

BOARD OF COUNTY COMMISSIONERS

DATE: October 8, 2013

AGENDA ITEM NO. 21

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature:

Subject:

Community Redevelopment Area – Southside St. Petersburg Blight Study

Department:

Strategic Planning & Initiatives

Staff Member Responsible:

Larry Arrington, Executive Director

Recommended Action:

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ATTACHED RESOLUTION, WHICH ACCOMPLISHES THE FOLLOWING:

- 1) APPROVES THE BLIGHT STUDY FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AND
- 2) FINDS THAT THE CONDITIONS IN THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA MEET THE CRITERIA FOR A BLIGHTED AREA; AND DIRECTS COUNTY STAFF TO COLLABORATE WITH THE CITY OF ST. PETERSBURG STAFF TO DEVELOP AN INTERLOCAL AGREEMENT, PURSUANT TO SEC. 163.356, FLORIDA STATUTES, TO DEFINE THE FRAMEWORK FOR A COMMUNITY REDEVELOPMENT AGENCY.

I FURTHER RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS, PURSUANT TO SEC. 163.410, FLORIDA STATUTES, EXTEND THE 120-DAY DEADLINE PERIOD WHEREBY PINELLAS COUNTY MUST GRANT, IN WHOLE OR IN PART, OR DENY THE CITY OF ST. PETERSBURG'S REQUEST FOR DELEGATION OF REDEVELOPMENT AUTHORITY FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA, TO JANUARY 31, 2014.

Background:

According to the Florida Community Redevelopment Act (Chapter 163, Part III, Florida Statutes), in any county which has adopted a home rule charter, community redevelopment powers shall be carried out exclusively by the governing body of such county. However, the governing body of a home rule charter county may, at its discretion, delegate community redevelopment powers within the boundaries of a municipality to the governing body of such a municipality. Being a home rule charter county, Chapter 163.410, Florida Statutes, confers community redevelopment powers exclusively to the Board. If a municipality requests a delegation of these community redevelopment powers, the Board must grant in whole or in part or deny this municipal request for a delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and the county.

The City of St. Petersburg (City) in Resolution 2013-247, adopted on June 20, 2013, described an area in the City as the "Southside St. Petersburg Community Redevelopment Area" and is requesting that the Board delegate to the City Council all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, as amended, for the Southside St. Petersburg Community Redevelopment Area, and requests authority to establish two tax increment financing districts and two (associated) redevelopment trust funds within the Southside St. Petersburg Community Redevelopment Area. Consequently, the Board has until October 25 to act on this request for delegation unless this deadline is extended by mutual consent.

Proposal: The proposed Southside St. Petersburg Community Redevelopment Area (Redevelopment Area) is generally bounded by 2nd Avenue North, I-275, I-175 and Booker Creek on the north; 4th Street South on the east; 30th Avenue South on the south; and 49th Street on the west (see Attachment 1). The Redevelopment Area is about 4,700 acres, which is approximately 12 percent of the City's land area. The Area has an estimated 34,000 people (14 percent of the City's population). The Redevelopment Area's land uses are primarily residential with major commercial corridors and industrial parks. The proposed Redevelopment Area encompasses the Greater Childs Park Strategic Planning Area, Midtown Strategic Planning Area, four community redevelopment areas (created under the Florida Community Redevelopment Act), and most of the two Florida Main Street Districts.

The boundaries of the proposed Redevelopment Area are generally based upon a May 2012 report to the Board on *The Economic Impact of Poverty* (Report). Five areas throughout Pinellas County, identified in the Report, have at least 19 percent of their population living at or below the Federal Poverty Level. The Report notes that approximately 45 percent of the County's "low-income" population is concentrated within these five areas. One of these high-poverty areas is a large area in "southside" St. Petersburg. Within the proposed Redevelopment Area boundaries (which encompass a smaller area in south St. Petersburg than what was included in the Report), the percentage of the population living at or below the Federal Poverty Level is actually higher – approximately 31 percent – or twice the rate of poverty for the whole city. As stated in the Report, though low-income individuals reside throughout Pinellas County, the effects of poverty and the associated social patterns and costs are greatly compounded in these areas of high concentrations of poverty. These findings in the Report prompted the St. Petersburg City Council to pass a resolution on September 6, 2012 (Resolution #2012-416) requesting feedback from the Board concerning the establishment of a community redevelopment area to "improve the quality of life for St. Petersburg residents living in at-risk communities with a high concentration of poverty". The City and County leadership has since begun discussing potential tools to address the effects of a high concentration of poverty in Southside St. Petersburg.

In order for a county or municipality to exercise the community redevelopment powers contained in the Florida Community Redevelopment Act, the governing body must first adopt a resolution approving a blight study that demonstrates by supporting data and analysis that the conditions in the proposed area meet the criteria described in a Florida Community Redevelopment Act for establishing a community redevelopment area (CRA). The findings in the blight study must demonstrate that the area meets the definition of a blighted area, i.e. an area in which there are a substantial number of deteriorated, or deteriorating structures in which conditions are leading to economic distress or endanger life or property, and in which at least two or more of the (14) factors outlined in Chapter 163.340(8), Florida Statutes, are present.

In the Blight Study to establish the Southside St. Petersburg CRA (see Attachment 2), the City staff summarized several indices that illustrate the interrelated social, economic, and geographic challenges that compound the problems residents within the at-risk community have to overcome. Among the problems are inadequate transportation, limited access to health care, poorer health, lower educational attainment, increased crime rates, high unemployment and inadequate housing. Data for specific statutory blight criteria were then substantiated showing that the proposed Redevelopment Area meets the definition of a blighted area. The two criteria that City staff focused upon are:

1. Declining Property Values - Aggregate assessed values of real property in the Redevelopment Area for ad valorem tax purposes have failed to show any appreciable increase over the five years prior to 2012. Since the onset of the Great Recession, dramatic declines in property values have been the norm in the Tampa Bay Region. However, the degree of assessed property valuation decline in the proposed Redevelopment Area compared to the citywide decline of property values is substantial. Pinellas County Property Appraiser data show that the decline (41.7%) in the total assessed valuation of properties within the proposed Redevelopment Area, from 2007 to 2012, was nearly twice the decline (22.3%) of citywide assessed property valuation.

2. Deterioration of Site or Other Improvements - City staff quantified the extent of deteriorated properties in the proposed Redevelopment Area by utilizing information from the City's database of code enforcement cases. Among the wide realm of code enforcement violations, City staff focused on violations most indicative of site and structural deterioration, namely demolitions, vacant/boarded structures, junk and outdoor storage (such as inoperative vehicles), and property maintenance cases (such as overgrown landscape). The analysis clearly shows higher concentrations of code enforcement citations in the proposed Redevelopment Area. The overall number of deteriorated properties (pursuant to the four code enforcement categories) per 1,000 population is 537 percent higher in the proposed Redevelopment Area when compared to the rest of the City (45.4 incidences/1,000 in the Redevelopment Area compared to 8.5 incidences/1,000 in the remaining 88% of the City).

The St. Petersburg City Council approved the Blight Study at their June 20, 2013 public hearing (see Attachment 3).

Joint City/County Approach to Governing Community Redevelopment Agency (CRA): In the 20 existing CRAs throughout Pinellas County, the Board of County Commissioners delegated community redevelopment powers to the municipal governing body to act as the governing body for the CRA. *The Economic Impact of Poverty* report, however, clearly articulated the scope and complexity of the interrelated issues and challenges that these at-risk communities must overcome to begin experiencing a positive trajectory in their social, economic, and environmental conditions. Both the City and the County have recognized that effectively responding to these issues and challenges in Southside St. Petersburg will require not only the more typical approach of investing in physical development (through improvements to infrastructure and buildings) and economic development (business development), but there must also be a concerted multi-jurisdictional and multi-agency effort to improve the social environment through a collaboration of health and human services programs and strategies. That being the case, a joint approach to the governance of the CRA has been discussed in which the City of St. Petersburg and Pinellas County would be partners in using the benefits of a CRA to improve the conditions in Southside St. Petersburg. An interlocal agreement between the City and the County would provide the framework for the CRA which is anticipated to include agency representation, its function, the collaboration of other interested parties, community engagement processes, a mechanism for other financing options (beyond tax increment financing), and general administration to develop and implement the community redevelopment plan.

County staff has met with St. Petersburg staff to discuss the collaborative structure needed to implement a joint city/county approach to this proposed redevelopment district. To pursue this approach, the County would need to reconsider its current policies and procedures for redevelopment districts to establish a framework for future CRAs. This joint approach may be a model for working with the other four multi-jurisdictional at-risk communities highlighted in *The Economic Impact of Poverty* study. To provide sufficient time to negotiate a mutually acceptable CRA governance structure, the City is taking further action on October 3, 2013 (see Attachment 4) to extend the 120-day timetable, pursuant to Chapter 163.410, Florida Statutes, to take action on their initial request for the delegation of redevelopment authority to January 31, 2014.

As noted earlier, the Board has until October 25th to act upon the City's request for a delegation of redevelopment powers and authority. The City of St. Petersburg is intending to adopt a resolution on October 3, 2013 (see Attachment 4) to extend the deadline for Board action to January 31, 2014. It is recommended that the Board take similar action to extend this deadline to January 31, 2014 as provided for in Sec. 163.410 in the Florida Statutes, which allows the 120-day period to be extended by mutual consent in writing by the City and the County.

Fiscal Impact/Cost/Revenue Summary:

The details of funding proposals, including tax increment projections, and capital improvement expenditures are to be presented in the Community Redevelopment Plan.

Exhibits/Attachments Attached:

- Attachment 1: Map of Southside St. Petersburg Community Redevelopment Area
- Attachment 2: Southside St. Petersburg Blight Study
- Attachment 3: City of St. Petersburg Resolution #2013-247
- Attachment 4: City of St. Petersburg Resolution extending 120-day timetable to January 31, 2014
- Attachment 5: Proposed Board Resolution

PLANNING DEPARTMENT BCC AGENDA ITEMS

ATIS#
43303

REVIEW/INFORMATION SHEET

BCC Submittal Subject: Proposed Southside St. Petersburg Community Redevelopment Area – Blight Study

Proposed BCC Agenda Date: October 8, 2013

Approval Request Date: September 24, 2013

Division Submitting Agenda Item: General Planning Division

Reviewed by:

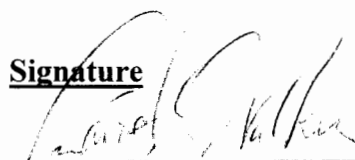
Name

Signature

Review Date

Originator(s)

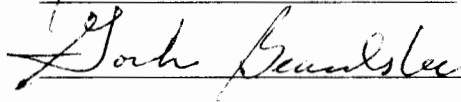
David Walker



9/24/13

Division Head

Gordon Beardslee



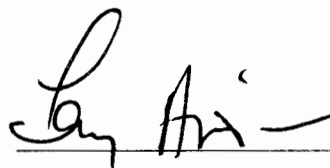
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Submitted to:

Date Submitted

Larry Arrington

Director of Strategic Planning
and Initiatives



9/24/13

Other Appropriate Assistant County Administrator

N/A

(Name)

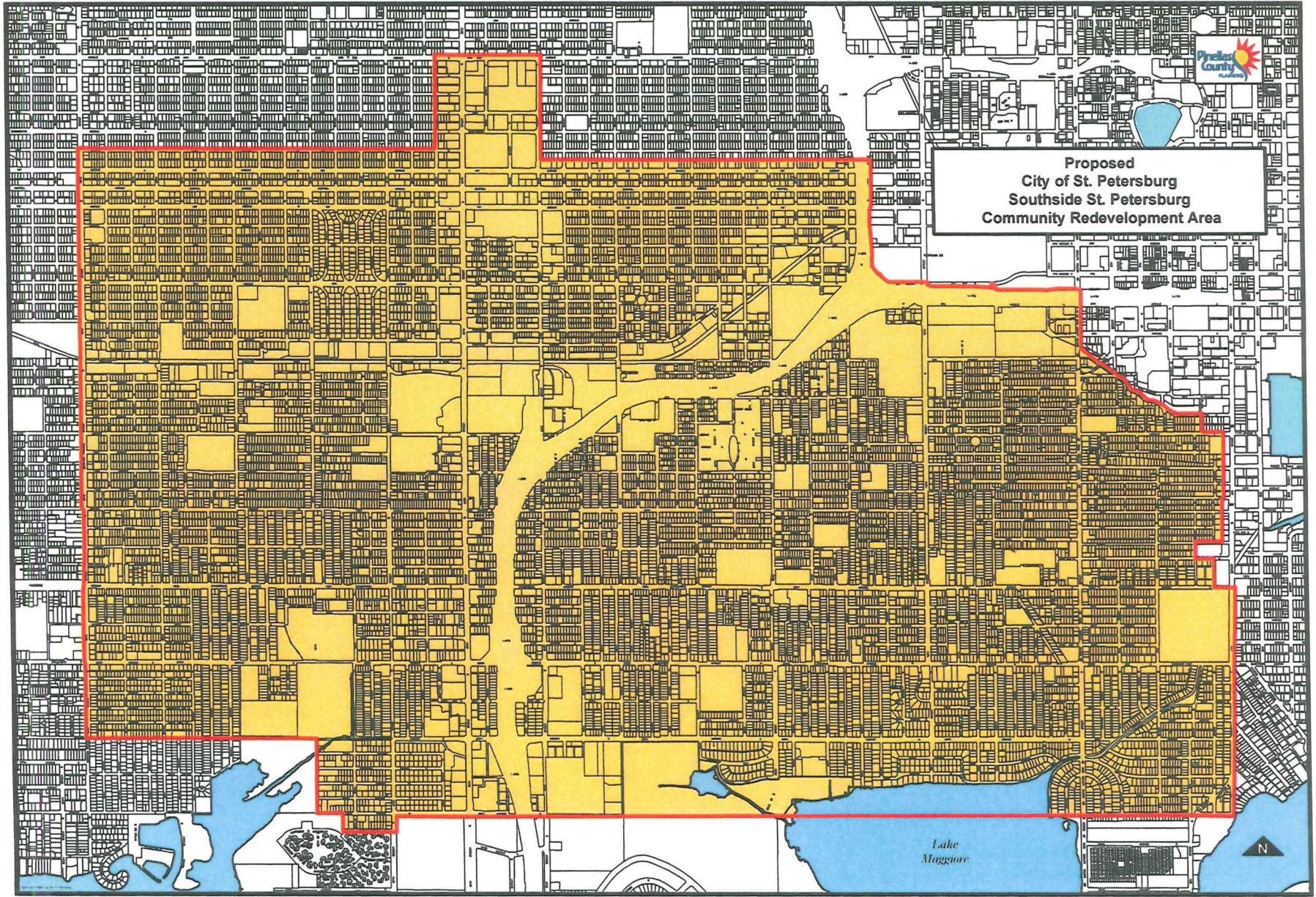
Subject/Issue/Project Facts:

(Answer the following: Who? What? Where? Why? How?, i.e., How Much?, How Many?)

- The City of St. Petersburg is proposing to establish a community redevelopment area within its municipal boundaries, pursuant to Chapter 163, Part III, Florida Statutes.
- Since Pinellas County is a home-rule charter county, community redevelopment powers under this Part are reserved for the county's governing body; however, community redevelopment powers can be delegated to municipal governing bodies if a proposed redevelopment area is within municipal boundaries.
- The proposed Area is generally bounded by 2nd Avenue North, I-275, I-175 and Booker Creek on the north; 4th Street South on the east; 30th Avenue South on the south; and 49th Street on the west. The Area makes up approximately 4,700 acres and has an estimated 34,000 people (14% of City population). The Area is generally based on "Zone 5" of *The Economic Impact of Poverty*, a

study conducted by Pinellas County in May 2012. This zone is one of 5 zones identified as at-risk communities because physical, economic and social effects of having a high proportion of households living below the Federal Poverty Level.

- The development and approval of a Blight Study is the initial step to pursuing a redevelopment program under Chapter 163, Part III, Florida Statutes. To meet the definition of “slum and blighted”, the City must demonstrate that the proposed area meets at least 2 of 14 criteria.
- The City has clearly demonstrated that the aggregate assessed values of real property in the proposed Area have failed to appreciably increase over the past 5 years. Though there has not been any appreciable increase in property values since the Great Recession anywhere in the County, the percentage decline in property values within the proposed Area is nearly twice the percentage decline of property values in the city at large.
- Additionally, the deterioration of site or other improvements within the proposed Area is at a significantly higher rate than the city at large. Deterioration is gauged by amount of code enforcement actions. Such actions include demolitions, vacant/boarded properties, junk and outdoor storage citations, and general property maintenance violations.
- The City and the County have been in discussions to provide a joint approach to carrying out the County’s healthy community initiatives to lessen the vulnerability of these at-risk areas. This approach differs from the County’s typical approach to delegate all applicable redevelopment powers to the local governing body of the municipality. An interlocal agreement will be negotiated to determine the governance structure and the collaborative responsibilities of the City and County in implementing the redevelopment plan.
- The City is taking action (scheduled for October 3rd) to extend the 120-day deadline period, per Sec. 163.410, FS, for the Board to take action on their (City) request for delegation of redevelopment authority to January 31, 2014 in order for the Board to discuss changes in CRA policy/procedure to establish new joint CRA governance framework. Staff recommends that Board authorize the extension to January 31, 2014.
- Staff has determined that the statutory requirements have been met and recommends that the only the blight study be approved. Additionally, it is recommended that the City and County negotiate an interlocal agreement to outline the joint effort to carry out redevelopment activities in the proposed Area. The delegation of additional redevelopment powers, including creating a Community Redevelopment Agency, per Chapter 163, Part III, Florida Statutes, may be considered later when the interlocal agreement is considered.



A Blight Study to Establish

The Southside St. Petersburg Community Redevelopment Area



Prepared by
Planning and Economic Development Department
City of St. Petersburg
PO Box 2842
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May 2013

On September 6, 2012, St. Petersburg City Council approved Resolution 2012-416 which requested feedback from the Pinellas County Board of County Commissioners concerning the establishment of a community redevelopment area and tax increment financing district to “improve the quality of life for St. Petersburg residents living in at-risk communities with a high concentration of poverty.” This resolution resulted from community concerns regarding the findings of Pinellas County’s May 17, 2012, study entitled “The Economic Impact of Poverty” (Poverty Report) that identified a large area of St. Petersburg with 25 percent of its population living at or below 100 percent of the Federal Poverty Level.

Since City Council passage of the resolution, Administration has worked with Pinellas County leadership and Agenda 2010 to identify boundaries for a community redevelopment area (CRA) that is a necessary pre-condition for establishing a tax increment financing district. What follows is the Blight Study for the CRA, which provides the evidence on which City Council must base its “findings of necessity” in order to establish a community redevelopment area.

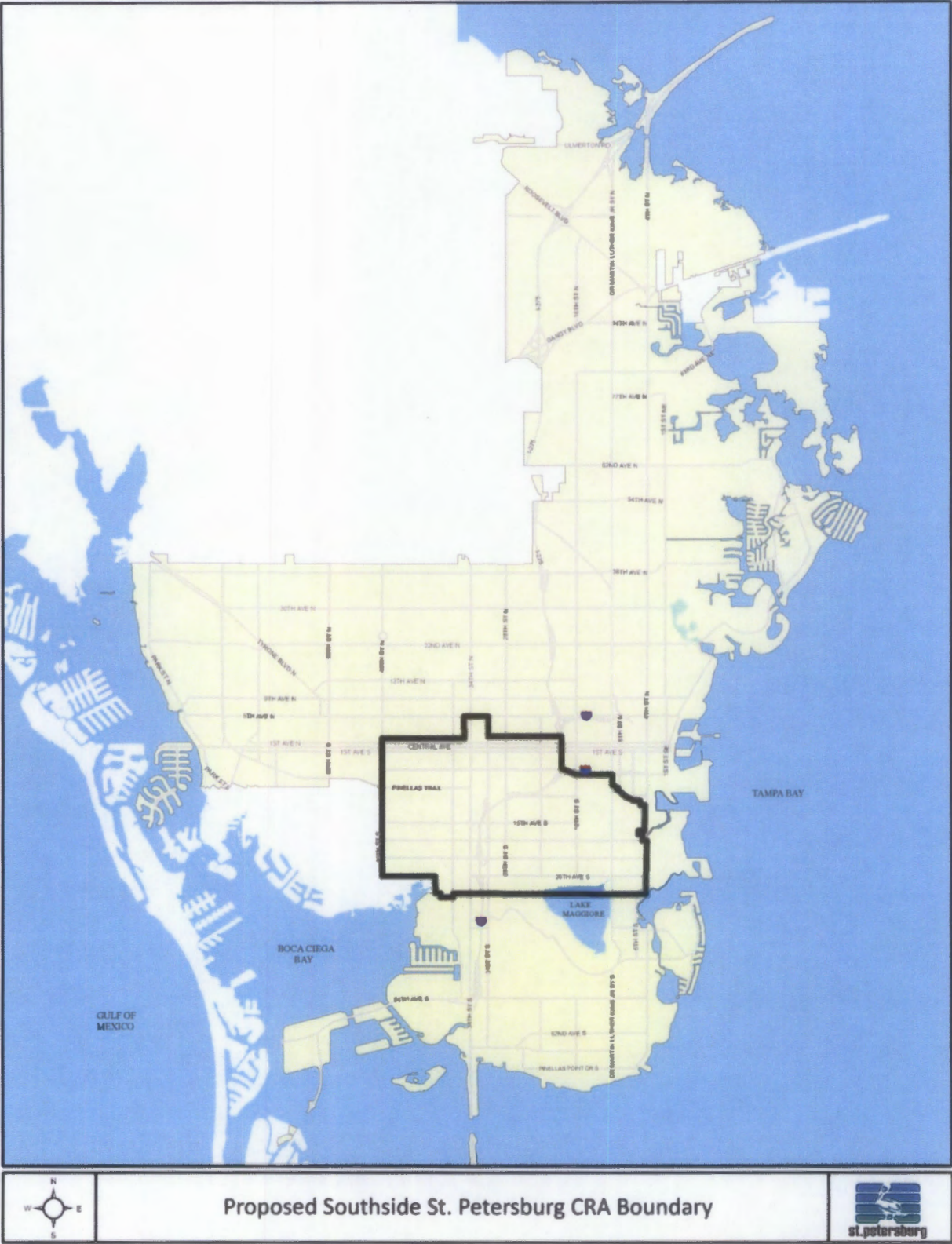
I. Establishing a Community Redevelopment Area

The Community Redevelopment Act (Act), Chapter 163, Part III of the Florida Statutes, provides legislative authority for local governments to overcome the burdens of slum and/or blighted areas within the state. The Act outlines a comprehensive program that provides the legal framework and financing mechanisms with which local governments can undertake the highly complex task of redeveloping Florida's cities. To take advantage of these increased powers authorized by the Act, a local government must follow statutory procedures for declaring areas in need of redevelopment through a blight study, making a finding of necessity, establishing redevelopment powers, preparing a redevelopment plan, instituting a redevelopment trust fund and designating a tax increment financing district, if needed.

