

RESOLUTION NO. 25-

RESOLUTION APPROVING AMENDMENTS TO THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT PLAN FOR THE CITY OF LARGO PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED; DELEGATING SPECIFIC REDEVELOPMENT POWERS TO THE CITY OF LARGO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Largo, Florida, by its Resolution No. 1399 dated November 6, 1990, 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 City described in said Resolution to be a slum or blighted area (the "Redevelopment Area"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 91-83 dated March 19, 1991, delegated to the City Commission of the City of Largo, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the City Commission of the City of Largo, Florida, by its Resolution No. 1639 dated July 15, 1997, declared itself to be a community redevelopment agency to undertake and carry out community redevelopment and related activities in the Redevelopment Area; and

WHEREAS, by Ordinance No. 97-26 dated September 16, 1997, the City Commission of the City of Largo, Florida, approved a redevelopment plan (the West Bay Drive Community Redevelopment Plan), a copy of which plan has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the West Bay Drive Community Redevelopment Plan was approved by the Board of County Commissioners of Pinellas County, Florida, pursuant to Resolution No. 97-315, adopted on November 4, 1997; and

WHEREAS, the City Commission of the City of Largo, Florida, on August 15, 2000 enacted Ordinance No. 2000-99 creating a redevelopment trust fund, pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, on September 12, 2000, enacted Ordinance 00-70 approving the creation of a redevelopment trust fund by the City of Largo, Florida and providing for the appropriation of tax increment revenues of the County to said redevelopment trust fund; and

WHEREAS, the City Commission of the City of Largo, Florida, by its Resolution No. 1778 dated May 21, 2002, 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 east of the Redevelopment Area of the City described in said Resolution, to be a slum or blighted area; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 02-289 dated October 29, 2002, delegated to the City Commission of the City of Largo, Florida, the power and authority to conduct certain redevelopment activities as defined in the Act in the eastward expansion area outlined in City Resolution No. 1778; and

WHEREAS, the City Commission of the City of Largo, Florida, conducted a public hearing on July 21, 2009 regarding proposed amendments to the West Bay Drive Community Redevelopment Plan, and transmitted the proposed amended Redevelopment Plan to the Board of County Commissioners for a Community Redevelopment Act review and to the Florida Department of Community Affairs for an amendment review to the Largo Comprehensive Plan; and

WHEREAS, after the receipt of review comments from the Florida Department of Community Affairs regarding the amendment to the Largo Comprehensive Plan, the City Commission of the City of Largo, Florida adopted Ordinance 2009-31, 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;

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 10-3 dated January 5, 2010 approved amendments that include the establishment of character districts and the provision of transportation capital improvements to update the West Bay Drive Community Redevelopment District Plan;

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Ordinance 10-8, dated February 6, 2010 amended Ordinance 00-07 that created the trust fund for the West Bay Drive Community Redevelopment District to include a 15-year review of tax increment expenditures; and

WHEREAS, the City Commission of the City of Largo, Florida has proposed a minor amendment to the West Bay Drive Community Redevelopment Plan by creating a new section in Part V: Funding Sources, by establishing incentives for development of jobs within the West Bay Drive Community Redevelopment District; and

WHEREAS, the City Commission of the City of Largo, Florida has approved at first reading Ordinance No. 2014-15 adopting said minor amendments; and

WHEREAS, a letter dated October 18, 2013, from the Largo City Manager requests the Board of County Commissioners of Pinellas County, Florida to consider the proposed amendment to the West Bay Drive Community Redevelopment Plan; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 13-194 dated November 19, 2013, approved amendments to add section H. Incentives for Development & Jobs to Part V: Funding Sources, Section 5.1 Methods of Financing of the West Bay Drive Community Redevelopment Plan for the City of Largo, Florida; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 20-70 dated July 21, 2020, approved the 15-year review of the West Bay Drive Community Redevelopment Plan pursuant to Pinellas County Code section 38-73 related to the City of Largo Community Redevelopment Area; requiring amendments for the inclusion into the West Bay Drive Redevelopment Plan; and

WHEREAS, the City Commission of the City of Largo, Florida, by Resolution No. 2287 dated December 15, 2020, approved amending the West Bay Drive Community Redevelopment District Plan, as set forth in Exhibit A and Exhibit B. Exhibits A and B are hereby approved as 'Appendix H' and 'Appendix I', respectively to the West Bay Drive Community Redevelopment Plan; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Ordinance No. 21-01 dated January 12, 2021, approved amending the Pinellas County Code section 38-73 adding a provision that ensures that the County's Annual contribution to the West Bay Drive Community Redevelopment Area Trust Fund does not exceed that of the City of Largo in any given year; and

WHEREAS, the City Commission of the City of Largo, Florida approved by Ordinance No. 2025-22 dated July 1, 2025 amending the West bay Drive Community 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 districts including updating density/intensity ranges, and by amending Part IV: Capital Improvements, with additional project details.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS **16th DAY OF DECEMBER, 2025**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. That the amendments to Part II: The Plan and Part IV: Capital Improvements to the West Bay Drive Community Redevelopment Plan for the City of Largo, are hereby approved. The amendments are incorporated into the West Bay Drive Community Redevelopment Plan, as depicted in Exhibit A, attached.
- II. Except for the amendment approved by this Resolution, all other delegations of authority or approvals set forth in prior resolutions or

ordinances of the Board of County Commissioners related to the West Bay Drive Community Redevelopment Plan for the City of Largo, Florida shall remain as set forth therein.

- III. In the event that further action is required of the City Commission to effectuate this approval, and after the City Commission of the City of Largo, Florida, takes final action on this amendment to the West Bay Drive Community Redevelopment, to effectuate County approval, a copy of the instrument of action shall be submitted to the Clerk of the Pinellas County Board of County Commissioners and made a part of the Public Records of Pinellas County, Florida.
- IV. 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:

NOT VOTING:

EXHIBIT A

APPROVED AS TO FORM
By: Jason C. Ester
Office of the County Attorney