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Appendix B: St. Petersburg City Council Ordinance 409-G: Adopting Revised Redevelopment Plan, 1999

Appendix C: St. Petersburg City Council Ordinance 825-G: Adopting Amendments to Redevelopment Plan, 2007

Appendix D: Pinellas County Board of County Commission Resolution 8-36: Approving Amendments to Redevelopment Plan, 2007

Appendix E: St. Petersburg City Council Ordinance 951-G: Adopting Revised Redevelopment Plan, 2009

Appendix F: Pinellas County Board of County Commission Resolution 9-191: Approving Amendments to Redevelopment Plan, 2009
THE INTOWN WEST REDEVELOPMENT PLAN (IWRP) is the City’s guide to redeveloping and reinvigorating the lands between the Intown (downtown) planning area and I-275, the major gateway into the traditional city center. With the development of Tropicana Field on the former City Gas Plant site and the successful acquisition of a Major League Baseball franchise, this neighborhood has become even more significant as a key gateway area and a potential high activity node related to stadium activities. Logistically, the Intown West area serves as one of the major connections for both motorists and pedestrians between the stadium area and the downtown. The importance of its economic health, visual appearance, and redevelopment cannot be underestimated. For some who visit the stadium area, the condition of the Intown West planning area is the only visual impression they take of the community.

To address the development pressures that would accompany construction of the stadium, and to counter the declining investment and economic condition of the Intown West area, staff conducted a study of the area in 1990 to evaluate blighted or deteriorated conditions. The preparation of a blight study is a prerequisite to the adoption of a redevelopment plan and designation of a redevelopment area. The 1990 study was conducted to: 1) Identify the problems and issues related to the importance of the area as a support district to the City's downtown redevelopment effort and construction of the domed stadium; 2) Address the redevelopment pressures generated by the stadium; and 3) Formulate strategies to manage and facilitate the development and redevelopment of the area to ensure compatibility with the stadium and downtown. The result of the study was to recommend that the Intown West area be declared a redevelopment area pursuant to the criteria contained in Florida Statutes Chapter 163, Part III. Subsequent to the declaration of blight, the City Council adopted the IWRP (Ordinance 2006-F) on June 7, 1990, attached hereto as Appendix B.

The 1999 amendments to the IWRP primarily provided consistency with the Dome District/16th Street South Business Plan and CBD-4 Zoning regulations by establishing mixed use land use throughout the area, and providing design guidelines. These amendments (Ordinance 409-G) were adopted on December 16, 1999, attached hereto as Appendix A.

PROJECT AREA DESCRIPTION

The Intown West Redevelopment Plan (IWRP) area is generally located from Dr. Martin Luther King, Jr. Street to I-
275 between Burlington Avenue North and I-175, excluding the area within the Intown Redevelopment Area. The Intown West encompasses approximately 73 acres (See Map 1).

The written description of the area is as follows:

From a point of beginning at the intersection of the east right-of-way line of Dr. Martin Luther King, Jr. Street North and the north right-of-way line of the alley north of Arlington Avenue North proceed southward along the east right-of-way line of Dr. Martin Luther King, Jr. Street North to the south right-of-way of 1st Avenue South; thence proceed westward along the south right-of-way line of 1st Avenue South to the east right-of-way line of 16th Street South; thence proceed southward along the east right-of-way line of 16th Street South to the north right-of-way line of I-175; thence proceed westward along the north right-of-way line of I-175 to the east right-of-way line of I-275; thence proceed northward along the east right-of-way line of I-275 to the north right-of-way line of Burlington Avenue North; thence proceed eastward along the north right-of-way line of Burlington Avenue North to the east right-of-way line of 13th Street North; thence proceed southward along the east right-of-way line of 13th Street North to the north right-of-way line of the alley north of Arlington Avenue North; thence proceed eastward along the north right-of-way line of the alley north of Arlington Avenue North to the point of beginning.

REDEVELOPMENT AUTHORITY

Redevelopment authority and powers have been conferred to the Pinellas County Board of County Commission through the Community Redevelopment Act of 1969, Florida Statutes Chapter 163, Part III, and as amended. The Board delegated these redevelopment powers to the City of St. Petersburg by Resolutions 81-465 and 90-180. Subsequent to the City’s declaration of blight on June 7, 1990, the City of St. Petersburg City Council declared the Intown West area an area of blight for the following reasons:

1. One or more blighted areas exist in the Intown West area, and

2. The rehabilitation, conservation, or redevelopment, or a combination thereof of the Intown West area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Intown West area and the City of St. Petersburg.

