

ORDINANCE NO. 4098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE PINELLAS PARK COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EXPANSION OF THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES AND PROVIDING FOR AN EFFECTIVE DATE.

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**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,** in 2015 the Pinellas Park City Council and the Pinellas Park Community Redevelopment Agency performed a Blight Recertification Study 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 Agency 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* which 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 ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

**SECTION ONE:** The Findings of Necessity Study has been completed in accordance with *Chapter 163.355, Florida Statutes*.

**SECTION TWO:** The update of the Pinellas Park Community Redevelopment Area Plan has been completed in accordance with *Chapter(s) 163.361 & 163.362, Florida Statutes*.

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

**SECTION SIX:** That this Ordinance shall become effective immediately upon adoption, as provided by law.

FIRST READING THE 14<sup>th</sup> DAY OF November, 2019.

PUBLISHED THE 15<sup>th</sup> DAY OF November, 2019.

PUBLIC HEARING THE 26<sup>th</sup> DAY OF November, 2019.

ADOPTED THIS 26<sup>th</sup> DAY OF November, 2019.

AYES: (4) Council Members; Butler, Johnson, Mullins, Mayor  
Bradbury

NAYES: (0)

ABSENT: (1) Council Member Sabiel

ABSTAIN: (0)

APPROVED THIS 26<sup>th</sup> DAY OF November, 2019.

  
Sandra L. Bradbury  
MAYOR



ATTEST:

  
Nichole Strickland, MMC  
DEPUTY CITY CLERK