



Pinellas County

Staff Report

File #: 16-641A, Version: 1

Subject:

Authority to advertise public hearings to be held on June 7, 2016, for a resolution to approve the Lealman Community Redevelopment Area Plan, an ordinance establishing a Redevelopment Trust Fund for the Lealman Community Redevelopment Area, and an ordinance amending Ordinance No.15-29 to rename the Lealman Community Redevelopment Agency.

Recommended Action:

Acting as the Board of County Commissioners, authorize public hearings to be held on June 7, 2016, for the following related agenda items:

- 1) A resolution to approve the Lealman Community Redevelopment Area Plan (Redevelopment Plan)
- 2) An ordinance establishing a Redevelopment Trust Fund for the Lealman Community Redevelopment Area
- 3) An ordinance amending Ordinance No.15-29 renaming the Lealman Community Redevelopment Agency the Pinellas County Community Redevelopment Agency (Agency).

Strategic Plan:

Foster Continual Economic Growth and Vitality

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and the region
- 4.2 Invest in communities that need the most
- 4.3 Catalyze redevelopment through planning and regulatory programs
- 4.4 Invest in infrastructure to meet current and future needs

Summary:

Approval of the authorization to advertise will allow for public hearings to be held on June 7, 2016 for the above referenced resolution and ordinances. In accordance with Chapter 163, Part III, Florida Statutes, the Board of County Commissioners ("Board") is the final approval authority for the proposed resolution and ordinances.

The last action (ordinance renaming the Agency) is necessary in the event that additional unincorporated Community Redevelopment Areas are established within the County. The original ordinance (15-29) referred to the Agency as the Lealman Community Redevelopment Agency. There may only be one Community Redevelopment Agency, while there may be multiple Community Redevelopment Areas. As such, it is proper to re-name the Agency as the "Pinellas County Community Redevelopment Agency."

Background Information:

In July 2015, the Board approved Resolution No.15-62 making a positive finding of blighting conditions, establishing the Lealman Community Redevelopment Area (CRA), and directing staff to draft a Redevelopment Plan for the CRA. The Board also approved Ordinance No.15-29 establishing the Community Redevelopment Agency and appointing the Board of County Commissioners as the Agency. Lastly, the Board established the Lealman Community Redevelopment Area Advisory Committee (Advisory Committee) by approval of Resolution No.15-70 to assist staff in drafting the Redevelopment Plan.

On April 18, 2016, the Advisory Committee reviewed the draft Redevelopment Plan and recommended its transmittal to the Agency for review and recommendation to the Board.

The following additional review actions will occur prior to the scheduled public hearings on June 7, 2016:

>May 10, 2016: the Agency will review the proposed Redevelopment Plan for recommendation to the Local Planning Agency (“LPA”) on May 11, 2016

>May 11, 2016: the LPA will review the Redevelopment Plan for consistency with the Pinellas County Comprehensive Plan

>May 24, 2016: The Agency will review the LPA recommendations and formally transmit the Redevelopment Plan to the Board, with any recommended changes or corrections

>June 7, 2016: the Board will conduct the above referenced public hearings

Fiscal Impact:

The ordinance establishing a Redevelopment Trust Fund for the Lealman CRA will set 2016 as the “base year” and will direct an estimated \$49.5 million dollars of Pinellas County ad-valorem taxes over the 30-year life of the Redevelopment Plan to the Lealman CRA Trust Fund. The first payment of funds to the Redevelopment Trust Fund will occur in January 2017. These funds may only be spent in accordance with projects and programs identified within the approved Lealman Community Redevelopment Area Plan, and as specified by Chapter 163, Part III, Florida Statutes.

Staff Member Responsible:

Gordon Beardslee, Planning Director

Renea Vincent, Division Manager

Partners:

Lealman residents and businesses

Attachments:

Resolution approving the Redevelopment Plan

Ordinance establishing the Redevelopment Trust Fund

Ordinance renaming the Agency