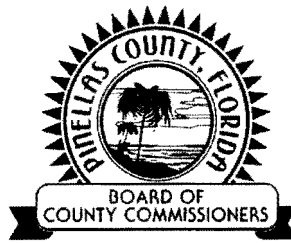


No. 42
BCC 06-23-15
2:04 P.M. Todd/SCHMIDT

- #42 Resolution No. 15-62 making a legislative finding that conditions of blight exist in the Lealman Study Area, establishing the Lealman Community Redevelopment Area (CRA), declaring the need for a Community Redevelopment Agency, providing authorization to proceed with the preparation of the Lealman Redevelopment Plan, and directing the creation of a Lealman CRA Advisory Committee. No correspondence has been received. No citizens appeared to be heard.

Motion	-	Commissioner Seel
Second	-	Commissioner Welch
Vote	-	6 – 0

Affidavit of Publication



BOARD OF COUNTY COMMISSIONERS

DATE: June 23, 2015

AGENDA ITEM NO. 42

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Proposed resolution making a legislative finding that conditions of blight exist in the Lealman study area, establishing the Lealman Community Redevelopment Area (CRA), declaring the need for a Community Redevelopment Agency, providing authorization to proceed with preparation of the Lealman Redevelopment Plan, and directing the creation of a Lealman CRA Advisory Committee

Department:

Planning

Staff Member Responsible:

Gordon Beardslee, Director
Renea Vincent, Section Manager

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) CONDUCT A PUBLIC HEARING TO ADOPT THE RESOLUTION MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE LEALMAN STUDY AREA, ESTABLISHING THE LEALMAN CRA, DECLARING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY, PROVIDING AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE LEALMAN REDEVELOPMENT PLAN AND DIRECTING THE CREATION OF A LEALMAN CRA ADVISORY COMMITTEE.

Summary Explanation/Background:

By direction of County Administration, Planning staff has prepared a Finding of Necessity (Exhibit A to the Resolution) for an area known as the Lealman study area (Exhibit B to the Resolution). The Finding of Necessity is required by Chapter 163, Part III as the first step to establish a CRA. Fourteen (14) indicators of blight must be evaluated, of which a positive finding of at least two (2) must be present in order to establish a CRA. The analysis indicated that nine (9) of fourteen (14) blighting factors were present in the Lealman study area. The results of the Finding of Necessity were presented to the Board on May 19, 2015. The Board, by consensus, directed staff to move forward with establishing the CRA. The attached Resolution has five (5) associated actions:

- 1) Finding that conditions of blight exist within the Lealman study area;
- 2) Establishing the Lealman study area as the Lealman Community Redevelopment Area;
- 3) Declaring the need for a Community Redevelopment Agency;
- 4) Providing authorization to proceed with preparation of the Lealman Redevelopment Plan; and
- 5) Directing the creation of the Lealman Community Redevelopment Area Advisory Committee.

Required notice to all taxing authorities, advising of the Board's intent to consider the attached resolution, will be mailed no later than June 5, 2015. A notice of intent will also be published in the Tampa Bay Times no later than June 12, 2015. Following is the proposed schedule of remaining associated actions to complete the adoption/creation of the Lealman CRA:

- June 3, 2015 > Present Finding of Necessity/CRA recommendations at the Lealman Symposium
- Week of June 15, 2015 > Present Finding of Necessity/CRA recommendations to Lealman business community/stakeholders (exact date to be determined)
- June 23, 2015 > Request authorization to advertise an Ordinance for public hearing on July 21, 2015 establishing the Community Redevelopment Agency and appointing the Board as the Community Redevelopment Agency Board
- July 21, 2015 > Board adopts an ordinance establishing the Community Redevelopment Agency and appointing the Board as the Community Redevelopment Agency Board
- July 21, 2015 > Board adopts a resolution establishing the Lealman CRA Advisory Committee, membership requirements, terms, etc.
- July - August 2015 > Recruit members for the Lealman CRA Advisory Committee
- August 18, 2015 > Board appoints CRA Advisory Committee members
- August-September 2015 > Lealman Advisory Committee meeting to "kick-off" the process of preparing the Lealman Redevelopment Plan

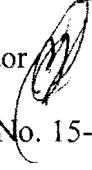
Fiscal Impact/Cost/Revenue Summary:

It is anticipated that a Redevelopment Trust Fund will be established and funded with Tax Increment Financing revenues. The fiscal impact will be analyzed in the Lealman Redevelopment Plan to be developed over the next eight (8) to twelve (12) months.

Exhibits/Attachments Attached:

Resolution, with Exhibits A & B

TO: Norman D. Loy, Manager, Board Records Department

FROM: ✓ Mark S. Woodard, County Administrator 

SUBJECT: Scrivener's Error in Board Resolution No. 15-62

DATE: July 8, 2015

REQUEST: Pursuant to Pinellas County Code Section 2-62(a)(7) and under my authority to authorize corrective documents, I am requesting Board Records to replace the Resolution No. 15-62 heard as item #42 at the June 23, 2015 Board of County Commissioners' meeting with the corrected document as attached. I further request that you do whatever you deem necessary to clarify the Board's record file on this matter.

