



Pinellas County

Staff Report

File #: 16-779A, **Version:** 1

Subject:

Review and transmittal of the Lealman Community Redevelopment Area Plan to the Board of County Commissioners and applicable taxing authorities.

Recommended Action:

Sitting as the Lealman Community Redevelopment Agency (Agency), transmit the Lealman Community Redevelopment Area Plan, for final review and approval, to the Board of County Commissioners (Board) and applicable taxing authorities, with the following recommendations:

- 1) Recommend approval of the Lealman Community Redevelopment Area Plan
- 2) Recommend establishment of a Redevelopment Trust Fund for the Lealman Community Redevelopment Area (CRA)

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 Board to proceed with public hearings on the proposed Redevelopment Plan and Redevelopment Trust Fund. In accordance with Florida Statute Sec. 163.360(5), the community redevelopment agency shall submit any community redevelopment plan it recommends for approval to the governing body and to each taxing authority. The Board of County Commissioners is the final approval authority for the Community Redevelopment Plan and associated Redevelopment Trust Fund.

Background Information:

On June 23, 2015, by Resolution 2015-62, the BCC established the Lealman Community Redevelopment Area, declared a need for a Community Redevelopment Agency, authorized the preparation of the Redevelopment Plan, and the creation of the Lealman Community Redevelopment Area Advisory Committee.

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). The Redevelopment Plan went before the LPA for review and recommendations as to its conformity with the Comprehensive Plan on May 11, 2016.

On June 7, the Board will take action on three associated agenda items to 1) complete the approval of the Lealman Community Redevelopment Area Plan, 2) establish a Redevelopment Trust Fund, and 3) re-name the Lealman Community Redevelopment Agency as the Pinellas County

Redevelopment Agency.

Fiscal Impact:

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 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:

Proposed Lealman Community Redevelopment Area Plan