



Pinellas County

Staff Report

File #: 21-734A, Version: 1

Subject:

Resolution making a Finding of Necessity that blighted conditions exist within the Pinellas Park Community Redevelopment Expansion Area and approve amendments to the Pinellas Park Community Redevelopment Plan.

Recommended Action:

Approval of a resolution making a Finding of Necessity that blighted conditions exist within the Pinellas Park Community Redevelopment Expansion Area (CRA) and approve amendments to the Pinellas Park Community Redevelopment Plan to accomplish the following:

- Expand the boundaries of the CRA.
- Allow the Pinellas Park Community Redevelopment Area to serve as the community redevelopment agency for the Expansion Area as part of the Pinellas Park Community Redevelopment Area.
- The CRA shall revise the legal description for the Pinellas Park Community Redevelopment Area as illustrated in Exhibit "C" to correct the scrivener's errors.

This action will correct minor scrivener's errors identified in the legal description and address the need to formally take action on the City's Finding of Necessity study which staff determined was an oversight following the adoption of the CRA Plan in November 2020.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

4.4 Invest in infrastructure to meet current and future needs

4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors

Summary:

Pinellas Park is requesting that the Board of County Commissioners:

- 1) Make a Finding of Necessity that blighted conditions exist within the Pinellas Park Community Redevelopment Expansion Area and meets the criteria for a blighted area described in Section 163.340(8), Florida Statutes, therefore, expanding the Pinellas Park Community Redevelopment Area boundary to include an additional 748 acres.
- 2) Allow the Pinellas Park Community Redevelopment Agency to serve as the community redevelopment agency for the Expansion Area as part of the Pinellas Park Community Redevelopment area.
- 3) Community Redevelopment Agency shall revise the legal description for the Pinellas Park Community Redevelopment Area as illustrated in Exhibit "C" to correct the scrivener's errors.

Background Information:

The original Finding of Necessity for the Pinellas Park CRA was completed and the Board of County Commissioners authorized the City to establish a Community Redevelopment Agency with Resolution 88-496. Following that resolution the City completed and adopted its original CRA Plan in 1990.

In late 2019, the City of Pinellas Park petitioned the Board of County Commissioners to (1) extend the current timeline of the Pinellas Park CRA for an additional 28 years, (2) expand the boundary of the existing CRA and establish an associated Redevelopment Trust Fund, also for 28 years, and (3) review and approve a revised CRA Plan encompassing both areas, as the Pinellas Park CRA was scheduled to expire on January 1, 2020.

In November of 2019 the Board of County Commissioners (BCC) approved a one-year extension of the Pinellas Park CRA and Trust Fund to allow for City and County staff to coordinate and complete the review of the City's request to extend and expand their CRA.

In March 2020, County staff made a presentation at a Board of County Commissioners workshop addressing the need for a comprehensive CRA Plan Policy review, and provided interim recommendations related to CRA terms and County TIF contributions.

Since the March 2020 Board Workshop, City and County staff have collaborated to refine the CRA Plan and negotiate details of the proposed CRA term and County TIF contributions and have reached the agreement included within the resolution and ordinance being considered.

In November 2020, the Board of County Commissioners adopted by resolution and ordinance to (1) extend the Pinellas Park CRA and the Redevelopment Trust Fund for twenty years, from January 1, 2021 to December 31, 2040, (2) expand the boundaries of the CRA, (3) adjust the County's Tax Increment Financing (TIF) rates from 95% to 85% for the current CRA, (4) establish a contribution rate of 90% for the expansion area, and (5) adopt a modified Community Redevelopment Plan.

Following the November 2020 adoption of the resolution and ordinance, staff identified that there was an oversight during the CRA Plan approval process and that a formal finding of blight would need to be made by the Board of County Commissioners. Additionally, staff determined that there were some minor scrivener's errors in the City provided legal description which needed to be corrected. This resolution addresses both of these items.

Fiscal Impact:

The November 2020 approval of the Pinellas Park CRA Plan provided up to 20 additional annual TIF payments to the Pinellas Park CRA for the existing CRA and up to 20 annual TIF payments (starting in FY22) for the expansion area. The projected County TIF payments total \$58.6M. Projected City TIF payments total \$66.5M. The approval of this resolution will not change the expected fiscal impact of the approved CRA Plan.

Staff Member Responsible:

Evan Johnson, Planning Division Manager, Housing and Community Development

Partners:

City of Pinellas Park

Attachments:

Proposed Resolution to make a legislative finding of the Finding of Necessity for the Expansion Area and approve amendments to the Pinellas Park CRA Plan

Resolution Exhibit A - Map of Pinellas Park CRA Expansion Area

Resolution Exhibit B - Pinellas Park CRA Finding of Necessity

Resolution Exhibit C - Modified legal description depicting the modified Expansion Area