

RESOLUTION NO. 26-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, APPROVING THE AMENDMENT TO THE CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT AREA 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 POWER TO THE CITY OF LARGO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act" or "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, Chapter 163, Florida Statutes, defines and provides for the conduct of redevelopment activities within municipalities and counties; and

WHEREAS, all powers arising through the Act were conferred upon counties which 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, the City Commission of the City of Largo (the "Largo City Commission") adopted Resolution No. 1568 on February 21, 1995, finding that specific conditions of blight existed in the Clearwater-Largo Road area of the City, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area would serve and protect the public health, safety, morals, and welfare of its residents; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 95-225 on August 29, 1995, delegating redevelopment authority and powers conferred upon Pinellas County by Chapter 163, Part III, Florida Statutes (the "Act") to the City of Largo; and

WHEREAS, the Largo City Commission adopted Ordinance No. 95-52 on October 3, 1995, defining the original community redevelopment area as the Clearwater-Largo Road Community Redevelopment District (the "District" or "Clearwater-Largo Road Community Redevelopment Area") and defining the Clearwater-Largo Road Corridor Redevelopment Plan (the "Plan"); and

WHEREAS, the Largo City Commission adopted Resolution No. 1597 on February 20, 1996, declared itself to be a Community Redevelopment Agency to undertake and carry out community redevelopment and related activities in the District; and

WHEREAS, the Largo City Commission adopted Resolution No. 96-73 on April 16, 1996, approving the Plan for the District pursuant to the Act; and

WHEREAS, the Largo City Commission adopted Resolution No. 1779 on May 2, 2002, approving the addition of 242 acres of blighted area to the District; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 02-288 in 2002, approving the Plan and delegating authority to the City of Largo to expand the District; and

WHEREAS, the Largo City Commission adopted Ordinance No. 2006-49 on July 18, 2006, expanding the boundary of approving the current Plan for the District; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 06-186 in 2006, approving the current Plan and delegating authority to the City of Largo to further expand the Clearwater-Largo Road Community Redevelopment Area; and

WHEREAS, the Largo City Commission adopted Resolution No. 1108 on November 18, 2008, approving the addition of 18 acres of blighted area to the District; and

WHEREAS, the Largo City Commission, adopted Resolution No. 2281 on December 15, 2020, approving the Clearwater-Largo Road Community Redevelopment District Finding of Necessity Study, finding the need for an expanded District under the provisions of Chapter 163, Part III, of the Florida Statutes; and

WHEREAS, the Largo City Commission adopted Resolution No. 2334 on December 6, 2022, which adopted a Finding of Necessity for an area of the City adjacent to the District comprised of approximately 308.847 acres (such area being referred to as the "Study Area"); and

WHEREAS, the Pinellas County Board of County Commissioners recognizes the importance of the Clearwater-Largo Road Community Redevelopment Area and its continued existence; and

WHEREAS, The Board adopted Resolution No. 23-32 on April 25, 2023, in which it made a legislative finding that the expansion area meets the criteria for a blighted area as described in Section 163.340(8) of the Act; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 23-32 approving the expansion of the District, for the City to revise its Redevelopment Plan to reflect the expansion, and to request the establishment of a tax increment financing ("TIF") district and redevelopment trust fund within the District to include the expansion area as approved therein.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 21 DAY OF APRIL, 2026, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. That the amendment to the Clearwater-Largo Road Community Redevelopment Area Community Redevelopment Plan for the City of Largo, is hereby approved. The amendment is incorporated into the Clearwater-Largo Road 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 Clearwater-Largo Road Community Redevelopment Plan for the City of Largo, Florida shall remain as set forth herein.
- 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 Clearwater-Largo Road 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.
- V. Ensure the continuance of the Community Redevelopment Agency Advisory Board for the life of the CRA.

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

AYES:

NAYES:

ABSENT:

NOT VOTING:

APPROVED AS TO FORM

By: Jason C. Ester
Office of the County Attorney