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the City's residents.

Section 4. That based upon the foregoing findings the City of Clearwater City Council finds that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of the Act in the North Greenwood Community Redevelopment Area.


Section 5. Requests that the Pinellas County Board of County Commissioners delegate to the City of Clearwater City Council all authority and powers conferred upon Pinellas County through the Act (Part III, Chapter 163, Florida Statutes) for the North Greenwood Community Redevelopment Area.

Section 6. Requests that the Pinellas County Board of County Commissioners establish a tax increment financing district and a redevelopment trust fund within the North Greenwood Community Redevelopment Area to implement needed improvements that will remedy the stated blighted conditions pursuant to §§ 163.370 and 163.387, Fla. Stat.

Section 7. Requests that the City's administration prepare a redevelopment plan for the North Greenwood Community Redevelopment Area pursuant to the requirements of the Act.

Section 8. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 1st<sup>th</sup> day of OCTOBER, 2020.

  
\_\_\_\_\_  
Frank V. Hibbard  
Mayor

Approved as to form:

*Michael P. Fuino*

Michael P. Fuino  
Assistant City Attorney

Attest:

*Rosemarie Call*

Rosemarie Call  
City Clerk



# EXHIBIT A



**Legend**

- Proposed CRA Boundary
- Unincorporated Pinellas County Enclave



Prepared by:  
 Engineering Department  
 Geographic Technology Division  
 100 S. Myrtle Ave, Clearwater, FL 33756  
 Ph: (727)662-4750, Fax: (727)626-4755  
 www.MyClearwater.com

## Proposed North Greenwood CRA Boundary



Map Gen By: JB

Reviewed By: TM

Date: 09/25/2020

Page: 1 of 3

Scale: N.T.S.

**EXHIBIT A**  
**Legal Description**  
Proposed North Greenwood CRA Boundary

**BEGIN AT A POINT AT THE CENTER OF THE INTERSECTION** with Sunset Point Road and Kings Highway right-of-way and proceed South along the centerline of Kings Highway right-of-way to its intersection with the centerline of Palmetto Street right-of-way; thence

Proceed West along the centerline of Palmetto Street right-of-way to its intersection with the northerly extension of the East line of Block E, New Country Club Addition, as recorded in Plat Book 20, Page 64 of the Public Records of Pinellas County, FL; thence

Proceed South along the East line of said Block E to its intersection with the centerline of Seminole Street right-of-way; thence

Proceed East along the centerline of Seminole Street right-of-way to its intersection with the centerline of North Missouri Avenue right-of-way; thence

Proceed South along the centerline of North Missouri Avenue right-of-way to its intersection with the North right-of-way line of the CSX Rail Road; thence

Proceed West and Southwest along the North right-of-way line of the CSX Rail Road to its intersection with the centerline of North Myrtle Avenue right-of-way; thence

Proceed South along the centerline of North Myrtle Avenue right-of-way to its intersection with the centerline of Jones Street right-of-way; thence

Proceed West along the centerline of Jones Street right-of-way to the seawall or top of bank of Clearwater Harbor; thence

Proceed meandering generally North along the seawall and top of bank of Clearwater Harbor to its intersection with the centerline of Cedar Street right-of-way; thence

Proceed East along the centerline of Cedar Street right-of-way to its intersection with the centerline of North Osceola Avenue right-of-way; thence

Proceed Northeasterly along the centerline of North Osceola Avenue right-of-way to its intersection with the centerline of Sunburst Court right-of-way; thence

Proceed Southeasterly along the centerline of Sunburst Court right-of-way to its intersection with the centerline of North Fort Harrison Avenue right-of-way; thence

Proceed North along the centerline of North Fort Harrison Avenue right-of-way to a point on the south seawall or top of bank of Stevenson Creek; thence

Proceed meandering Southeasterly along the south seawall or top of bank of Stevenson Creek to its intersection with the East boundary line of the Pinellas Trail; thence



**EXHIBIT A**  
**Legal Description**  
Proposed North Greenwood CRA Boundary

Proceed Northeasterly along the East line of the Pinellas Trail to its intersection with the centerline of Sunset Point Road right-of-way; thence

Proceed East along the centerline of Sunset Point Road right-of-way to its intersection with the centerline of Kings Highway right-of-way and **THE POINT OF BEGINNING.**

Less and except all unincorporated Pinellas County enclaves.