DISCUSSION: At the June 23, 2015 Board of County Commissioners' meeting, the Board, in agenda item #42, approved Resolution No. 15-62 making a legislative finding that conditions of blight exist in the Lealman Study area, establishing the Lealman Community Redevelopment Area, declaring a need for a Community Redevelopment Agency, authorizing the preparation of a Lealman Redevelopment Plan, and directing the creation of a Lealman Community Redevelopment Area Advisory Committee. However, in both Exhibit A, the Lealman Study Area Finding of Necessity, and Exhibit B, Map and Boundary Description, the subject resolution contained a scrivener's error that reflected an incorrect and incomplete legal description of the Lealman Study Area.

The resolution, reflecting the correct legal description for the Lealman Study Area in Exhibits A and B, is attached for your handling pursuant to this request.

RESOLUTION No. 15-62

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT EXIST IN THE LEALMAN STUDY AREA; ESTABLISHING THE LEALMAN COMMUNITY REDEVELOPMENT AREA; DECLARING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE LEALMAN REDEVELOPMENT PLAN; DIRECTING THE CREATION OF A LEALMAN COMMUNITY REDEVELOPMENT AREA ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and finding that areas or portions thereof which are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, the Pinellas County Board of County Commissioners, hereinafter the "Board", directed the Pinellas County Department of Planning to prepare a Finding of Necessity (**Exhibit A**) for an area generally known as the unincorporated "Lealman Study Area" ; and

WHEREAS, the Lealman Study Area was defined as a 3.98 square mile area (m.o.l.) within unincorporated Pinellas County, Florida, described and depicted in **Exhibit "B"**; and

WHEREAS, within the Lealman Study Area, there is a predominance of defective or inadequate street layouts, parking facilities, roadways, bridges or public transportation facilities; and

WHEREAS, within the Lealman Study Area, the aggregate assessed values of real property for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions; and

WHEREAS, within the Lealman Study Area, there exists evidence of faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and

WHEREAS, within the Lealman Study Area, there exists evidence of unsafe or unsanitary conditions; and

WHEREAS, within the Lealman Study Area, there exists evidence of deterioration of site or other improvements; and

WHEREAS, within the Lealman Study Area, there exists a higher rate of incidences of crime than in the remainder of the County; and

WHEREAS, within the Lealman Study Area, there exists a proportionally higher rate of incidences of fire and emergency medical service calls than in the remainder of the County; and

WHEREAS, within the Lealman Study Area, there exists a higher rate of incidences of violations of the Florida Building Code than the in the remainder of the County; and

WHEREAS, the Lealman Study Area can be revitalized and redeveloped in a manner that will improve the economic and social conditions of the community; and

WHEREAS, the Board finds that conditions are present within the Lealman Study Area that are detrimental to the sound growth of Pinellas County, and which substantially impair or arrest appropriate growth within the area, and present conditions and uses which are detrimental to the public health, safety, morals and public welfare; and

WHEREAS, the Board concurs with the Finding of Necessity Study and finds that one or more slum or blighted areas, as defined in Chapter 163, Part III, Florida Statutes, exist in the Lealman Study Area; and

WHEREAS, the Board finds that there is a need to establish the Lealman Study Area as the Lealman Community Redevelopment Area, to establish a Lealman Community Redevelopment Agency, and to prepare a Redevelopment Plan for the Lealman Community Redevelopment Area; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, Pinellas County has provided notice to taxing authorities of its intent to consider adopting a resolution declaring a Finding of Necessity for the creation of the Lealman Community Redevelopment Area, as set forth in Section 125.66(2), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Pinellas County, Florida, in regular meeting duly assembled on this 23 day of June, 2015:

SECTION 1. **Recitals.**

The foregoing recitations are found and determined to be true and correct and are adopted and incorporated as part of this resolution.

SECTION 2. **Legislative Finding of Conditions of Blight**

A. The Board hereby finds that the conditions in the Lealman Study Area meet the criteria described in Section 163.340 (7) or (8), Florida Statutes, that warrant the creation of a Lealman Community Redevelopment Area encompassing the Lealman Study Area and establishment of a Community Redevelopment Agency to implement redevelopment activities.

B. Specifically, the Board finds that one or more areas within the proposed Lealman Community Redevelopment Area meet the criteria of a “blighted area”. This Legislative Finding

is supported by data and analysis, as established in the Lealman Finding of Necessity, included herein as **Exhibit "A"**.

C. The Board further finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, 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 Pinellas County.

SECTION 3. **Declaration of Need for a Community Redevelopment Agency and Authorization to Prepare a Redevelopment Plan.**

The Board hereby declares a need for the creation of a Community Redevelopment Agency and authorizes the preparation of a Redevelopment Plan for the Lealman Study Area as described in Exhibit "B".

SECTION 4. **Direction to Establish a Lealman Community Redevelopment Area Advisory Committee.**

A. The Board hereby directs that a Lealman Community Redevelopment Area Advisory Committee be established concurrently with the adoption of an ordinance appointing the Pinellas County Board of County Commissioners as the Community Redevelopment Agency for Pinellas County.

B. The establishment of the Lealman Community Redevelopment Area Advisory Committee and associated membership requirements, duties and responsibilities shall be adopted by a resolution of the Pinellas County Board of County Commissioners.

This Resolution shall take effect immediately upon its adoption.

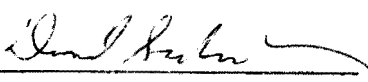
Commissioner Seel offered the foregoing Resolution and moved for its adoption, which was seconded by Commissioner Welch, and upon the roll call, the vote was:

_____ Ayes **Morronei, Justice, Long, Welch, Eggers and Seel.**

_____ Nays **None.**

_____ Absent and not voting **Gerard.**

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney