



BOARD OF COUNTY COMMISSIONERS

DATE: November 19, 2013

AGENDA ITEM NO. 19

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature:

Subject:

Proposed Amendment to West Bay Drive Community Redevelopment Plan for the City of Largo.

Department:

Planning and Development Services

Staff Member Responsible:

Larry Arrington, Director

Recommended Action:

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) ADOPT THE ATTACHED RESOLUTION APPROVING AMENDMENTS TO THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT PLAN FOR THE CITY OF LARGO.

Summary Explanation/Background:

BACKGROUND: The Board, pursuant to the Community Redevelopment Act of 1969, adopted Resolution 91-83 (March 19, 1991), delegating certain redevelopment authority and powers to the City of Largo to create the West Bay Drive (WBD) Community Redevelopment District (originally known as the Town Center Redevelopment District). The WBD Redevelopment District, established in 1991, generally covered an area from the Largo Medical Center on the west to the Largo Library property to the east, and from 4th Avenue NW on the north to 4th Avenue SW to the south.

The Board approved the initial WBD Community Redevelopment Plan in November 1997. A request by the City of Largo to create a redevelopment trust fund and to annually appropriate county ad valorem taxes (tax increment revenues) to the trust fund was subsequently approved by the Board three years later on September 12, 2000. The City also contributes tax increment revenues to the trust fund.

Since then, the Board approved the City's request for an eastward expansion of the Redevelopment District boundaries in October 2002. The expansion boundaries were generally 4th Street NE on the west, 1st Avenue NE and 2nd Avenue NE on the north, Highland Avenue on the east, and East Bay Drive on the south. (See Exhibit 1 for entire District.) The collection of tax increment revenues, however, only involves the originally established redevelopment district and does not involve the expansion area.

PROPOSAL: To expand its toolbox of options to implement the policies, programs, and projects of the WBD Community Redevelopment Plan, the City of Largo desires to provide economic and non-economic incentives to developers and businesses with a focus on job creation and supporting neighborhood revitalization. In order to carry out these incentives, the City proposes to amend its WBD Community Redevelopment Plan by adding a new subsection, "H. Incentives for Development & Jobs", to the section of the Plan that discusses funding sources and methods of financing of the WBD Community Redevelopment Plan. The City intends to use part of the City's annual appropriation of tax increment revenues to fund the incentive programs that the City would develop to implement the proposed new "Subsection H". Projected city tax increment revenue for FY 2014 is approximately \$378,231 for the WBD Community Redevelopment District (Source: Table 5-1 of WBD Community Redevelopment Plan). The incentive programs being contemplated by the City of Largo are indicative of the City's partnership efforts to expand their economic development toolkit to revitalize private development and job creation.

Development agreements for these incentive programs should provide a safeguard for future tax increment expenditures. Four incentive programs using city-contributed tax increment revenues that the City Commission have discussed are:

1) Early Sign Replacement: To encourage early replacement of non-conforming signs prior to the end of the City's amortization period in June 2017, this incentive would be designed to assist business/property owners within the WBD Community Redevelopment District with fees associated with application and permit fees for erecting new monument signs that replace pole signs, or for the demolition of a non-conforming pole sign. This program will accompany the existing citywide Early Sign Replacement program. Grants are not to exceed \$500.

2) Housing Incentive Program (HIP): The goal of the HIP is to support the production of quality residential units (for rent and for purchase) within the WBD Community Redevelopment District over the next four years. The proposal is a grant of \$5,000 for each unit or 5% of actual hard construction and land costs, whichever is greater, up to \$10,500 per unit. Total incentives for any project shall not exceed \$250,000. The project amount is dependent on: meeting CRA objectives, financial capacity to complete project, investment criteria, available funds, and the recommendation of the CRA Advisory Committee. This incentive does not discuss whether any potential units will be set aside for affordable housing; however, the WBD Community Redevelopment Plan does provide for density bonuses for affordable housing.