The Southside St. Petersburg Blight Study is the necessary first step to establish a community redevelopment area and creating and implementing a redevelopment plan for it. If City Council approves the resolution and makes a “finding of necessity”, Administration will forward the Blight Study to the Pinellas County Board of County Commissioners requesting it delegate redevelopment authority as it is required to do by Section 163.410, FS, pursuant to its status as a “home rule” county.

II. Overview of the Southside St. Petersburg Study Area

The Southside St. Petersburg study area is generally bounded by 2nd Avenue North, Interstate 275, Interstate 175 and Booker Creek on the north; 4th Street South on the east; 30th Avenue South on the south; and 49th Street on the west (see map on following page and the legal description in Exhibit A of the resolution.) Its nearly 4,700 acres are comprised of the Greater Childs Park Strategic Planning Area, most of the Midtown Strategic Planning



Area, more than twenty neighborhood and business associations, four community redevelopment areas created in accordance with Florida's Community Redevelopment Act, and two Florida Main Street Districts. The proposed CRA is also home to an estimated 34,400 people, or 14 percent of St. Petersburg's total population.¹

The Southside St. Petersburg Blight Study area is loosely based on "Zone 5" in the Poverty Report, portions of which stretch to 38th Avenue North and through Downtown, the Greater Childs Park and Midtown strategic planning areas, Harbordale and portions of Lakewood Estates and Pinellas Point. The boundaries for the five zones in the Report necessarily follow census tracts to capitalize on available socioeconomic data compiled by the U.S. Census Bureau. Census tracts are large geographical areas and can include both neighborhoods of genuine need as well as those that are flourishing.

While the Report convincingly demonstrates the economic distress in Zone 5, the criteria in Florida Statutes for establishing a community redevelopment area largely requires a demonstration of "blight" through physical evidence, such as deteriorated properties, disproportionate fire and emergency medical responses, inadequate physical development patterns, unsanitary and unsafe conditions, and falling lease rates. Consequently, staff undertook an analysis independent from that of the Poverty Report which led to a different boundary.

III. The Economic Challenges Facing Southside St. Petersburg

The Poverty Report evaluated five "at-risk" communities, including Zone 5, which all had more than 19 percent of its residents living at or below poverty.² According to the study, the low-income individuals residing within these zones account for approximately 45 percent of the County's total low-income population.

Within Zone 5, the Report noted that twenty-five percent of its residents live below poverty. Since the boundaries of the proposed CRA and Zone 5 are dissimilar, staff examined the poverty levels and found an even higher poverty rate; nearly 31 percent of the proposed CRA residents live in poverty, which is twice the level of St. Petersburg as a whole. As Table 1 below demonstrates, even more striking is the persistence and high level of poverty over time and across age groups in the proposed CRA, where poverty rates for the total population, children and seniors has been at least twice the city since 2000. When comparing poverty rates and educational attainment, since 2000 poverty has increased among high school and college graduates in both Southside St. Petersburg and citywide.

¹ U.S. Census Bureau's American Community Survey 2007-2011 5-year Estimates: DP05 Demographic and Housing Estimates. Where census tracts are split by the study boundary, estimates from are based on ESRI Business Analyst.

² The other communities are East Tarpon Springs, Clearwater's North Greenwood, the Highpoint area west of St. Petersburg/Clearwater International Airport and north of Ulmerton Road, and the Lealman corridor.

Table 1 Population Below Poverty Level in Proposed CRA and St. Petersburg, 2000 and 2011³

	<u>2000</u>		<u>2011</u>	
	Southside	City	Southside	City
Poverty by Age Group				
Total Population	29.1%	13.3%	30.7%	15.3%
under 18	39.7%	19.5%	45.2%	23.0%
65 and older	23.4%	10.8%	22.0%	11.8%
Poverty by Educational Attainment				
Population over 25 below Poverty	22.8%	10.9%	24.8%	12.7%
Less than High School Graduate	11.9%	4.2%	36.0%	27.5%
High School Graduate or Equivalent	7.2%	3.4%	27.0%	15.8%
Some College/Associates Degree	3.1%	2.3%	18.0%	10.3%
Bachelor's Degree or Higher	0.5%	1.0%	9.6%	5.4%

The Poverty Report outlined the many devastating human costs from living in poverty. While recognizing that low income individuals reside within all parts of Pinellas County, the authors noted that the effects of poverty and the social patterns and costs associated with it are compounded greatly in these areas of high concentration. The study concludes that

these effects are amplified by raising children in poor environments, which contribute to poor development, increased illnesses, lower educational attainment, lack of recreational activities and role models, disengagement in the community, lower paying jobs, risk of homelessness, increased arrests and recidivism rates, and a lower lifetime monetary contribution to society.

That statement tolls an ominous bell for the economic prospects of the next generation of working adults in Southside St. Petersburg, where an estimated 45 percent of its children live below poverty. This high rate cannot be explained by the Great Recession; the child poverty rate for Southside St. Petersburg was 39.7 percent in 2000 at the end of the 1990s technology boom.⁴

The Poverty Report found that residents within the at-risk communities face interrelated social, economic, and geographic challenges that compound the problems they have to overcome. These include inadequate transportation, limited access to food and health care, poorer health, lower educational attainment, increased crime rates, high unemployment and inadequate and insufficient housing. Among these issues facing the impoverished, insufficient transportation, costly housing and low educational attainment are at their root. The section below examines the extent to which these issues exist in Southside.

³ U.S. Census Bureau. Census 2000. Table PO 87-Poverty Status in 1999 by Age. Census 2000 Summary File 4. PCT-145 - Ratio of Income in 1999 to Poverty Level by Age by Educational Attainment for Population 18 years and over. U.S. Census Bureau. American Community Survey 2007-2011 5-year Estimates. S1701 - Poverty Status in Past 12 months. Where Census tracts were split by the CRA boundary, staff used population data from ESRI estimates and applying poverty percentages from underlying Census data.

⁴ U.S. Census Bureau. American Community Survey, 2007-2011. 5-year Estimates. S1701 - Poverty Status in Past 12 months. U.S. Census Bureau. Census 2000. Table PO 87-Poverty Status in 1999 by Age. Where Census tracts were split by the CRA boundary, staff used population data from ESRI estimates and applying poverty percentages from underlying Census data.

Insufficient Transportation

Access to employment, health care, groceries and safe and affordable housing is critical among populations with limited resources, who often do not have a reliable method of transportation. The Report found that within Pinellas County's five at-risk communities, 11 percent of households do not have a vehicle available, and a combined 52 percent have one vehicle or less. This causes these communities to rely heavily on public transportation, which does not always have a bus stop nearby their home or destination.

In Southside St. Petersburg, one sees a continuation of the same transportation problems identified in the Poverty Report. Table 2 below shows that approximately 7 percent of households with workers aged 16 or older in Southside have no vehicle available, while 38.3 percent have only one vehicle, a combined percentage of 45 percent. The same combined percentage for St. Petersburg is 33.4 percent.

Table 2. Select Transportation Data in Southside and St. Petersburg in 2011.⁵

	Southside	St. Petersburg
Vehicle Availability		
No vehicle available	6.6%	3.8%
1 vehicle available	38.3	29.6
2 vehicles available	37.3	46.7
3 or more vehicles available	17.8	19.9
1 or fewer vehicles available	45.0%	33.4%
Percentage Taking Public Transit	5.6%	2.1%
Commuting 20 Minutes or Longer	61.6%	52.8%
Percentage Leaving St. Petersburg for Work	36.3%	44.4%

Those who are transportation disadvantaged in Southside St. Petersburg have longer commutes, rely more on public transportation, and have less mobility than residents in St. Petersburg. With an employment market that is regional and the continued suburbanization of employment, St. Petersburg's workforce must be geographically mobile to take advantage of all available employment opportunities.

Lower Educational Attainment

Education is the primary foundation for families to advance their economic prospects. In the years following the Second World War, the American economy was unrivalled and a high school degree was sufficient to enter the middle class. In the 21st century economy, a college education is the bare minimum necessary for economic success as the American worker competes in a global marketplace against both cheaper labor and labor-saving technologies.

⁵ U.S. Census Bureau. American Community Survey, 2007-2011 5-Year Estimates. S0801 – Commuting Characteristics by Sex.

Reducing poverty by improving educational attainment among our citizens is vitally important to withstand these economic challenges. The authors of the Poverty Report note that

poverty is linked to lower educational attainment within a community and affects individuals from early childhood...In addition, they are more likely to live in neighborhoods that have limited resources and low-performing schools. Neighborhoods with concentrated poverty impede children from socializing, having positive role models, and experiencing other factors crucial for healthy child development.

Although educational attainment levels in Southside St. Petersburg have not yet reached citywide levels, Table 3 demonstrates that there has been marked improvement in the last decade. Since 2000, residents of Southside without a high school degree have declined by 27 percent, while those with a high school diploma and bachelor's degree have risen by 25 percent and 114 percent respectively.

Table 3. Educational Attainment in Southside St. Petersburg and City, 2000 and 2011⁶

	<u>2000</u>		<u>2011</u>	
	Southside	City	Southside	City
Less than High School Graduate	34.9%	18.1%	25.4%	12.5%
High School Graduate or Equivalent	30.8%	28.0%	38.6%	29.2%
Some College/Associates Degree	20.5%	31.1%	23.0%	30.5%
Bachelor's Degree	4.2%	14.8%	9.0%	18.7%
Master's/Professional or PhD	2.6%	8.0%	3.9%	9.1%
Bachelor's Degree or Higher	6.8%	22.8%	12.9%	27.8%

The population with at least a bachelor's degree has risen by 90 percent since 2000. While still trailing the city in percentage of residents with a post-secondary degree, Southside St. Petersburg's rate of increase in educational performance eclipses that of the city since 2000.

Inadequate and Insufficient Housing

Inadequate and unaffordable housing is the final element that magnifies the problems associated with poverty. When households pay too much for housing, it becomes a drain on the local economy as money that could be used to build financial assets or spent on groceries, clothing, or leisure and entertainment is spent on shelter. The Poverty Report indicates that "historically, housing expenditures exceeding 30 percent of household income have been an indicator of a housing affordability problem."

⁶ U.S. Census Bureau. Census 2000. QT-P20-Popgroup. Total Population: Educational Attainment by Sex. U.S. Census Bureau. 2007-2011 American Community Survey 5-Year Estimates. Table B15002: Sex by Educational Attainment for the Population 25 Years and Over. Where Census tracts were split by the CRA boundary, staff used population data from ESRI estimates and applied educational percentages from underlying Census data.

Housing affordability is a serious issue in Southside St. Petersburg, but it is also spread throughout the city as well. Table 4 below compares housing costs in Southside with the city at-large. In 2011, the percentage of households with housing costs in excess of 30 percent of income was 53.2 percent in Southside and 46 percent in the city, both rising sharply from 2000.

Table 4. Comparison of Housing Costs as a Percentage of Household Income⁷

	2000		2011	
	Southside	City	Southside	City
Total Housing	12,254	97,316	11,605	101,536
Less than 20 percent	35.5%	41.7%	24.8%	30.2%
20 to 29 percent	19.5%	24.2%	22.0%	23.7%
Greater than 30 percent	40.7%	31.3%	53.2%	46.0%
Owner Occupied	7,190	57,517	6,743	65,331
Less than 20 percent	43.4%	50.6%	33.7%	36.4%
20 to 29 percent	20.8%	23.2%	23.9%	23.2%
Greater than 30 percent	34.4%	25.3%	42.4%	40.4%
Renter Occupied	5,064	39,799	4,862	36,205
Less than 20 percent	24.2%	28.8%	12.4%	19.1%
20 to 29 percent	17.6%	25.6%	19.4%	24.8%
Greater than 30 percent	49.7%	39.9%	68.2%	56.1%

Not surprisingly, renter households in both Southside and city were highly likely to be paying more than 30 percent of their income in housing costs – 68 percent and 56 percent respectively. However, among owner-occupied households paying more than 30 percent of income, the Southside and city percentage was nearly the same. What is notable, between 2000 and 2011, the percentage of households paying more than 30 percent of income rose 2.7 times greater throughout the city than in Southside.

Section III provided a brief overview of the findings of the Poverty Report, refined some of the data to apply specifically to Southside St. Petersburg and outlined the economic implications for those who live in these at-risk communities. The following sections will document the conditions necessary to establish the Southside St. Petersburg Community Redevelopment Area.

IV. Statutory Criteria in Making a Finding of Blight

According to the Florida Statutes, the first step in establishing a community redevelopment area is to determine if the subject area meets the statutory definition of “slum or blighted area” and that the rehabilitation and/or redevelopment of that area is necessary and in the interest of the community’s welfare. For the purposes of establishing Southside St.

⁷ U.S. Census Bureau. 2000 Census. Table DP-4-Profile of Selected Housing Characteristics. U.S. Census Bureau. American Community Survey, 2007-2011 5-Year Estimates. DP04: Selected Housing Characteristics.

Petersburg as a community redevelopment area, the City needs only to demonstrate that blight conditions are evident.⁸

"Blight" includes emergency conditions as well as those which impede the long-term social and economic vitality of an area by discouraging private investment. Section 163.340(8), F.S., defines a blighted area as one in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes; or one or more of the following factors that substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use. These include:

- Predominance of defective or inadequate street layout
- Stagnant or falling assessed real property values for the last five years
- Faulty lot layout
- Unsanitary or unsafe conditions
- Deteriorated site or other improvements
- Inadequate and outdated building density patterns
- Falling lease rates on nonresidential property relative to community at large
- Tax or special assessment delinquency exceeding the fair value of the land
- High comparative residential and commercial vacancy rates
- Incidence of crime in the area higher than in the remainder of the city
- Fire and emergency medical service calls to the area are higher than in the remainder of the city
- Violations of Florida Building Code in excess of those in the remainder of city
- Diversity of ownership or conditions of title which prevent the free alienability of land; and
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.

V. Blight Findings for the Southside St. Petersburg Study Area

To make a formal finding of blight, the Community Redevelopment Act requires a locality to substantiate the existence of at least two of the above conditions to meet the definition of "blight."⁹ The Southside St. Petersburg Blight Study identifies two conditions that have advanced blight in the area and contribute to its economic underperformance: declining

⁸ "Slum" conditions are those which immediately imperil the residents of the subject area and require timely assistance. Section 163.340(7), F.S., defines slum area as one having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors: 1) Inadequate provision for ventilation, light, air, sanitation or open spaces; 2) High density of population, compared to the population density of adjacent areas within the county or municipality and overcrowding, as indicated by government maintained statistics or other studies and the requirements of the Florida Building Code; or 3) The existence of conditions that endanger life or property by fire and other causes.

⁹ This condition is waived if all taxing authorities impacted by a redevelopment plan trust fund formally agree to only one condition (see Ch. 163.340(n), F.S.).

property values and deteriorated site or other improvements. A summary of deficiencies follows.

1. Declining Property Values

Section 163.340(b), F.S., indicates that blight conditions have been met if

aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

The Southside St. Petersburg study area meets this criterion by dramatic declines in its assessed property values over the past five years. Since the onset of the Great Recession in 2007 dramatic declines in property values have been the norm throughout Florida, Tampa Bay and St. Petersburg. In St. Petersburg, citywide assessed values have dropped 22 percent, from \$1.53 billion in 2007 to \$892.5 million in 2012. As shown in Table 1, the percentage decline of 41.7 percent in the Southside St. Petersburg study area has been even larger, nearly twice the city at large. The percentage decline in the study area as well as the city is even greater using Pinellas County's two other appraisal methods – just market value and taxable value.

Table 5. Decline in Property Valuations in Proposed Southside St. Petersburg CRA , 2007-2012

	Property Appraiser Valuation Method		
	Assessed ¹⁰	Just Market ¹¹	Taxable ¹²
Number of Parcels		14,833	
2007 Total Assessed Value	\$1,529,885,437	\$1,890,123,300	\$1,109,751,339
2012 Total Assessed Value	\$892,494,604	\$910,483,715	\$487,401,188
Change in Assessed Value	(\$637,390,833)	(\$979,639,585)	(\$622,350,151)
% Change in Proposed CRA Value	(41.7%)	(51.8%)	(56.1%)
% Change in Citywide Value	(22.3%)	(37.3%)	(32.8%)

The Southside St. Petersburg study area meets the statutory requirement by failing to show any "appreciable increase" in its aggregate assessed values over the last five years. Moreover, its sharp decline has been even more dramatic than the percentage decline in citywide assessed property values. It is worth noting that if the decline in taxable value in Southside had mirrored that of the city, the City of St. Petersburg would have realized another \$1.74 million in property tax revenue and Pinellas County approximately \$1.3 million.

¹⁰ The value that has been capped by an assessment cap, such as the Save Our Homes Cap or the 10% assessment cap on non-homestead parcels.

¹¹ The price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for cash or its equivalent.

¹² The assessed value less any exemptions.

2. Deterioration of site or other improvements

Section 163.340(e), F.S., identifies “deterioration of site or other improvements” as an indicator of blight. Relative to this criterion, the Southside St. Petersburg study area has a significantly higher rate of deterioration than does the city at large. To quantify the extent of deteriorated properties in the study area, staff utilized information from the detailed code enforcement case database maintained by St. Petersburg’s Code Compliance Assistant Department. The five-thousand cases currently being processed concern violations of property standards identified in Chapters 8, 16 and 29 of the City Code of Ordinances. The violations range from illegal units and sign citations to vacant/boarded and unsafe structures and those in unfit condition.

City staff prioritized the violations most indicative of site and structural deterioration. The primary violations are “Demolition” cases, which are identified separately in the tables below. The “Vacant/Boarded” category includes cases related to securing structures, structures deemed unfit and unsafe, and those identified as vacant and boarded in the database. The next tier of classification concerns “Junk and Outdoor Storage” cases, which also include inoperative vehicle citations. “Property Maintenance” cases such as overgrown lawns, rotting boards, exposed paint, etc, make up final classification. Each case was geocoded and mapped. The maps on the following pages have been broken into two categories - “Vacant/Boarded and Proposed for Demolition” and “Property Maintenance” (including “Junk and Outdoor Storage”) - to clearly distinguish the most significant indicators of blight.

The resulting analysis shows that the proposed CRA has much higher concentrations of demolition and vacant/boarded cases than the rest of St. Petersburg. Furthermore, property maintenance and junk and outdoor storage cases in the CRA are also higher than the rest of St. Petersburg, but not to the same level of magnitude.

Table 6 Deteriorated Properties in Southside and St. Petersburg (#/1000 persons)¹³

Type	Southside		St. Petersburg		Ratio
	#	#/1000	#	#/1000	Difference
Population (2012 Estimated)	34,730		212,943		
Code Enforcement Actions					
Demolition	101	2.91	61	0.29	1,015%
Vacant/Boarded	677	19.5	350	1.64	1,186%
Junk and Outdoor Storage	66	1.9	231	1.1	175%
Property Maintenance	733	21.11	1,160	5.5	387%
Deteriorated Properties	1,577	45.4	1,802	8.5	537%

¹³ Note: The population for both the proposed CRA and City is based on a 1.1% increase over their ACS 2011 5-year estimate. This percentage increase is based on the difference between the 2012 BEBR population estimate for St. Petersburg and its ACS 2011 5-year estimate.

Table 6 clearly shows that the proposed CRA has much higher concentrations of demolition and vacant/boarded cases – the most serious indicators of blight -- than the rest of St. Petersburg. The proportion of cases involving demolition of blighted properties in Southside St. Petersburg are more than ten times as prevalent as in the remainder of St. Petersburg. Vacant and boarded houses are nearly twelve times as prevalent in the proposed CRA. Furthermore, property maintenance and junk and outdoor storage cases in the CRA are also higher than the rest of St. Petersburg, but not to the same level of magnitude.

VI. Impact of Creating the Southside St. Petersburg CRA

Establishing the Southside St. Petersburg Community Redevelopment Area will have an impact on the current community redevelopment plans, disposition of City-owned properties within the proposed CRA, and establishment of tax increment financing. The final section discusses the changes in Florida law in 2006 concerning eminent domain law that affect redevelopment planning.

