



BOARD OF COUNTY COMMISSIONERS

DATE: June 3, 2014

AGENDA ITEM NO. 15

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

 **County Administrator's Signature:**

Subject:

Delegation of Certain Redevelopment Powers to the City of St. Petersburg for the Southside St. Petersburg Community Redevelopment Area.

Department:

Planning and Development Services

Staff Member Responsible:

Jacob Stowers, Interim Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE PROPOSED RESOLUTION DELEGATING CERTAIN REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG (CITY) FOR THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (CRA).

Background:

On May 20, 2014, the Board approved an Interlocal Agreement with the City to establish the framework for establishing and administering the proposed Southside St. Petersburg CRA. Section 4 of the Interlocal Agreement discusses the governance structure for the CRA and Subsection 4.D. specifies that there will be a limited delegation of redevelopment authority by the County to the City, which is consistent with the Board's traditional approach to delegating redevelopment authority to municipalities for CRAs.

In compliance with the approved Interlocal Agreement and as provided in Section 163.410, F.S., the proposed attached County Resolution would delegate to the City limited redevelopment powers within the Southside St. Petersburg CRA to make findings of blight conditions, to declare the City Council as the Community Redevelopment Agency for the CRA and to prepare and grant final approval to community redevelopment plans and modification thereof pursuant to Section 163.360 through 163.365, F. S., subject to Board approval. By joint agreement between the County and the City, the Board has until June 6, 2014 to delegate to the City Council the initial limited community redevelopment authority and powers discussed in Subsection 4.D. of the Interlocal Agreement for the Southside St. Petersburg Community Redevelopment Area (CRA). After completion and approval of the community redevelopment plan, the Board would delegate additional redevelopment authority to the City, which could include the authority to establish two redevelopment trust funds utilizing tax increment financing within two subareas of the CRA as initially requested by the City on June 20, 2013 in City Resolution No. 2013-247.

Fiscal Impact/Cost/Revenue Summary:

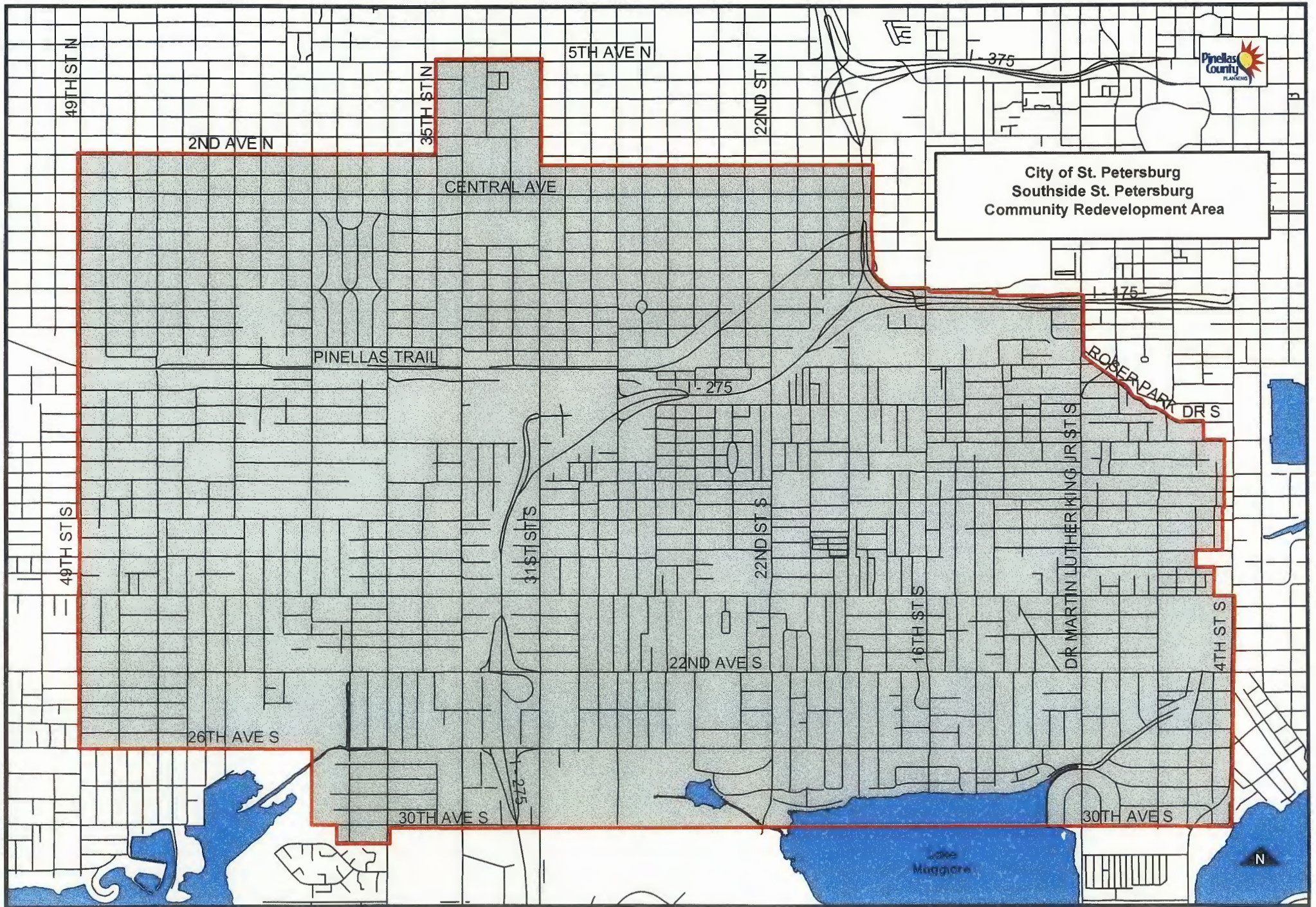
The details of funding proposals, including tax increment projections, and capital improvement expenditures will be presented in the community redevelopment plan.

