



# Pinellas County

## Staff Report

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File #: 16-818A, Version: 1

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### **Subject:**

Resolution approving the Lealman Community Redevelopment Area Plan.

### **Recommended Action:**

Conduct a public hearing to consider the adoption of a resolution approving of the Lealman Community Redevelopment Area Plan.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

Deliver First Class Services to the Public and Our Customers

5.3 Ensure effective and efficient delivery of county services and support

### **Summary:**

Approval of the above Recommended Action will allow for the Community Redevelopment Agency to implement revitalization initiatives structured around the framework of the Lealman Community Redevelopment Area Plan (Redevelopment Plan).

### **Background Information:**

In July 2015, the Board approved Resolution No.15-62 making a positive finding of blighted 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 by approval of Resolution No.15-70 to assist staff in drafting the Redevelopment Plan.

On April 18, 2016, the Advisory Committee reviewed the proposed Redevelopment Plan and recommended its transmittal to the Agency. On May 10, 2016, the Agency recommended transmittal of the Redevelopment Plan to the Local Planning Agency (LPA) for a review as to its conformity with the Pinellas County Comprehensive Plan (Comprehensive Plan). On May 11, 2016, the LPA recommended approval of the Redevelopment Plan as to its conformity with the Comprehensive Plan. On May 24, 2016, the Agency recommended for the transmittal and approval of the Redevelopment Plan to the Board.

There are two concurrent associated agenda items:

- 1) Ordinance creating the Lealman Community Redevelopment Area Redevelopment Trust Fund
- 2) Ordinance re-naming the "Lealman Community Redevelopment Agency" as the "Pinellas County Community Redevelopment Agency"

### **Fiscal Impact:**

A major component of the Redevelopment Plan is the establishment of a Redevelopment Trust Fund (concurrent agenda item) for the Lealman CRA which 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. These funds may only be spent in accordance with projects and programs identified within the approved Lealman Community Redevelopment Area Plan and Annual Strategic Action Plan, and as specified by Chapter 163, Part III, Florida Statutes.

**Staff Member Responsible:**

Renea Vincent, Director, Planning Department

**Partners:**

Lealman residents, businesses, and stakeholders.

**Attachments:**

Resolution

Proposed Lealman Community Redevelopment Area Plan