Status of Existing Community Redevelopment Plans

Several existing community redevelopment areas are located within Midtown. These are noted below with their adoption dates

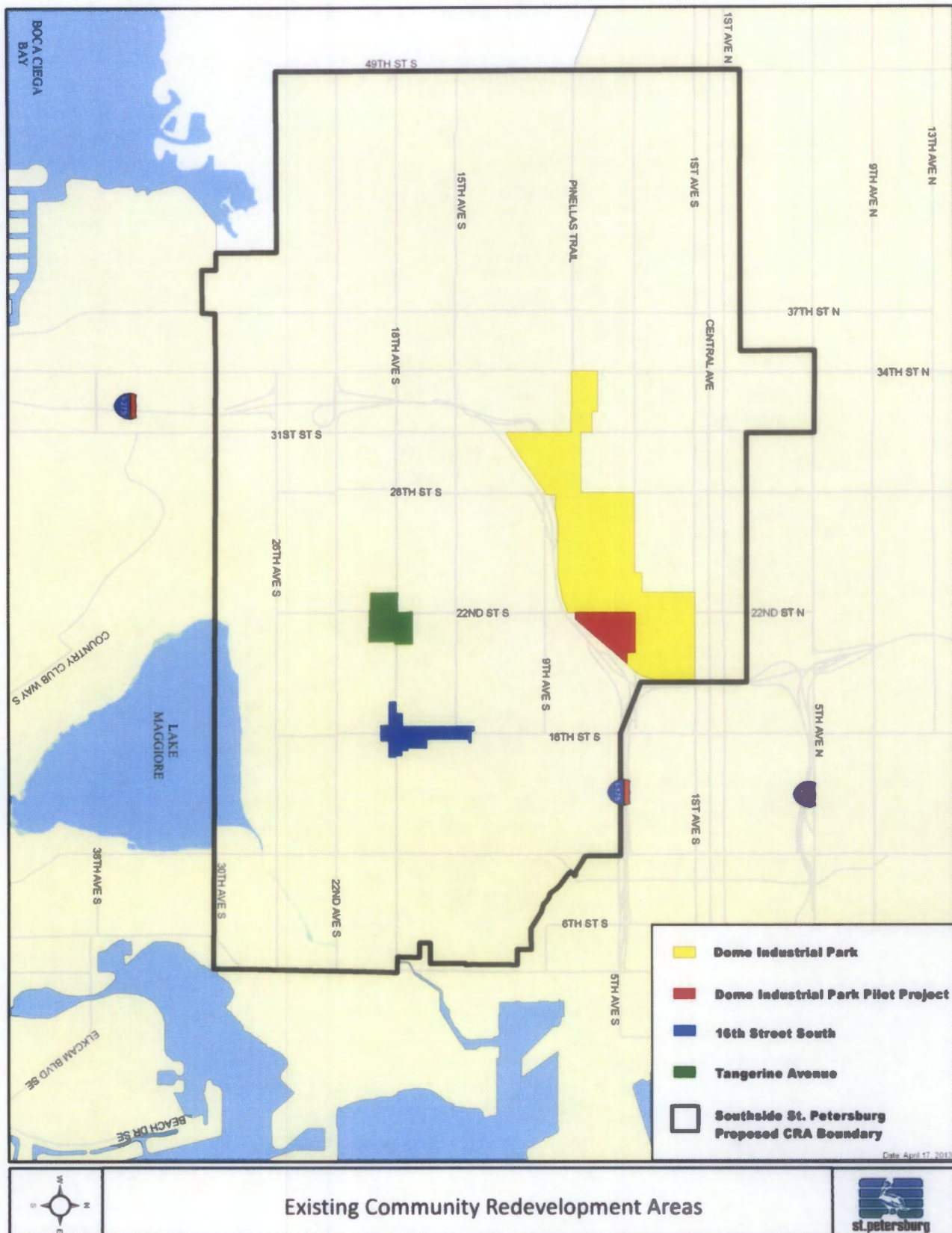
- 16th St. South Revitalization Plan (1982)
- Dome Industrial Park Pilot Project (2000)
- Tangerine Avenue (2003)
- Dome Industrial Park (2007)

These four plans will be “sunsetted” and folded into the Southside St. Petersburg CRA with the adoption of the Redevelopment Plan. The specific planning strategies unique to each of these redevelopment areas will be included within the Redevelopment Plan where still relevant (see map on page 12).

Land Disposition Policy

For the purposes of this Plan, the Community Redevelopment Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property in accordance with Florida Statute Chapter 163 and in compliance with this Plan.

The Community Redevelopment Agency may determine that it is in the best interest of the City to acquire such property for development by the City or disposition through competitive bidding. The CRA shall reserve such powers and controls through disposition and development agreements with the purchaser or lessee of the property as may be necessary to ensure that development conforms to the adopted redevelopment plan.



Should any real property be owned, leased or otherwise come under the control of the City, the City's administrative staff will provide supervision and management. The City shall enter into contracts, leases or management agreements as necessary to insure the preservation and maintenance of any such real property, and shall insure the greatest return feasible to the Agency.

Tax Increment Financing

With the establishment of the Southside St. Petersburg Community Redevelopment Area, the City intends to establish two tax increment financing districts – Mercy Melrose and 34th Street South (see map on page 14). The proposed 34th Street TIF district is 371 acres, while Melrose Mercy is 356 acres.

Tax increment financing directs all future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district into a special redevelopment trust fund. This increased revenue, known as the "increment", is then used to fund eligible redevelopment projects within the boundaries of the TIF district. Projects can be funded on a "pay-as-you-go" basis or financed through redevelopment bonds where the annual increment is used to pay down the bond debt. Projects that use redevelopment bonds, such as a parking garage, require large upfront capital and thus need to be financed. Examples of projects that can be funded with TIF include developing affordable housing, constructing or extending sewer and water facilities to accommodate new commercial development, building a regional stormwater management facility, or constructing a public parking garage or lot.

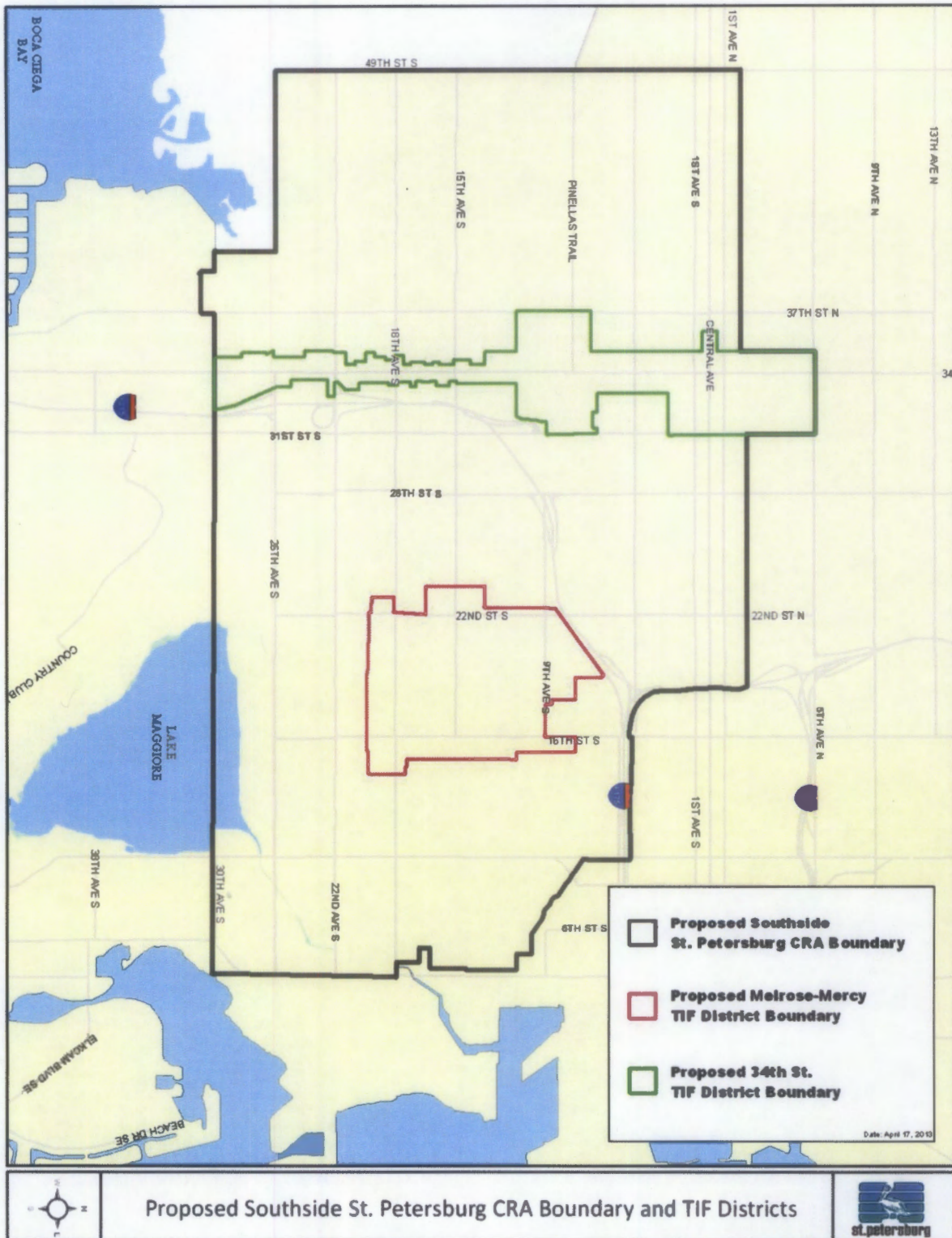
The proposed TIF districts will help fund land acquisition and capital improvements to support economic development projects. Under current Florida law, the proposed TIF districts, if approved, will expire forty years after their establishment.

Policy on Eminent Domain

Florida's Community Redevelopment Act once allowed localities to acquire by eminent domain private property within a community redevelopment area and convey it to private developers as a tool to remedy blight within the CRA. However, the City of St. Petersburg has a long-standing policy of only using eminent domain to acquire land as a last resort, preferring instead to negotiate with landowners to implement its revitalization goals.

The City's self-limiting policy was codified by Florida lawmakers in 2006, when through Sec. 73.014, F.S., the Legislature declared that

taking private property for the purpose of preventing or eliminating slum or blight conditions is not a valid public purpose or use for which private



property may be taken by eminent domain and does not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

The restriction was restated in amendments to several sections of the Community Redevelopment Act, including sections. 163.335(7), 163.370, and 163.380. The Legislature was responding to the United States Supreme Court's decision in *Kelo v. New London, Connecticut* (2005), which upheld local government's right to condemn property for economic development purposes. Now, Florida law permits localities to condemn property only for public "use" such as utilities, parking garages, stormwater facilities, infrastructure and roadways.

NO. 2013-247

A RESOLUTION FINDING THAT THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA WITHIN THE CITY OF ST. PETERSBURG IS A BLIGHTED AREA, AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT (CHAPTER 163, PART III OF THE FLORIDA STATUTES) AND THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SAID AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT COMMUNITY REDEVELOPMENT WITHIN THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; REQUESTING CITY ADMINISTRATION TO PREPARE A REDEVELOPMENT PLAN FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; REQUESTING THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS DELEGATE REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG CITY COUNCIL, AS DEFINED UNDER THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III OF THE FLORIDA STATUTES) AS AMENDED, FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; REQUESTING AUTHORITY FROM THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO ESTABLISH TWO TAX INCREMENT FINANCING DISTRICTS AND REDEVELOPMENT TRUST FUNDS WITHIN THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Legislature of Florida enacted the Community Redevelopment Act of 1969; and

WHEREAS, The Legislature of Florida has amended said Act from time to time and it is presently codified in Part III of Chapter 163 of the Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the aforesaid enactment are conferred by that enactment upon the county and the county in turn is authorized to delegate such powers to municipalities within its boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

163.410 Exercise of powers in counties with home rule charters.--In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall act on any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation or such request shall be immediately sent to the governing body for consideration. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete.

If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted; and

WHEREAS, The County of Pinellas has adopted a Home Rule Charter; and

WHEREAS, The City of St. Petersburg desires to increase the tax base of all taxing authorities; and,

WHEREAS, The City of St. Petersburg finds that the delegation of Florida Statute Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment of slum and/or blighted areas to serve the best interest of the public; and,

WHEREAS, The City of St. Petersburg City Council must determine that the Southside St. Petersburg Community Redevelopment Area is an area of slum and/or blight and make such finding prior to the delegation of redevelopment powers by the Pinellas County Board of County Commissioners; and,

WHEREAS, the appropriate taxing authorities which levy taxes in the Southside St. Petersburg Community Redevelopment Area, as defined herein, have been notified of this proposed resolution as required under Florida Statute Section 163.346.; and,

WHEREAS, appropriate notice has been given by publication in accordance with Florida Statute Section 166.041(3)(a); and

WHEREAS, a public hearing has been held on the day noticed by said publication.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida:

1. That the following described property and inclusive of rights-of-way (hereinafter referred to as "Southside St. Petersburg Community Redevelopment Area") is within the City of St. Petersburg, Florida, and is described verbally in and shown graphically as Exhibit "A".

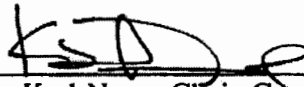
2. That the Southside St. Petersburg Community Redevelopment Area is hereby found and declared to be a blighted area as defined in Florida Statute 163.340(8), as supported by the documentation found in Exhibit "B" of this Resolution, in that the above-described area has:
 - a. Declining assessed property values over the five years prior to making this finding; and
 - b. A significant number of deteriorated site or other improvements relative to the remainder of St. Petersburg.
3. That it is hereby found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Southside St. Petersburg Community Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of St. Petersburg.
4. That based upon the foregoing findings this City Council hereby finds that there is a need for a community redevelopment agency to function in the City of St. Petersburg to carry out the community redevelopment purposes of Part III of Chapter 163 of the Florida Statutes in the Southside St. Petersburg Community Redevelopment Area.

BE IT FURTHER RESOLVED that the City Council of the City of St. Petersburg

1. Requests that the Board of County Commissioners of Pinellas County delegate to the City Council of the City of St. Petersburg all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, as amended (Chapter 163, Part III, Florida Statutes) for the Southside St. Petersburg Community Redevelopment Area;
2. Requests authority from the Board of County Commissioners of Pinellas County to establish two tax increment financing districts and two redevelopment trust funds within the Southside St. Petersburg Community Redevelopment Area, the general boundaries of which are shown graphically in Exhibit "B", under the authority provided by Florida Statute 163.370 and 163.387 to implement needed improvements that will remedy the stated blighted conditions; and
3. Requests City Administration to prepare a redevelopment plan for the Southside St. Petersburg Community Redevelopment Area pursuant to the requirements of Chapter 163, Part III, Florida Statutes.


This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 20th day of June,
2013.



Karl Nurse Chair-Councilmember
Presiding Officer of the City Council

ATTEST:

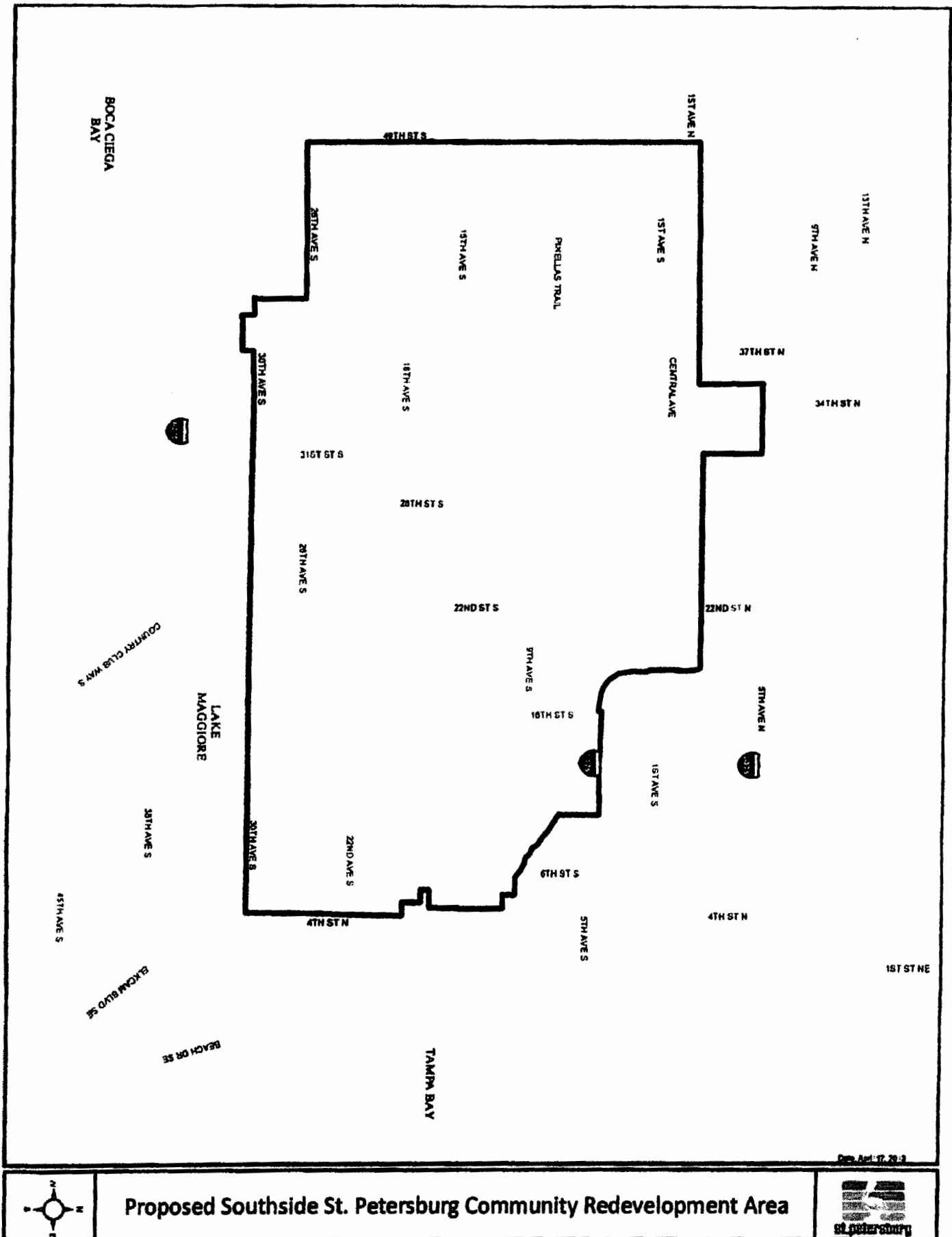

Eva Andujar City Clerk

2013-247

Page 6

Exhibit A

Map and Legal Description
Southside St. Petersburg Community Redevelopment Area



BEGINNING AT A POINT AT THE SOUTHWEST CORNER of the intersection of 26th Avenue South and 49th Street South and proceeding North along the West right-of-way line of 49th Street until intersecting with the North right-of-way line of 2nd Avenue North; and

Proceeding East along the North right-of-way line of 2nd Avenue North to its intersection with the West right-of-way line of 35th Street North and then heading North along the West right-of-way line of 35th Street North until intersecting with the North right-of-way line of 5th Avenue North; and

Proceeding East along the North right-of-way line of 5th Avenue North until intersecting with the East right-of-way line of 31st Street North, and then heading South along the east right-of-way line of 31st Street North until intersecting with the alley at the Southwest corner of Lot 8, Block 16 of Hall's Central Avenue Subdivision, as recorded in Plat Book 3, Page 39 of the Public Records of Pinellas County; and

Proceeding East from the Southwest corner of the aforementioned Lot 8, along the North right-of-way line of the alley until intersecting with the East right-of-way line of Interstate 275, and then heading South along Interstate 275 until intersecting with the North right-of-way line of Interstate 175;

Proceeding East along Interstate 175 until intersecting with the East right-of-way line of Dr. Martin Luther King, Jr. Street South, and then heading South along the East right-of-way line of Dr. Martin Luther King, Jr. Street South until intersecting with the North bank of Booker Creek;

Proceeding Southeast along Booker Creek until intersecting with the North right-of-way line of Roser Park Drive South, and then heading East along Roser Park Drive South until intersecting the centerline of the 5th Street South right-of-way, and then heading South to the North right-of-way line of 11th Avenue South; and

Proceeding East along the North right-of-way line of 11th Avenue South until intersecting the centerline of the north-south alley separating Lots 1 through 6 of the Royal Poinciana Subdivision, as recorded in Plat Book 7, Pages 8 and 9 of the Public Records of Pinellas County, from Lot 1 of the Kamman Partial Replat of the Royal Poinciana Subdivision as recorded in Plat Book 61, Page 91, of the Public Records of Pinellas County; and

Proceeding South along said alley to a point due West of the Southwest corner of Lot 17 of Royal Poinciana as recorded in Plat Book 7, Pages 8 and 9 of the Public Records of Pinellas County, and then East until intersecting with the Southwest corner of said lot; and

Proceeding South from Lot 17 of Royal Poinciana along the West property line of the

Legal Description of Southside St. Petersburg Community Redevelopment Area

property described as follows

FROM SE COR OF NW 1/4 TH N 240FT & W 50FT FOR POB TH W 110FT
TH N 90FT TH E 110 FT TH S 90FT TO POB

and then South until intersecting with the South right-of-way line of Newton Avenue South; and

Proceeding West along Newton Avenue South until reaching the centerline of the alleyway separating Lots 3 through 6 from Lot 2, which are part of Block 2 of Croxton Subdivision, as recorded in Plat Book 5, Page 49 of the Public Records of Pinellas County, and then heading South along said alleyway until intersecting the North right-of-way line of Preston Avenue South; and

Proceeding West along Preston Avenue South until reaching the centerline of the 6th Street South right-of-way, and then heading South until intersecting the centerline of the 17th Avenue South right-of-way; and

Proceeding East along 17th Avenue South until intersecting the centerline of the 5th Street South right-of-way, and then heading South until intersecting the centerline of the 18th Avenue South right-of-way; and

Proceeding East along 18th Avenue South until intersecting the East right-of-way line of 4th Street South, and then heading South until intersecting the South right-of-way line of 30th Avenue South; and

Proceeding West along 30th Avenue South, its linear extension through Lake Maggiore and parts west and its segment West of I-275 until intersecting with the East right-of-way line of 37th Street South; and

Proceeding South along 37th Street South until intersecting with the South right-of-way line of 31st Avenue South, and then heading due West along 31st Avenue South and its extension until reaching its terminus and then heading North along the West right-of-way line of 31st Avenue South to the Southwest corner of Lot 8, Block 11 of Bayview Terrace as recorded in Plat Book 8, Page 11 of the Public Records of Pinellas County; and

Proceeding North along the West property line of the aforementioned Lot 8 until intersecting the centerline of the 30th Avenue South right-of-way, and then heading West along 30th Avenue South and its extension until intersecting with the city limits; and

Proceeding North along the city limits until reaching the property commonly known as Twin Brooks Golf Course and described as follows:

Legal Description of Southside St. Petersburg Community Redevelopment Area

W 638 FT OF NW 1/4 OF NE 1/4 & E 335 FT OF NE 1/4 OF NW 1/4 LESS ST
ON N AKA LOTS 9 & 24 CONT 29.18 AC (C)

and West along the city limits, which follows 26th Avenue South until intersecting with
49th Street South and **THE POINT OF BEGINNING.**

NO. 2013 - ____

A RESOLUTION, PURSUANT TO SEC. 163.410 OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, CONSENTING TO THE EXTENSION OF THE 120-DAY PERIOD WITHIN WHICH PINELLAS COUNTY MUST GRANT IN WHOLE OR IN PART, OR DENY THE CITY OF ST. PETERSBURG'S REQUEST FOR DELEGATION OF REDEVELOPMENT AUTHORITY FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA, AS SET FORTH IN RESOLUTION 2013-247; CONSENTING TO THE EXTENSION UNTIL JANUARY 31, 2014, AS THE DATE BY WHICH THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS MUST TAKE ACTION ON SAID REQUEST OR SAME SHALL BE DEEMED GRANTED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act of 1969; and

WHEREAS, the Legislature of the State of Florida has amended said Act from time to time and it is presently codified in Part III of Chapter 163 of the Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the aforesaid enactment are conferred by that enactment upon the county and the county in turn is authorized to delegate such powers to municipalities within its boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

163.410 Exercise of powers in counties with home rule charters. -- In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement

between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall grant in whole or in part or deny any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted; and

WHEREAS, Pinellas County has adopted a Home Rule Charter; and

WHEREAS, the City of St. Petersburg, in making findings of necessity for the Southside St. Petersburg Community Redevelopment Area (see map as Exhibit A), requested a delegation of redevelopment authority on June 20, 2013, as set forth in Res. 2013-247 (see Exhibit B); and,

WHEREAS, Section 163.410, F.S., requires Pinellas County to grant in whole or in part or deny any request from a municipality for delegation of (redevelopment) powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county; and,

WHEREAS, the City of St. Petersburg submitted all required information necessary for Pinellas County to take action on City Council's request for delegation on June 27, 2013; and,

WHEREAS, Pinellas County must take action on the City of St. Petersburg's request for delegation of authority by October 25, 2013, or such request shall be deemed granted; and

WHEREAS, the City of St. Petersburg and Pinellas County are currently involved in a productive collaboration that will outline the structure, policies and processes for governing the

Southside St. Petersburg Community Redevelopment Area that could serve as a model for future delegations of redevelopment authority to municipalities in Pinellas County within the five identified areas of poverty.

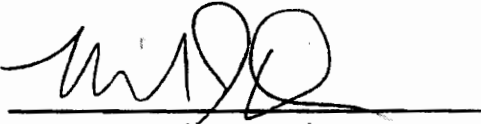
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida does hereby consent to the extension of the 120-day period, established by Sec. 163.410, F.S., by which Pinellas County must grant in whole or in part, or deny the City of St. Petersburg's request for delegation of redevelopment authority for the Southside St. Petersburg Community Redevelopment Area, as set forth in Res. 2013-247, from October 25, 2013 until January 31, 2014, which will become the date by which the Pinellas County Board of County Commissioners must take action on the City of St. Petersburg's request for delegation of redevelopment authority for the Southside St. Petersburg Community Redevelopment Area, or it shall be deemed granted, unless mutually extended by the City of St. Petersburg and Pinellas County.

BE IT FURTHER RESOLVED that this consent to extend the 120-day period is a conditional consent and shall not be effective unless Pinellas County agrees with this extension before October 25, 2013.

This resolution shall become effective immediately upon its adoption.

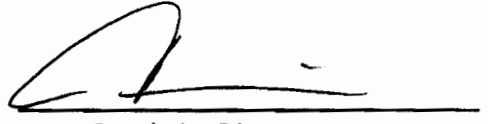
Passed by St. Petersburg City Council in regular session on the 3rd day of October, 2013.

APPROVED AS TO FORM AND CONTENT:



City Attorney (Designee)

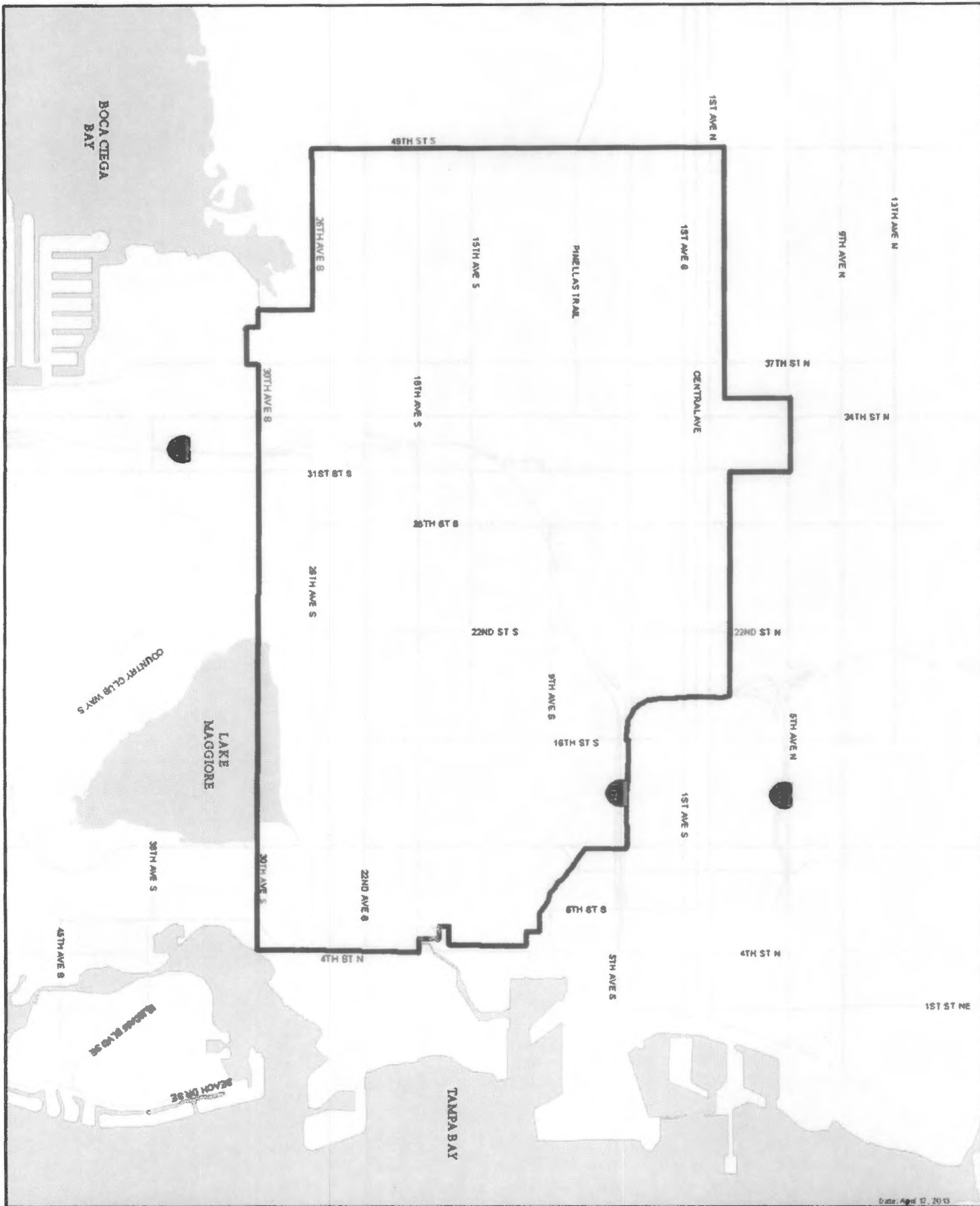
APPROVED BY:



Dave Goodwin, Director
Planning and Economic Development
Department

Exhibit A

Map of Southside St. Petersburg Community Redevelopment Area



Date: April 12, 2013

Exhibit B

Resolution 2013-247

**Findings of Necessity and Request for Delegation of Redevelopment Authority
Southside St. Petersburg Community Redevelopment Area**

A RESOLUTION FINDING THAT THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA WITHIN THE CITY OF ST. PETERSBURG IS A BLIGHTED AREA, AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT (CHAPTER 163, PART III OF THE FLORIDA STATUTES) AND THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SAID AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT COMMUNITY REDEVELOPMENT WITHIN THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; REQUESTING CITY ADMINISTRATION TO PREPARE A REDEVELOPMENT PLAN FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; REQUESTING THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS DELEGATE REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG CITY COUNCIL, AS DEFINED UNDER THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III OF THE FLORIDA STATUTES) AS AMENDED, FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; REQUESTING AUTHORITY FROM THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO ESTABLISH TWO TAX INCREMENT FINANCING DISTRICTS AND REDEVELOPMENT TRUST FUNDS WITHIN THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Legislature of Florida enacted the Community Redevelopment Act of 1969; and

WHEREAS, The Legislature of Florida has amended said Act from time to time and it is presently codified in Part III of Chapter 163 of the Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the aforesaid enactment are conferred by that enactment upon the county and the county in turn is authorized to delegate such powers to municipalities within its boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

163.410 Exercise of powers in counties with home rule charters.—In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall act on any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation or such request shall be immediately sent to the governing body for consideration. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete.

If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted; and

WHEREAS, The County of Pinellas has adopted a Home Rule Charter; and

WHEREAS, The City of St. Petersburg desires to increase the tax base of all taxing authorities; and,

WHEREAS, The City of St. Petersburg finds that the delegation of Florida Statute Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment of slum and/or blighted areas to serve the best interest of the public; and,

WHEREAS, The City of St. Petersburg City Council must determine that the Southside St. Petersburg Community Redevelopment Area is an area of slum and/or blight and make such finding prior to the delegation of redevelopment powers by the Pinellas County Board of County Commissioners; and,

WHEREAS, the appropriate taxing authorities which levy taxes in the Southside St. Petersburg Community Redevelopment Area, as defined herein, have been notified of this proposed resolution as required under Florida Statute Section 163.346.; and,

WHEREAS, appropriate notice has been given by publication in accordance with Florida Statute Section 166.041(3)(a); and

WHEREAS, a public hearing has been held on the day noticed by said publication.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida:

1. That the following described property and inclusive of rights-of-way (hereinafter referred to as "Southside St. Petersburg Community Redevelopment Area") is within the City of St. Petersburg, Florida, and is described verbally in and shown graphically as Exhibit "A".

2. That the Southside St. Petersburg Community Redevelopment Area is hereby found and declared to be a blighted area as defined in Florida Statute 163.340(8), as supported by the documentation found in Exhibit "B" of this Resolution, in that the above-described area has:
 - a. Declining assessed property values over the five years prior to making this finding; and
 - b. A significant number of deteriorated site or other improvements relative to the remainder of St. Petersburg.
3. That it is hereby found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Southside St. Petersburg Community Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of St. Petersburg.
4. That based upon the foregoing findings this City Council hereby finds that there is a need for a community redevelopment agency to function in the City of St. Petersburg to carry out the community redevelopment purposes of Part III of Chapter 163 of the Florida Statutes in the Southside St. Petersburg Community Redevelopment Area.

BE IT FURTHER RESOLVED that the City Council of the City of St. Petersburg

1. Requests that the Board of County Commissioners of Pinellas County delegate to the City Council of the City of St. Petersburg all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, as amended (Chapter 163, Part III, Florida Statutes) for the Southside St. Petersburg Community Redevelopment Area;
2. Requests authority from the Board of County Commissioners of Pinellas County to establish two tax increment financing districts and two redevelopment trust funds within the Southside St. Petersburg Community Redevelopment Area, the general boundaries of which are shown graphically in Exhibit "B", under the authority provided by Florida Statute 163.370 and 163.387 to implement needed improvements that will remedy the stated blighted conditions; and
3. Requests City Administration to prepare a redevelopment plan for the Southside St. Petersburg Community Redevelopment Area pursuant to the requirements of Chapter 163, Part III, Florida Statutes.

2013 247
Page 5

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 20th day of June,
2013.



Karl Nurse Chair-Councilmember
Presiding Officer of the City Council

ATTEST:


Eva Andujar City Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING A BLIGHT STUDY WITHIN CERTAIN GEOGRAPHIC BOUNDARIES IN THE CITY OF ST. PETERSBURG, FLORIDA PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III; INDICATING INTENT TO NEGOTIATE AN INTERLOCAL AGREEMENT OUTLINING THE REPRESENTATION AND GOVERNANCE OF A COMMUNITY REDEVELOPMENT AGENCY FOR THE PURPOSE OF CARRYING OUT CERTAIN REDEVELOPMENT ACTIVITIES WITHIN THOSE GEOGRAPHIC BOUNDARIES IN THE CITY OF ST. PETERSBURG, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pinellas County Department of Health and Community Services presented a study entitled *Economic Impact on Poverty Report* (Report) to the Pinellas County Board of County Commissioners (Board) in May 2012 that substantiated several indices illustrating the interrelated social, economic, and geographic challenges that compound the problems residents within at-risk communities have to overcome. Among the problems are inadequate transportation, limited access to health care, poorer health, lower education attainment, increased crime rates, high unemployment and inadequate housing; and

WHEREAS, as stated in the Report, though low-income individuals reside throughout Pinellas County, the effects of poverty and the associated social patterns and costs are greatly compounded in certain specific areas of the County, including one such area in south St. Petersburg; and

WHEREAS, these findings in the Report prompted the St. Petersburg City Council to pass a resolution (Resolution #2012-416) requesting feedback from the Board concerning the establishment of a community redevelopment area to "improve the quality of life for St. Petersburg residents living in at-risk communities with a high concentration of poverty"; and

WHEREAS, City and County leadership has since begun discussing potential tools to address the effects of poverty and its associated social patterns in south St. Petersburg, including the potential creation of a community redevelopment area; and

WHEREAS, in furtherance of these efforts, the City has undertaken additional study of a specific geographic area within the at-risk community in south St. Petersburg and produced a report entitled, *A Blight Study to Establish the Southside St. Petersburg Community Redevelopment Area*, to support the establishment of a community redevelopment area within that geographic area, referred to as "Southside St. Petersburg"; and

WHEREAS, the City and County mutually desire to improve the quality of life for those residents living in Southside St. Petersburg in an innovative and collaborative manner; and

WHEREAS, to accomplish this mutual goal, the County wishes to explore a previously unused governance structure for any potential community redevelopment agency (CRA) that would combine leadership of both the City and County into a single governing board; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its June 20, 2013 adoption of Resolution No. 2013-247, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Record of Pinellas County, Florida, has adopted a map defining certain geographic boundaries in the City as a Community Redevelopment Area (the "Redevelopment Area") and has declared that area of the City to be a blighted area, as that term is defined in the Act referenced below; and

WHEREAS, the Legislature of Florida has enacted the Community Redevelopment Act of 1969, as amended, and codified as Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, all powers arising through the Redevelopment Act were conferred by that Act upon counties that have adopted home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities desire to undertake redevelopment within their respective municipal boundaries; and

WHEREAS, such authorization for counties with home rule charters to delegate such powers to municipalities is contained in Section 163-410, Florida Statutes (1987), which states:

"Section 163.410. Exercise of Powers in Counties with Home Rule Charters. In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of the municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any powers not specifically delegated shall be reserved exclusively to the governing body of the County..."

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 8th DAY OF OCTOBER, 2013, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION I. The County hereby finds that one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income including the elderly exist in the City of St. Petersburg, and that it is in the best interest of the public to promote the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area defined by the City Council in Resolution 2013-247, and as legally described below and graphically depicted in Exhibit "A", attached hereto.

SECTION II. The Board finds that the conditions in the Redevelopment Area, meet the following blight criteria, as described in Sec. 163.340(8), Florida Statutes:

1. Declining assessed property values over the five years prior to making this finding; and
2. A significant number of deteriorated site or other improvements relative to the remainder of the City of St. Petersburg.

Furthermore, the Board finds that the rehabilitation, conservation, or redevelopment or a combination thereof, of the Redevelopment Area including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of St. Petersburg and Pinellas County.

SECTION III. The *Blight Study to Establish the Southside St. Petersburg Community Redevelopment Area*, dated May 2013, which finds that conditions in the Redevelopment Area exist that meet the criteria described in Section 163.340(8), Fla. Stat., is approved.

- A. As generally depicted in Exhibit "A", the Southside St. Petersburg Community Redevelopment Area is defined as:

LEGAL DESCRIPTION FOR
SOUTHSIDE ST. PETERSBURG COMMUNITY
REDEVELOPMENT AREA

BEGINNING AT A POINT AT THE SOUTHWEST CORNER of the intersection of 26th Avenue South and 49th Street South and proceeding North along the West right-of-way line of 49th Street South until intersecting with the North right-of-way line of 2nd Avenue North; and

Proceeding East along the North right-of-way line of 2nd Avenue North to its intersection with the West right-of-way line of 35th Street North and then heading

North along the West right-of-way line of 35th Street North until intersecting with the North right-of-way line of 5th Avenue North; and

Proceeding East along the North right-of-way line of 5th Avenue North until intersecting with the East right-of-way line of 31st Street North, and then heading South along the East right-of-way line of 31st Street North until intersecting with the alley at the Southwest corner of Lot 8, Block 16 of Hall's Central Avenue Subdivision, as recorded in Plat Book 3, Page 39 of the Public Records of Pinellas County; and

Proceeding East from the Southwest corner of the aforementioned Lot 8, along the North right-of-way line of the alley until intersecting with the East right-of-way line of Interstate 275, and then heading South along Interstate 275 until intersecting with the North right-of-way line of Interstate 175; and

Proceeding East along Interstate 175 until intersecting with the East right-of-way line of Dr. Martin Luther King, Jr. Street South, and then heading South along the East right-of-way line of Dr. Martin Luther King, Jr. Street South until intersecting with the North bank of Booker Creek; and

Proceeding Southeast along Booker Creek until intersecting with the North right-of-way line of Roser Park Drive South, and then heading East along Roser Park Drive South until intersecting the centerline of the 5th Street South right-of-way, and then heading South to the North right-of-way line of 11th Avenue South; and

Proceeding East along the North right-of-way line of 11th Avenue South until intersecting the centerline of the north-south alley separating Lots 1 through 6 of the Royal Poinciana Subdivision, as recorded in Plat Book 7, Pages 8 and 9 of the Public Records of Pinellas County, from Lot 1 of the Kamman Partial Replat of the Royal Poinciana Subdivision as recorded in Plat Book 61, Page 91, of the Public Records of Pinellas County; and

Proceeding South along said alley to a point due West of the Southwest corner of Lot 17 of Royal Poinciana Subdivision, as recorded in Plat Book 7, Pages 8 and 9 of the Public Records of Pinellas County, and then East until intersecting with the Southwest corner of said lot; and

Proceeding South from Lot 17 of Royal Poinciana Subdivision along the West property line of the property described as follows:

FROM SE COR OF NW ¼ TH N 240FT & W 50FT FOR POB TH W
110FT TH N 90FT TH E 110FT TH S 90 FT TO POB

and then South until intersecting with the South right-of-way line of Newton Avenue South; and

Proceeding West along Newton Avenue South until reaching the centerline of the alleyway separating Lots 3 through 6 from Lot 2, which are part of Block 2 of Croxton Subdivision, as recorded in Plat Book 5, Page 49 of the Public Records of Pinellas County, and then heading South along said alleyway until intersecting the North right-of-way line of Preston Avenue South; and

Proceeding West along Preston Avenue South until reaching the centerline of the 6th Street South right-of-way, and then heading South until intersecting the centerline of the 17th Avenue South right-of-way; and

Proceeding East along 17th Avenue South until intersecting the centerline of the 5th Street South right-of-way, and then heading South until intersecting the centerline of the 18th Avenue South right-of-way; and

Proceeding East along 18th Avenue South until intersecting the East right-of-way line of 4th Street South, and then heading South until intersecting the South right-of-way line of 30th Avenue South; and

Proceeding West along 30th Avenue South, its linear extension through Lake Maggiore and parts west and its segment West of Interstate 275 until intersecting with the East right-of-way line of 37th Street South; and

Proceeding South along 37th Street South until intersecting with the South right-of-way line of 31st Avenue South, and then heading due West along 31st Avenue South and its extension until reaching its terminus and then heading North along the West right-of-way line of 31st Avenue South to the Southwest corner of Lot 8, Block 11 of Bayview Terrace, as recorded in Plat Book 8, Page 11 of the Public Records of Pinellas County; and

Proceeding North along the West property line of the aforementioned Lot 8 until intersecting the centerline of the 30th Avenue South right-of-way, and then heading West along 30th Avenue South and its extension until intersecting with the (St. Petersburg) city limits; and

Proceeding North along the (St. Petersburg) city limits until reaching the property commonly known as Twin Brooks Golf Course and described as follows:

W 638 FT OF NW ¼ OF NE ¼ & E 335 FT OF NE ¼ OF NW ¼ LESS
ST ON N AKA LOTS 9 & 24 CONT 29.18 AC (C)

and West along the (St. Petersburg) city limits, which follow 26th Avenue South until intersecting with 49th Street South and THE POINT OF BEGINNING.

SECTION IV. The Board finds that there exists a need for a community redevelopment agency to be created, with respect to the Southside St. Petersburg Community

Redevelopment Area. In furtherance of this need, County staff is hereby directed to collaborate with the City's staff to develop an interlocal agreement pursuant to sec. 163.356, Florida Statutes. The interlocal agreement would define the governance structure for the community redevelopment agency and its function and may address other subjects such as collaboration with other interested parties, community engagement processes, potential funding options, and general administration to implement the community redevelopment plan. The delegation of powers to create a redevelopment agency shall be reserved until the execution of an interlocal agreement between the City and County as provided herein.

This Resolution shall become effective after its adoption.

Commissioner_____ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner_____ and upon roll call the vote was:

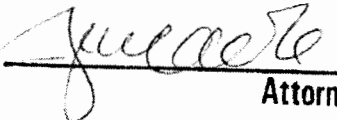
AYES:

NAYS:

ABSENT AND NOT VOTING:

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APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

