

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** February 11, 2014

**AGENDA ITEM NO.** 14

**Consent Agenda** ☐

**Regular Agenda** ☒

**Public Hearing** ☐

**County Administrator's Signature:** 

**Subject:**

Proposed Minor Plan Change to West Bay Drive Community Redevelopment Special Area Plan

**Department:**

Planning and Development Services

**Staff Member Responsible:**

Larry Arrington, Executive Director

**Recommended Action:**

IT IS RECOMMENDED THE BOARD OF COUNTY COMMISSIONERS (BOARD), SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), RECEIVE AND ACCEPT THE REQUESTED MINOR CHANGES TO THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT SPECIAL AREA PLAN.

**Summary Explanation/Background:**

The Board of County Commissioners (Board) has received a recommendation from the Pinellas Planning Council (PPC or Council) regarding proposed minor changes to the West Bay Drive Community Redevelopment Special Area Plan, which includes Largo's historic downtown area. The Board approved the West Bay Drive Community Redevelopment Special Area Plan in January/February of 1998 in support of the City of Largo's initiative for guiding redevelopment in the West Bay Drive area of the City. The original Plan was replaced by a subsequent Plan in November/December of 2009.

The City of Largo has submitted a proposal to amend the West Bay Drive Community Redevelopment Special Area Plan. The proposed amendment would add Section H: Incentives for Development & Jobs to Part V: Funding Sources, Section 5.1, Methods of Financing to include language in the Plan to provide economic and non-economic incentives for development and job creation within the West Bay Drive Community Redevelopment District. Incentives would be funded by the City's portion of the Tax Increment Financing fund.

At its meeting of November 19, 2013, the Board of County Commissioners approved these amendments to the Plan under the authority of the Community Redevelopment Act (CRA) in Chapter 163, Part III, of the Florida Statutes. The usual procedure is for any proposed amendments to a CRA Redevelopment Plan to be reviewed and approved by the Board of County Commissioners under the Chapter 163 process prior to the proposals being considered by the PPC and CPA under the countywide process.

County staff agrees with the PPC finding that the proposed changes to the West Bay Drive Community Redevelopment Special Area Plan are not substantive and concurs with the PPC recommendation that the CPA receive and accept for filing the minor changes.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

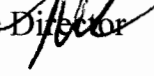
**Exhibits/Attachments Attached:**

Council Documentation



TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council 

SUBJECT: February 11, 2014 Countywide Planning Authority Agenda  
Part II – Regular Agenda Re: Minor Plan Change – CW 97-62 (SAP Change No. 2-2014) West Bay Drive Community Redevelopment Plan Special Area Plan

DATE: February 11, 2014

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, RECEIVE AND ACCEPT THE CITY OF LARGO WEST BAY DRIVE COMMUNITY REDEVELOPMENT PLAN SPECIAL AREA PLAN – MINOR PLAN CHANGE – CW 97-62 (SAP CHANGE NO. 2-2014), AS OUTLINED BELOW.

**DISCUSSION:**

The City of Largo proposes to amend the West Bay Drive Community Redevelopment Plan Special Area Plan to establish that the City will explore economic and non-economic incentives to encourage development and employment opportunities within the special area plan area. The incentives, to be determined later, will be funded by the City's portion of the Tax Increment Financing (TIF) fund.

The West Bay Drive Community Redevelopment Plan Special Area Plan area includes Largo's historic downtown area. The special area plan was originally recommended/approved by the PPC/CPA in January/February of 1998 and a replacement plan was recommended/approved in November/December of 2009. The Special Area Plan encourages redevelopment in the heart of the City of Largo by establishing character districts to guide development, increasing densities and intensities, identifying capital improvement projects, and identifying multiple potential funding sources, including the TIF fund, federal funding, and the potential establishment of local funds and fees.

The Pinellas County Board of County Commissioners (BCC) approved the amendment adding Section H: *Incentives for Development & Jobs* to Part V: *Funding Sources*, Section 5.1, *Methods of Financing* at their November 19, 2013 meeting. Chapter 163, Part III, Florida Statutes, allows the BCC, in a county that has adopted a home rule charter, to delegate certain authority and powers to the City to plan for redevelopment areas and govern TIF provisions thereof. The Countywide Rules require that the BCC approve the redevelopment plan prior to review by the Council.

The proposed amendment reads as follows:

#### 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.

The Council recommends approval of the amendment to the West Bay Drive Community Redevelopment Plan Special Area Plan based on the following findings:

- A. The proposed changes are consistent with the overall objectives of the West Bay Drive Community Redevelopment Plan Special Area Plan and are minor in nature.
- B. The changes are consistent with the Countywide Rules and will maintain consistency with the Updated Countywide Plan for Pinellas County (The Countywide Plan).
- C. The submittal satisfies a condition placed on the approval of the plan (as part of Case #CW 97-62 (SAP Change No. 1-2009)) replacing the original plan approved in 1998, that required the City to submit any amendment to the special area plan to the Pinellas Planning Council (PPC) and the Countywide Planning Authority (CPA) for receipt and acceptance, or for consideration as an amendment, as is determined necessary, under the Countywide Plan Map amendment process.

In summary, Council staff has reviewed the above proposed revisions to the special area plan and has concluded that these changes are not considered to be substantive relative to the Countywide Rules and the CRD plan category; therefore it is recommended this request be received and accepted by the PPC and CPA, pursuant to the requirements of Section 4.2.7.6.3 of the Countywide Rules.

***The Pinellas Planning Council, by a vote of 8-0, received and accepted the proposed Minor Change to the West Bay Drive Community Redevelopment Plan Special Area Plan and authorized transmittal to the Countywide Planning Authority for Receipt and Acceptance.***

Case CW 97-62  
(SAP Change No. 2-2014)  
City of Largo

# PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

**AGENDA ITEM:** IV A.

**MEETING DATE:** January 8, 2014

**SUBJECT:** Proposed Minor Plan Change to the West Bay Drive Community  
Redevelopment Plan Special Area Plan

**CASE #:** CW 97-62 (SAP Change No. 2-2014)

**JURISDICTION:** Largo

**LOCATION:** See Attached Map

**TYPE:** Minor Special Area Plan Change

**RECOMMENDATION:** Council, Based On Accompanying Findings, Receive And Accept The Proposed Minor Change To The West Bay Drive Community Redevelopment Plan Special Area Plan And Transmit This Item To The Countywide Planning Authority For Receipt And Acceptance.

## **I. BACKGROUND**

The City of Largo proposes to amend the West Bay Drive Community Redevelopment Plan Special Area Plan to establish that the City will explore economic and non-economic incentives to encourage development and employment opportunities within the special area plan area. The incentives, to be determined later, will be funded by the City's portion of the Tax Increment Financing (TIF) fund.

The West Bay Drive Community Redevelopment Plan Special Area Plan area includes Largo's historic downtown area. The special area plan was originally recommended/approved by the PPC/CPA in January/February of 1998 and a replacement plan was recommended/approved in November/December of 2009. The Special Area Plan encourages redevelopment in the heart of the City of Largo, by establishing character districts to guide development, increasing densities and intensities, identifying capital improvement projects, and identifying multiple potential funding sources, including the TIF fund, federal funding, and the potential establishment of local funds and fees.

The Pinellas County Board of County Commissioners (BCC) approved the amendment adding Section H: *Incentives for Development & Jobs* to Part V: *Funding Sources*, Section 5.1, *Methods of Financing* at their November 19, 2013 meeting. Chapter 163, Part III, Florida Statutes, allows the BCC, in a county that has adopted a home rule charter, to

### **PINELLAS PLANNING COUNCIL ACTION:**

Council received and accepted the proposed Minor Change to the West Bay Drive Community Redevelopment Plan Special Area Plan, and authorized transmittal to the Countywide Planning Authority for receipt and acceptance (vote 8-0).

### **COUNTYWIDE PLANNING AUTHORITY ACTION:**

delegate certain authority and powers to the City to plan for redevelopment areas and govern TIF provisions thereof. The Countywide Rules require that the BCC approve the redevelopment plan prior to review by the Council.

The proposed amendment reads as follows:

**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.

***II. FINDINGS***

**Staff submits the following findings in support of the recommendation for approval of the amendment to the West Bay Drive Community Redevelopment Plan Special Area Plan:**

- A. The proposed changes are consistent with the overall objectives of the West Bay Drive Community Redevelopment Plan Special Area Plan and are minor in nature.
- B. The changes are consistent with the Countywide Rules and will maintain consistency with the Updated Countywide Plan for Pinellas County (The Countywide Plan).
- C. The submittal satisfies a condition placed on the approval of the plan (as part of Case #CW 97-62 (SAP Change No. 1-2009)) replacing the original plan approved in 1998, that required the City to submit any amendment to the special area plan to the Pinellas Planning Council (PPC) and the Countywide Planning Authority (CPA) for receipt and acceptance, or for consideration as an amendment, as is determined necessary, under the Countywide Plan Map amendment process.

In summary, Council staff has reviewed the above proposed revisions to the special area plan and has concluded that these changes are not considered to be substantive relative to the Countywide Rules and the CRD plan category; therefore it is recommended this request be received and accepted by the PPC and CPA, pursuant to the requirements of Section 4.2.7.6.3 of the Countywide Rules.

***III. PLANNERS ADVISORY COMMITTEE (PAC)***

The PAC members recommended receipt and acceptance of the minor plan change at their December 30, 2013 meeting (vote 7-0). Note: A quorum of eight members was not present when this recommendation was made.

***SUBJECT:*** Case CW 97-62 (SAP Change 2-2014) – City of Largo

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***IV. LIST OF ATTACHMENTS***

Attachment 1	City of Largo Ordinance No. 2014-05
Attachment 2	Map of West Bay Drive Community Redevelopment Plan Special Area Plan Area
Attachment 3	PAC Summary Actions Sheet

**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 serveable, 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 ON  
RECORD AND FILE IN THE OFFICIAL  
RECORDS OF THE CITY OF LARGO,  
FLORIDA

BY

William L. Beaney  
City Clerk's Office

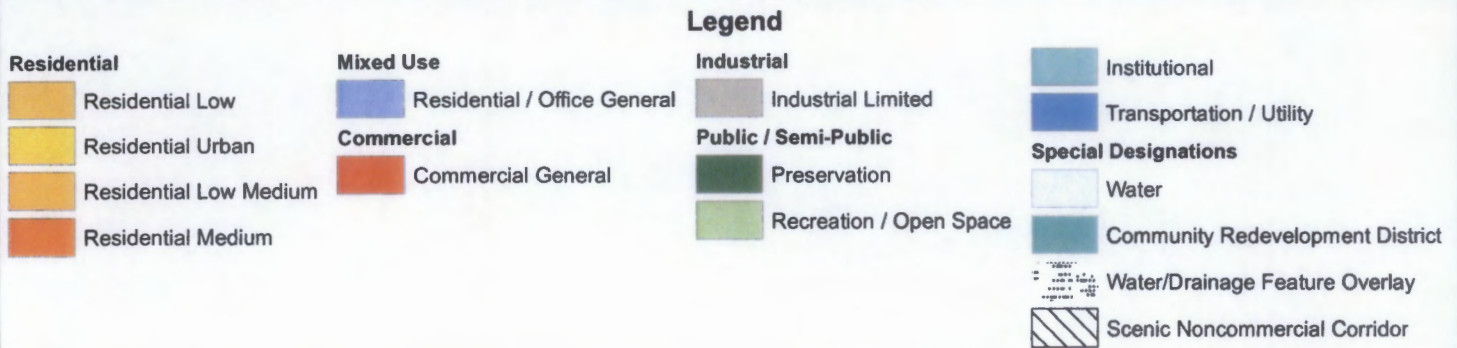
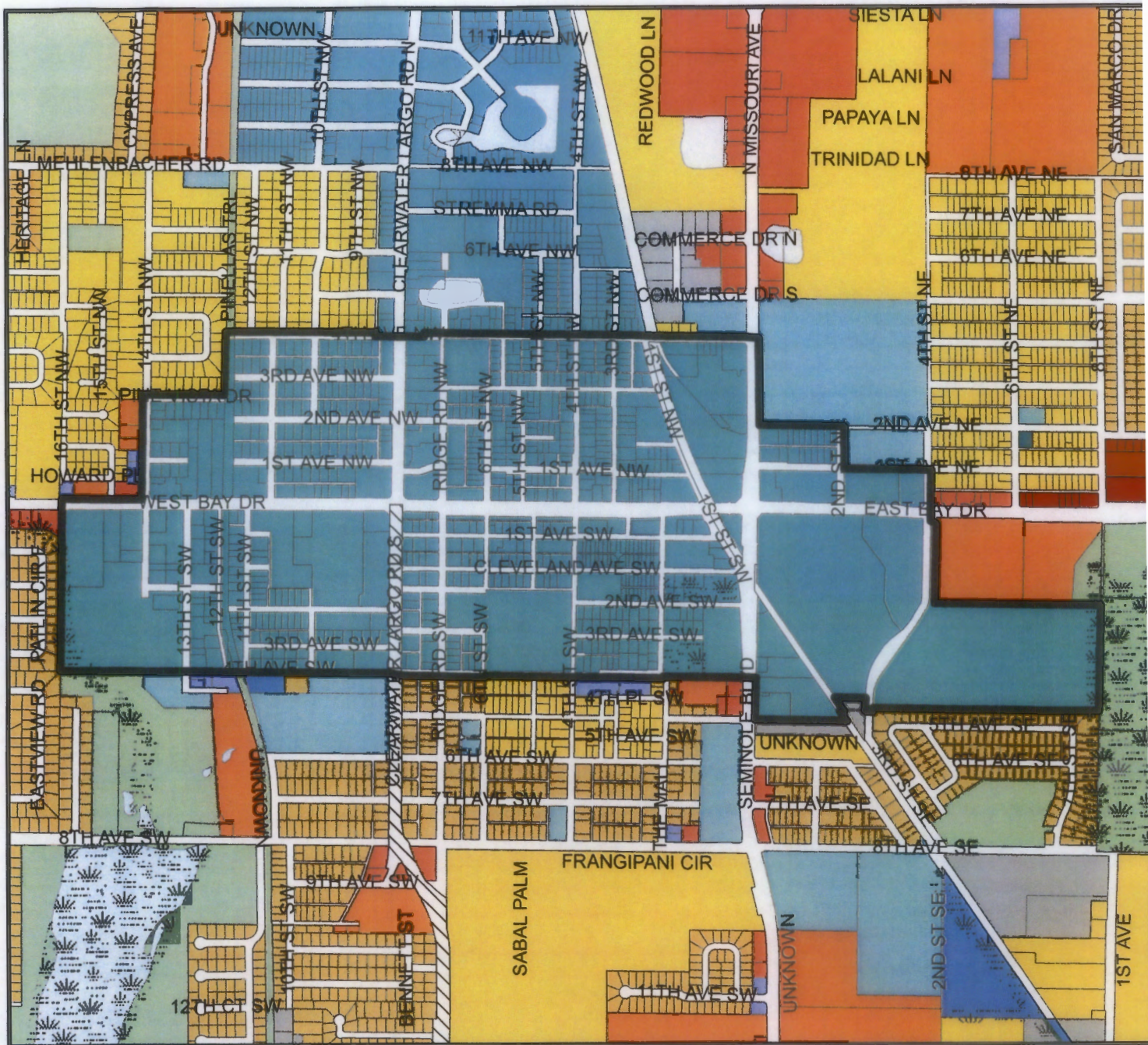
DATE

10/17/13

TIME

9:25 AM





## Attachment 2 - Map of West Bay Drive Community Redevelopment District Plan Area

CASE #: CW97-62 (SAP Change No. 2-2014)

JURISDICTION: Largo



1" = 1,200'





## PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: December 30, 2013

ITEM	ACTION TAKEN	VOTE*
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>December 2, 2013</u>	<u>Approved</u> Motion: Dean Neal Second: Gordon Beardslee	7-0
II. <u>REVIEW OF PPC AGENDA FOR JAN. 8, 2014</u> A. <u>Subthreshold Land Use Plan Amendments -</u> <u>None</u>		
B. <u>Regular Land Use Plan Amendments -</u> 1. Case CW 14-01: Pinellas County	<u>Approved staff recommendation</u> Motion: Dean Neal Second: Jan Norsoph	7-0
2. Case CW 14-02: Pinellas County	After full discussion of issues relating to transfer of development rights, clustering, density bonuses, transit/arterial roads, and affordable housing bonuses, the PAC: <u>Concurred with staff recommendation to Deny</u> . "I included statement that the PAC saw the potential value of the <u>Affordable Housing and Wetland Preservation</u> and understood importance to developer and developing jurisdiction; <u>noting there is a need to balance all criteria.</u> In addition, they felt this was not a significant future transit corridor and placing high density here was counter intuitive to the long term objectives. Motion: Dean Neal Second: Jan Norsoph	6-1 Pinellas County dissenting
3. Case CW 14-03: Pinellas County	<u>Approved subject to Accompanying Development Agreement</u> Motion: Dean Neal Second: Jan Norsoph	7-0
4. Case CW 14-04: City of Largo	<u>Approved staff recommendation</u> Motion: Dean Neal Second: Matt McLachlan	7-0
C. <u>Amendment of the Countywide Rules re: Preservation of Industrial Lands</u>	<u>Approved staff recommendation</u> Motion: Dean Neal Second: Jan Norsoph	7-0
D. <u>Minor Plan Change: Case CW 97-62, SAP Change No. 2-2014: City of Largo</u>	<u>Approved/Accept for transmittal to the Countywide Planning Authority</u> Motion: Dean Neal Second: Matt McLachlan	7-0
E. <u>Annexation Report – December 2013</u>	It was noted that the report will be revised for PPC due to receipt of additional annexation reports <u>No Action – Information Only</u>	