

RESOLUTION NO. CRA 2019-3

A RESOLUTION OF THE CITY OF PINELLAS PARK, FLORIDA COMMUNITY REDEVELOPMENT AGENCY AMENDING OR MODIFYING THE PINELLAS PARK COMMUNITY REDEVELOPMENT PLAN; REAFFIRMING THE FINDING OF THE EXISTENCE OF BLIGHTED AREAS IN THE CITY; EXTENDING THE IMPLEMENTATION PERIOD OF SAID PLAN, MEMORIALIZING THE EXPANSION OF THE COMMUNITY REDEVELOPMENT AREA'S BOUNDARIES, PROVIDING FOR NOTIFICATION TO THE TAXING AUTHORITIES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida legislature enacted the Community Redevelopment Act of 1969 (Chapter 163), in order to provide certain redevelopment powers to eligible municipalities; and

WHEREAS, the City Council of the City of Pinellas Park, Florida conducted a finding of necessity in accordance with Florida Statute Chapter 163.340 to establish the Community Redevelopment Agency district of Pinellas Park in 1988; and

WHEREAS, the Pinellas County Board of County Commissioners (a Home Rule Charter County) adopted a Delegation of Authority Resolution 88-496 authorizing the City of Pinellas Park to establish a Community Redevelopment Agency; and

WHEREAS, the Community Redevelopment Agency district of Pinellas Park was adopted by resolution 88-76 in 1988 to rehabilitate, conserve, redevelop, or perform activities of a combination thereof; and

WHEREAS, the Community Redevelopment Agency prepared and adopted the *Pinellas Park Community Redevelopment Plan* in August, 1990 which identified a preferred redevelopment strategy and associated programming and infrastructure improvements to address the documented conditions of blight within the Pinellas Park Community Redevelopment Area; and

WHEREAS, despite the efforts of the City and County the economic conditions and property values within the Pinellas Park Community Redevelopment Area continued to decline; and

WHEREAS, in 1997 to address the declining property values within the Pinellas Park Community Redevelopment Area, the Pinellas County Board of County Commissioners and the Pinellas Park City Council "reset" the Tax Increment Fund's Base Year to 1997; and

WHEREAS, in 2015 the Pinellas Park City Council and the Pinellas Park Community Redevelopment Agency performed a Blight Recertification Study, as part of a Community Development Block Grant application, that identified the continued presence of conditions of slum and blight within the Pinellas Park Community Redevelopment Area; and

WHEREAS, the Pinellas Park Community Redevelopment Agency authorized the update of the 1990 *Pinellas Park Community Redevelopment Plan* in April 2018 to continue to address the aforementioned conditions of slum and blight; and

WHEREAS, in 2018, the City of Pinellas Park performed a Finding of Necessity Study that determined that blight conditions were present in the proposed expansion areas and this satisfied Florida Statute Chapter 163.340 requirements to expand the Pinellas Park Community Redevelopment Area boundaries; and

WHEREAS, in 2018, the City of Pinellas Park performed an evaluation (using the adopted Pinellas County Criteria for Eligibility and Local District Designation) of the existing Pinellas Park Community Redevelopment Area and the proposed expansion area to determine if the existing Pinellas Park Community Redevelopment Area satisfied the Pinellas County criteria for an extension of the operational time of the Community Redevelopment Agency, and to determine if the proposed expansion area of the Pinellas Park Community Redevelopment Area satisfied the Pinellas County criteria for inclusion in the Pinellas Park Community Redevelopment Area; and

WHEREAS, the findings of the 2018 Pinellas County Criteria for Eligibility and Local District Designation evaluation determined that: (a) the existing Pinellas Park Community Redevelopment Area qualified as an Urban Revitalization Area with a potential operational timeframe of up to 30 additional years with a review at 15 years and a potential Tax Increment Fund participation rate by the County of up to 95% of the collected tax increment; (b) the proposed expansion area of the Pinellas Park Community Redevelopment Area also qualified as an

Urban Revitalization Area with a potential operational timeframe of up to 30 additional years with a review at 15 years and a potential Tax Increment Fund participation rate by the County of up to 95% of the collected tax increment; and

WHEREAS, the Pinellas Park Community Redevelopment Agency created an online informational website that addressed the Community Redevelopment Plan update and provided residents, business owners and operators, and the general public an opportunity to provide their input via an online survey; and

WHEREAS, the Pinellas Park Community Redevelopment Agency facilitated stakeholder interviews on June 26, 2018 to solicit public input and present the Pinellas Park Community Redevelopment Plan update to the residents, business owners and operators and general public; and

WHEREAS, the Pinellas Park Community Redevelopment Agency hosted a day long Open House Public Workshop on August 10, 2018 to solicit public input and present the Pinellas Park Community Redevelopment Plan update process to the residents, business owners and operators and general public; and

WHEREAS, the Pinellas Park Community Redevelopment Agency hosted an Idea Booth on November 30, 2018 at the City's annual Holiday in the Park event to solicit additional public input and present the Pinellas Park Community Redevelopment Plan update process to the residents, business owners and operators and general public; and

WHEREAS, in December 2018 the Pinellas Park City Council adopted Resolution 18-33 to expand the Pinellas Park Community Redevelopment Area boundaries to include the parcels evaluated in the Pinellas County Criteria for Eligibility and Local Designation Study and also evaluated in the Finding of Necessity Study; and

WHEREAS, the Pinellas Park Community Redevelopment Agency facilitated Community Visioning and Design Workshops on February 7 and 26, 2019 to develop a community vision for the Pinellas Park Community Redevelopment Area and to identify development preferences; and

WHEREAS, the Pinellas Park Community Redevelopment Agency presented the output of the Community Visioning and Design Workshops on March 26, 2019, for additional public input and review; and

WHEREAS, the Pinellas Park Community Redevelopment Agency has developed the *2019 Pinellas Park Community Redevelopment Plan* that identifies catalytic public investments, public improvements and strategies to address the aforementioned conditions of blight; and

WHEREAS, the *2019 Pinellas Park Community Redevelopment Plan* was presented to the Pinellas Park Community Redevelopment Agency at its June 25, 2019, meeting to solicit input and comment from the Community Redevelopment Agency and the residents and business owners of Pinellas Park; and

WHEREAS, the 2019 Pinellas Park Community Redevelopment Plan was presented to the Pinellas Park Planning and Zoning Commission, that acts as the City's Local Planning Agency (LPA), at its August 1, 2019 and September 12, 2019 meeting for review and a determination of consistency with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan; and

WHEREAS, Pinellas Park, has closely coordinated with Pinellas County Government representatives during the entire Community Redevelopment Plan update process and anticipates the Pinellas County Commission to adopt a corresponding Delegation of Authority Resolution to authorize the expansion of the Pinellas Park Community Redevelopment Area boundaries, the extension of the Pinellas Park Community Redevelopment Agency's operational timeframe through 2048 and the County's continued participation in Tax Increment Fund contributions thereof; and

WHEREAS, the Pinellas Park Community Redevelopment Agency and the Pinellas Park City Council have met with the City's Local Planning Agency to review its determination of consistency with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan, and both the Pinellas Park Community Redevelopment Agency and the Pinellas Park City Council have determined that the proposed 2019 Pinellas Park Community Redevelopment Plan is consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan; and

WHEREAS, the Pinellas Park City Council has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled and held as required by Section 163.361(2), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: That there still exists a blighted area or areas in the Pinellas Park Community Redevelopment Area, and that the rehabilitation, conservation, or redevelopment, or a combination thereof of the area so defined is necessary in the interest of the public safety, morals, or welfare of the residents of the City of Pinellas Park.

SECTION TWO: The Pinellas Park Community Redevelopment *2019 Pinellas Park Community Redevelopment Plan* update identifies catalytic public investments, public improvements and strategies to address the aforementioned conditions of blight and provides guidance and direction for the Pinellas Park Community Redevelopment Agency activities and programs.

SECTION THREE: Upon adoption of the Delegation of Authority Resolution by Pinellas County Government, the implementation period for the *2019 Pinellas Park Community Redevelopment Plan* update will extend through 2048.

SECTION FOUR: That this Resolution shall become effective immediately upon passage.

PUBLISHED THIS 1st DAY OF November, 2019.

FIRST READING THIS 12th DAY OF November, 2019.

PUBLIC HEARING THIS 12th DAY OF November, 2019.

ADOPTED THIS 12th DAY OF November, 2019.

AYES: Ms. Bradbury, Mr. Butler, Ms. Johnson, Mr. Mullins, Mr. Sabiel

NAYES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED THIS 12th DAY OF November, 2019.



Patricia F. Johnson, Chairperson
Community Redevelopment Agency

ATTEST:



Diane M. Corna, MMC
City Clerk