

RESOLUTION NO. 20-52

A RESOLUTION OF THE CITY OF CLEARWATER, FLORIDA, FINDING THAT THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA IS A BLIGHTED AREA AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT OF 1969 AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF THIS 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 IN THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; REQUESTING THAT THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS DELEGATE THE REDEVELOPMENT POWERS ENUMERATED IN THE COMMUNITY REDEVELOPMENT ACT OF 1969 TO THE CITY OF CLEARWATER FOR THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; REQUESTING AUTHORITY FROM THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO ESTABLISH A TAX INCREMENT FINANCING DISTRICT AND A REDEVELOPMENT TRUST FUND WITHIN THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; REQUESTING THAT THE CITY ADMINISTRATION PREPARE A REDEVELOPMENT PLAN FOR THE NORTH GREENWOOD COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 ("the Act"); and

WHEREAS, the Florida Legislature has amended the Act from time to time and the Act is now codified at Part III, Chapter 163, Florida Statutes; and

WHEREAS, in counties with home rule charters, all powers arising through the Act are conferred onto the county and the county is, in turn, authorized to delegate those powers to municipalities within its boundaries when such municipalities desire to undertake redevelopment projects within their municipal boundaries pursuant to § 163.410, Fla. Stat.; and,

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

WHEREAS, the City of Clearwater ("the City") desires to increase the tax based of all taxing authorities; and

WHEREAS, the City finds that the delegation of the redevelopment powers and authority enumerated in the Act to the City is an appropriate vehicle through which to accomplish redevelopment projects in areas within the City's municipal boundaries that have experienced slum or blight as those terms are defined in the Act, and that such delegation of redevelopment powers and authority serves the best interest of the public; and

WHEREAS, the City of Clearwater City Council must determine that the North Greenwood Community Redevelopment Area, as defined herein, is an area of slum or blight as those terms are defined in the Act before the Pinellas County Board of County Commissioners may delegate the redevelopment powers and authority enumerated in the Act to the City; and

WHEREAS, the Pinellas County Government; the Pinellas Planning Council; the Pinellas County School Board; the Southwest Florida Water Management District; the Juvenile Welfare Board; and the Pinellas Suncoast Transit Authority, which collectively are the appropriate taxing authorities that levy ad valorem taxes on taxable real property contained within the geographic boundaries of the North Greenwood Community Redevelopment Area, as defined herein, have been notified of this resolution by registered mail at least fifteen (15) days before the proposed action on the resolution pursuant to § 163.346, Fla. Stat.; and

WHEREAS, appropriate notice to the public has been given by publication in accordance with § 166.041(3)(a), Fla. Stat.; 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 CLEARWATER, FLORIDA:

Section 1. That the real property, inclusive of rights-of-way, described and shown graphically in the attached Exhibit "A" (hereinafter referred to as "the North Greenwood Community Redevelopment Area") is within the municipal boundaries of the City of Clearwater, Florida.

Section 2. That the North Greenwood Community Redevelopment Area is hereby found and declared to be a blighted area as defined in § 163.340(8), Fla. Stat., as supported by the finding of necessity study attached as Exhibit "B" to this resolution, because the North Greenwood Community Redevelopment Area has:

- A. A substantial number of deteriorated or deteriorating buildings;

- B. Conditions, as indicated by government-maintained statistics or other studies, that endanger life or property or are leading to economic distress;
- C. Incidences of crime higher than in the remainder of the City or in Pinellas County;
- D. Fire and emergency medical service calls proportionately higher than the remainder of the City or Pinellas County; and
- E. A greater number of Florida Building Code violations than in the remainder of the City or in Pinellas County.

Section 3. That it is hereby found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the North Greenwood Community Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the City's residents.

Section 4. That based upon the foregoing findings the City of Clearwater City Council finds that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of the Act in the North Greenwood Community Redevelopment Area.

Section 5. Requests that the Pinellas County Board of County Commissioners delegate to the City of Clearwater City Council all authority and powers conferred upon Pinellas County through the Act (Part III, Chapter 163, Florida Statutes) for the North Greenwood Community Redevelopment Area.

Section 6. Requests that the Pinellas County Board of County Commissioners establish a tax increment financing district and a redevelopment trust fund within the North Greenwood Community Redevelopment Area to implement needed improvements that will remedy the stated blighted conditions pursuant to §§ 163.370 and 163.387, Fla. Stat.

Section 7. Requests that the City's administration prepare a redevelopment plan for the North Greenwood Community Redevelopment Area pursuant to the requirements of the Act.

Section 8. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2020.

Frank V. Hibbard
Mayor

Approved as to form:

Michael P. Fuino
Assistant City Attorney

Attest:

Rosemarie Call
City Clerk