3) Real Estate Development Grant Program (RED Grant): This incentive focuses on multi-story office development with active ground floor uses or mixed-use projects that include office. The grant can reimburse up to 50% of the project's projected taxable value of a commercial project constructed in the WBD Community Redevelopment District, up to an amount not to exceed the City's portion of the tax increment revenues generated over a ten-year period following the project's completion. Among the eligible activities for reimbursement are: sidewalks, landscaping, public art, public right-of-way improvements, traffic signals, on-street parking, parking lots, and parking structures. The reimbursement of eligible activities will be subject to terms and conditions of a formal RED Grant Agreement.

4) Job Creation Bonus (JCB) Program: This incentive is to accelerate development that create jobs. Targeted projects are office buildings whose tenant(s) may include industries such as communications and information technology, life sciences, business and financial services, clean energy, emerging technologies, aviation/aerospace, and corporate headquarters. The project must generate a minimum of three new or relocated qualifying jobs with annual wages at least 115% of the County's average annual wage. Total grant amount for a project, over a five-year period, shall not exceed \$250,000. Any reduction of salaries of the qualifying jobs will void the grant approval.

The proposed incentive programs are to be overseen by a Community Redevelopment Agency (CRA) Advisory Committee that will provide recommendations to the local Community Redevelopment Agency (City Commission) regarding incentive program outlays. This CRA Advisory Committee will be comprised of the present Community Development Advisory Board members plus two to three additional members from the WBD Community Redevelopment District.

The Largo City Commission conducted a public hearing on the proposed amendment and approved City Ordinance No. 2014-15 (Exhibit 2, attached) at its first reading on October 1, 2013. The proposed amendment furthers the intent and the development criteria of the characteristics of the districts of the WBD Community Redevelopment District. The proposed amendment also addresses at least three of the six principles of the City's Strategic Plan. These principles are: 1) creating activity centers; 2) promoting a viable business community; and 3) establishing a network of community streets.

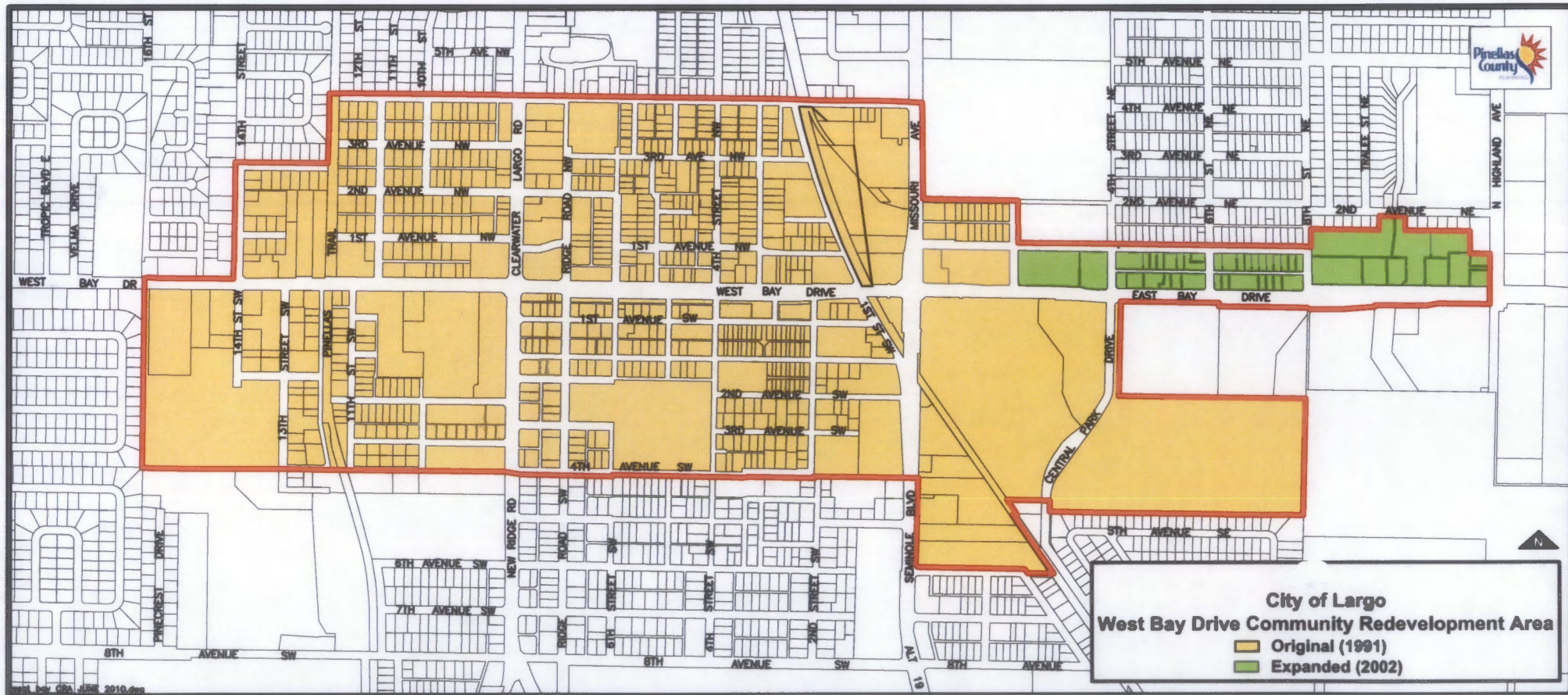
County staff's review of the proposed amendment finds it consistent with the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) and the Pinellas County Comprehensive Plan. Staff also feels that the proposed amendment is consistent with county policy to permit city-contributed tax increment revenues for redevelopment incentive funding. County staff concurs with the City of Largo staff that the proposed amendment to expand the City's funding options to carry out the WBD Community Redevelopment Plan is minor, and recommends approval of the Board Resolution (Exhibit 3, attached).

Fiscal Impact/Cost/Revenue Summary:

In FY 2011/2012, the County contributed \$282,238 in tax-increment revenues (ad valorem taxes) to the City's redevelopment trust fund for projects and programs in the West Bay Drive Community Redevelopment District; the City's contribution to the redevelopment trust fund was \$262,541. Since the inception of the redevelopment trust fund in the Year 2000, the County's cumulative contribution of tax-increment revenues to the West Bay Drive Redevelopment Trust Fund has amounted to \$3,622,851. This proposed amendment will not affect the County's contribution to the redevelopment trust or what the County's contribution can be spent upon.

Exhibits/Attachments Attached:

Exhibit 1: West Bay Drive Community Redevelopment District
Exhibit 2: City of Largo Ordinance 2014-05
Exhibit 3: Proposed Board Resolution



ORDINANCE NO. 2014-05

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT PLAN, BY CREATING SECTION 5.1. H, PART V: FUNDING SOURCES, ESTABLISHING INCENTIVES FOR DEVELOPMENT AND JOBS WITHIN THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Largo has the authority pursuant to Rules Governing the Administration of the Countywide Future Land Use Plan, as amended, to adopt and enforce a specific plan for redevelopment of community centers and neighborhoods; and

WHEREAS, the Board of County Commissioners (BCC), pursuant to Section 163.410, Florida Statutes, approved Resolution No. 95-225 delegating redevelopment authority to the City Commission for the West Bay Drive Community Redevelopment District on August 29, 1995; and

WHEREAS, the City of Largo has conducted an extensive research effort including a retail market study, traffic impact study, community outreach to residents and businesses, and professional urban design recommendations to determine the appropriate mix of uses, density and intensity characteristics and urban design characteristics needed to revitalize the historic downtown area; and

WHEREAS, from time to time, it is necessary to amend and add elements to the West Bay Drive Community Redevelopment District Plan to create incentives that will encourage private redevelopment to support neighborhood revitalization and help to establish an active daytime and evening environment within the District.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY ORDAINS:

Section 1. That the City Commission hereby finds that:

(a) The City of Largo Community Redevelopment Agency (CRA) has prepared a community redevelopment plan amendment that creates Section 5.1. H of Part V: Funding Sources, establishing incentives for development and jobs within the West Bay Drive-Community Redevelopment District, in accordance with Florida Statutes Chapter 163, Part II; and

(b) The Local Planning Agency of the City has reviewed the Community Redevelopment Plan amendment in accordance with Florida Statutes Chapter 163, Part III, the "Community Redevelopment Act of 1969" (hereinafter referred to as the "Act").

(c) The City Commission does hereby expressly determine that it is appropriate, proper, and timely that the Community Redevelopment Plan be amended at this time so that the provisions of the Act, and other resolutions, ordinances, and laws may be utilized to further redevelopment within the area.

Section 2. For the purpose of this ordinance and any community redevelopment plan amendment approved pursuant hereto, the West Bay Drive Community Redevelopment District shall be that area designated in the legal description of the Plan.

Section 3. The Community Redevelopment Plan is hereby amended by creating Subsection 5.1.H of Part V, which subsection shall state:

Incentives for Development & Jobs

The CRA will explore the creation of economic and non-economic incentives that focus on development and job creation that enhances the West Bay Drive Community Redevelopment District. Any economic incentives will be funded utilizing the City's portion of the Tax Increment Financing fund. The incentives will encourage private redevelopment to support neighborhood revitalization and help to establish an active daytime and evening environment within the District.

Section 4. That the City Manager or his designee shall forward said amendments to any agency required by law or rule to review or approve same.

Section 5. It is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

Section 6. That this ordinance shall take effect immediately upon its final passage and adoption, subject to the approval by the Pinellas County Board of County Commissioners and the Countywide Planning Authority.

APPROVED ON FIRST READING October 1, 2013

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO

Mayor

ATTEST:

City Clerk

REVIEWED AND APPROVED:

City Attorney

SEAL

A TRUE AND CORRECT COPY OF
RECORD AND FILE IN THE OFFICIAL
RECORDS OF THE CITY OF LARGO,
FLORIDA

BY William L. Bunn
City Clerk

DATE 10/17/13

TIME 9:25 AM

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENTS TO THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT PLAN FOR THE CITY OF LARGO PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED; DELEGATING SPECIFIC REDEVELOPMENT POWERS TO THE CITY OF LARGO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Largo, Florida, by its Resolution No. 1399 dated November 6, 1990, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the City described in said Resolution to be a slum or blighted area (the "Redevelopment Area"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 91-83 dated March 19, 1991, delegated to the City Commission of the City of Largo, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the City Commission of the City of Largo, Florida, by its Resolution No. 1639 dated July 15, 1997, declared itself to be a community redevelopment agency to undertake and carry out community redevelopment and related activities in the Redevelopment Area; and

WHEREAS, by Ordinance No. 97-26 dated September 16, 1997, the City Commission of the City of Largo, Florida, approved a redevelopment plan (the West Bay Drive Community Redevelopment Plan), a copy of which plan has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the West Bay Drive Community Redevelopment Plan was approved by the Board of County Commissioners of Pinellas County, Florida, pursuant to Resolution No. 97-315, adopted on November 4, 1997; and

WHEREAS, the City Commission of the City of Largo, Florida, on August 15, 2000 enacted Ordinance No. 2000-99 creating a redevelopment trust fund, pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, on September 12, 2000, enacted Ordinance 00-70 approving the creation of a redevelopment trust fund by the City of Largo, Florida and providing for the appropriation of tax increment revenues of the County to said redevelopment trust fund; and

WHEREAS, the City Commission of the City of Largo, Florida, by its Resolution No. 1778 dated May 21, 2002, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area east of the Redevelopment Area of the City described in said Resolution, to be a slum or blighted area; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 02-289 dated October 29, 2003, delegated to the City Commission of the City of Largo, Florida, the power and authority to conduct certain redevelopment activities as defined in the Act in the eastward expansion area outlined in City Resolution No. 1778; and

WHEREAS, the City Commission of the City of Largo, Florida, conducted a public hearing on July 21, 2009 regarding proposed amendments to the West Bay Drive Community Redevelopment Plan, and transmitted the proposed amended Redevelopment Plan to the Board of County Commissioners for a Community Redevelopment Act review and to the Florida Department of Community Affairs for an amendment review to the Largo Comprehensive Plan; and

WHEREAS, after the receipt of review comments from the Florida Department of Community Affairs regarding the amendment to the Largo Comprehensive Plan, the City Commission of the City of Largo, Florida adopted Ordinance 2009-31, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida;

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 10-3 dated January 5, 2010 approved amendments that include the establishment of character districts and the provision of transportation capital improvements to update the West Bay Drive Community Redevelopment District Plan;

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Ordinance 10-8, dated February 6, 2010 amended Ordinance 00-07 that created the trust fund for the West Bay Drive Community Redevelopment District to include a 15-year review of tax increment expenditures; and

WHEREAS, the City Commission of the City of Largo, Florida has proposed a minor amendment to the West Bay Drive Community Redevelopment Plan by creating a new section in Part V: Funding Sources, by establishing incentives for development of jobs within the West Bay Drive Community Redevelopment District; and

WHEREAS, the City Commission of the City of Largo, Florida has approved at first reading Ordinance No. 2014-15 adopting said minor amendments; and

WHEREAS, a letter dated October 18, 2013, from the Largo City Manager requests the Board of County Commissioners of Pinellas County, Florida to consider the proposed amendment to the West Bay Drive Community Redevelopment Plan.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 19th DAY OF NOVEMBER, 2013, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. That the amendments to add section H: Incentives for Development & Jobs to Part V: Funding Sources, Section 5.1 Methods of Financing of the West Bay Drive Community Redevelopment Plan for the City of Largo, Florida, are hereby approved. The amendments are incorporated into the West Bay Drive Community Redevelopment Plan, as depicted in Exhibit A, attached.
- II. Except for the amendment approved by this Resolution, all other delegations of authority or approvals set forth in prior resolutions or ordinances of the Board of County Commissioners related to the West Bay Drive Community Redevelopment Plan for the City of Largo, Florida shall remain as set forth therein.
- III. In the event that further action is required of the City Commission to effectuate this approval, and after the City Commission of the City of Largo, Florida, takes final action on this amendment to the West Bay Drive Community Redevelopment, to effectuate County approval, a copy of the instrument of action shall be submitted to the Clerk of the Pinellas County Board of County Commissioners and made a part of the Public Records of Pinellas County, Florida.
- IV. This Resolution shall become effective immediately upon its adoption.

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

AYES:

NAYES:

ABSENT AND NOT VOTING:

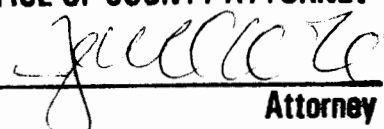
**APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY**
By 
Attorney

EXHIBIT A

WEST BAY DRIVE COMMUNITY REDEVELOPMENT PLAN

PART V: FUNDING SOURCES

5.1 Methods of Financing

H. Incentives for Development & Jobs

The Community Redevelopment Agency will explore the creation of economic and non-economic incentives that focus on development and job creation that enhances the West Bay Drive Community Redevelopment District. Any economic incentives will be funded utilizing the City's portion of the Tax Increment Financing fund. The incentives will encourage private redevelopment to support neighborhood revitalization and help to establish an active daytime and evening environment within the District.