Exhibits/Attachments Attached:

Map of Southside St. Petersburg Community Redevelopment Area

Map from Southside St. Petersburg Blight Study showing two proposed Tax Increment Financing (TIF) Districts

Proposed County Resolution



City of St. Petersburg
Southside St. Petersburg
Community Redevelopment Area



RESOLUTION NO. _____

A RESOLUTION DELEGATING CERTAIN AUTHORITY AND POWERS CONFERRED UPON PINELLAS COUNTY BY THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, TO THE CITY OF ST. PETERSBURG CITY COUNCIL FOR REDEVELOPMENT IN THE SOUTHSIDE ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA 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 of 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 No. 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 have 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, 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 "Community 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 "Community Redevelopment Act"); and

WHEREAS, all powers arising through the Community 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 (2013), 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 power not specifically delegated shall be reserved exclusively to the governing body of the County..."; and

WHEREAS, the City Council of the City of St. Petersburg, in Resolution No. 2013-247, requested that the Board delegate to the City Council all authority and powers conferred upon Pinellas County through the Community Redevelopment Act for the Southside St. Petersburg Community Redevelopment Area (CRA) and that the Board establish two tax increment financing districts and two redevelopment trust funds within the Southside St. Petersburg CRA; and

WHEREAS, the Board adopted Resolution No. 13-186 on October 8, 2013, which approved the *Blight Study to Establish the Southside St. Petersburg Community Redevelopment Area*, defined the boundaries of the Southside St. Petersburg CRA, and determined that conditions in the Southside St. Petersburg CRA meet two of the blight criteria described in Sec. 163.340(8) of the Florida Statutes; and

WHEREAS, in Resolution No. 13-186, the Board reserved delegation of any redevelopment powers to the City Council until the execution of an Interlocal Agreement between the City and County that would define the governance structure for the community redevelopment agency for the Southside St. Petersburg CRA and to address other subjects as determined appropriate; and

WHEREAS, the Board and the City Council took action on October 8, 2013 and on October 3, 2013, respectively, to extend the deadline for Board action on the City's request for delegation of redevelopment powers to January 31, 2014, which deadline was later extended by mutual consent to June 6, 2014; and

WHEREAS, County staff and City staff have collaborated in developing an Interlocal Agreement that establishes the framework for establishing and administering the proposed Community Redevelopment Agency for the Southside St. Petersburg CRA; and

WHEREAS, the City Council approved the Interlocal Agreement on May 15, 2014 in Resolution No. _____, and the Board approved the Interlocal Agreement on May 20, 2014 in Resolution No. _____.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 3rd DAY OF JUNE, 2014, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION I. With respect to the Southside St. Petersburg Community Redevelopment Area defined in County Resolution No. 13-186, the City of St. Petersburg is hereby delegated certain powers enumerated in the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, as amended, as follows:

A. The power, pursuant to Section 163.355 Florida Statutes, to make findings that:

1. 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.

2. The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

B. The power to declare itself a community redevelopment agency pursuant to Section 163.356, Florida Statutes. The City of St. Petersburg shall not delegate any powers to a community redevelopment agency. By way of explanation, the foregoing sentence means that the powers and authority to conduct redevelopment activities delegated by this Resolution shall be exercised solely by the elected officials constituting the City Council of the City of St. Petersburg, acting in their capacity as the City Council or as members of the Community Redevelopment Agency and that no separate community redevelopment agency apart from the one consisting of the City Council shall be delegated any powers by the City.

C. The sole power granted to the City Council as the Community Redevelopment Agency is the power to prepare and grant final approval to community redevelopment plans and modification thereof pursuant to Section 163.360 through 163.365, Florida Statutes. The delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to review and approve the initial redevelopment plan and any amendments thereto, prior to its implementation and also prior to its presentation to the Pinellas Planning Council.

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:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney