



# Pinellas County

## Staff Report

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**File #:** 18-1476A, **Version:** 1

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### **Subject:**

Proposed amendments to the Clearwater Downtown Redevelopment Plan for the Clearwater Downtown Community Redevelopment Area.

### **Recommended Action:**

Approve a resolution amending the Clearwater Downtown Redevelopment Plan by repealing and replacing Chapter 4 Plan Implementation; amending Chapter 3 to clarify graphics and housing policy language; and deleting Appendix 8.

### **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:**

The City of Clearwater, by adoption of Ordinance No. 9169-18 on August 2, 2018, has amended the Clearwater Downtown Redevelopment Plan (the Plan). The Plan is both the Community Redevelopment Area plan as well as a Special Area Plan that provides policy guidance for underlying land use and zoning for the various character districts. Any amendments to the Plan must be reviewed and approved by the Board of County Commissioners (Board). There are no proposed expansions of the TIF boundary or extensions beyond the 30 year TIF timeline.

The amendments are implemented by repealing and replacing Chapter 4 Plan Implementation, which addresses the role of the community redevelopment agency, funding sources, incentives and capital improvement program and policy implementation projects for each of CRA districts within the CRA boundary; amending Chapter 3 to clarify graphics and housing policy language; and deleting Appendix 8.

This amendment completes an overall “refresh” of the Plan and follows amendments that the Board approved in May 2018. Those changes previously approved by the Board repealed and replaced Chapters 1 through 3; updated goals, objectives and policies; allowed for changes to density, intensity and heights; and modified character districts.

The proposed amendments include for a spending plan to include capital improvements and programs that reinforce the goals and objectives of the 2018 CRA Plan. More particularly, the spending plan identifies that County TIF will be utilized to help address workforce housing, accessibility through Complete Streets, trail improvements, intermodal public transit improvements and public art program implementation.

**Background Information:**

The City submitted to the County on October 1, 2018 information required for their 15 year review of the redevelopment trust fund. This submittal (attached for reference) is currently under review by staff. The Board of County Commissioners must complete its review and notify the Community Redevelopment Agency in writing, prior to March 1, 2019 if it intends to reduce, alter, or eliminate the county's tax increment contribution to the redevelopment trust fund.

**Fiscal Impact:**

The Plan has a ten-year horizon with a detailed five-year action plan. The total investment of public dollars over the five year action plan is \$82,639,000. Within that total, \$12,155,000 are CRA funds, of which \$6,650,000 are County TIF funds, assuming the County maintains a 95% contribution. The redevelopment trust fund expires in 2033, after which the annual County TIF payment (projected to be approximately \$1.8 million) will cease and those funds will return to the County's general fund.

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

City of Clearwater

**Attachments:**

BCC Resolution

Clearwater Downtown Redevelopment Plan (Attachment A to Resolution)

City of Clearwater Staff report

City of Clearwater request letter

City of Clearwater Ordinance 9169-18

City of Clearwater 15 year review submission package