The “Sunsation” Walkway at Tropicana Field is the largest mosaic in Florida, containing over 2,000,000 tiles. With its theatrical lighting and fiber optics, the Walkway was sponsored by the Florida Power Corporation to commemorate the inaugural season of the Tampa Bay Rays in St. Petersburg.
INTOWN WEST REDEVELOPMENT AREA

--- INTOWN WEST BOUNDARY

Not to Scale

Intown West Redevelopment Area Plan Boundary

Map 1
The study had six specific findings: 1) Lack of property improvements as indicated by a 1:4.05 land to improvement ratio; 2) A high level of substandard buildings (27.4%); 3) Number of buildings built before 1949 (33%); 4) Low mean income of $4,872; 5) Inefficient lot and street configuration and small lot sizes; and 6) Conflicting land uses and disjointed development patterns. Also, on June 7, 1990 the City Council designated themselves as the Community Redevelopment Agency (CRA) and directed the City Administration to prepare a redevelopment plan. Appendix "B" contains these legal documents. Pursuant to the time limits specified in Chapters 163.362(10) and 163.385(1)(a), the Intown West Redevelopment Plan will expire on November 15, 2020.

REDEVELOPMENT ROLES

The City of St. Petersburg City Council is the Community Redevelopment Agency (CRA) for the Intown West Redevelopment Area. The CRA has the authority to amend the plan with final approval by the City Council. Some amendments will require Board of County Commission review as part of the delegation of redevelopment authority, to the City. The following amendments will require Board review:

1. Any addition of a new public improvement program, including expansion of areas for block consolidation, not in the plan as of the date of the original City Council adoption.

2. Any increase in total debt service requirements above that identified in the original plan.

3. Any enlargement of the redevelopment area boundary.

REDEVELOPMENT PLAN ACTIVITIES

The CRA and City Council will achieve implementation of the IWRP through methods pursuant to Chapter 163, Part III, as amended, including but not limited to the following:

1. Establish design and development guidelines, and development review procedures and requirements.

2. Acquisition of real property as provided for pursuant to Chapter 163, Part III, and as amended.

3. Relocation of site occupants presently residing in structures which are acquired by the CRA as set forth in the Neighborhood Impact chapter of this plan.

4. Demolition, removal, or clearance of existing buildings, structures and improvements where necessary to comply with the plan.

5. Management of property acquired until disposition of the property.

6. Disposition by sale or lease of property to private enterprises or for public purpose for uses in accord with the plan and with such conditions, agreements, and/or covenants as deemed necessary to comply with plan goals.

7. Construction of public improvements necessary to carry out the plan.
PROBLEMS AND ISSUES

Areas adjacent to a central business district, like the Intown West, represent unique redevelopment problems and opportunities. Some of the key problems are described below:

- Economic decline due to little or no development focus or cohesiveness resulting from conflicting land use patterns, inefficient lot and street configurations, a decline in the growth of the tax base, and low building to land improvement ratios.

- Physical deterioration of structures and properties.

- Poor aesthetic characteristics, poor visual identity or linkage to adjacent activity centers, and lack of pedestrian amenities.

- Visual and economic decline of the area resulting from the above conditions and other socioeconomic factors such as relatively high crime rates, lack of private investment, etc.

- A lack of a unified or integrated architectural theme or development pattern.

The Intown West area is characterized by the problems identified above. Furthermore, the area is comprised of a variety of commercial, industrial, and residential uses which limit the area's potential for unified development. This diversity and decentralization of uses is a contributing factor to the decline of the area since market forces have no specific focus upon which to capitalize. The Intown West study recommended establishing a new zoning district (CBD-4) which was adopted in 1990, and subsequently replaced with DC-1 and DC-2 zoning as part of the Citywide rezoning in 2007 (Map 2). The DC-1 and DC-2 zoning districts address a number of the problems that have been enumerated, specifically the unification of land uses and development regulations, and the ability of landowners to develop on platted lots of various sizes. The decline of the area also has been due to the lack of a defined support role for the Intown West in relation to the downtown and the stadium.

Other factors in the area that limit sound growth and impact the tax base include a disproportionately high percentage of the buildings in the area being in a deteriorated and dilapidated condition compared to the City as a whole, vacant parcels that are not maintained, parking lots which do not meet landscape requirements, industrial uses which do not meet buffer wall or landscape requirements, diversity of ownerships, and a low land value to improvement value ratio in 1999 of 1:4.05 (represents underutilization in terms of economic/market value potential). These factors adversely impact the area's reinvestment potential, the City's tax base, and the public health, safety, morals, and welfare.
The redevelopment plan is necessary to provide and promote additional mechanisms to ensure that revitalization occurs. These mechanisms include regulations that allow for development on various lot configurations; design performance standards that help to address the need for a unified architectural and development pattern; and continuation of the Intown Redevelopment Plan Plaza Parkway program (streetscape enhancement) to reinforce the Central Avenue retail corridor.

PLAN OBJECTIVES

The goal of the redevelopment plan is to provide a specific development focus for the area that creates a support district to the Intown Redevelopment Area and capitalizes on the opportunities generated by Tropicana Field.

Based on the need to support the downtown, manage the redevelopment pressures and growth around the stadium, and address the Intown West problems described above, the following planning objectives have been identified.

OBJECTIVE 1. Establish a cohesive development pattern and visual identity that supports the downtown and the domed stadium and expands the City's tax base by:

- encouraging land uses that reinforce downtown and stadium development through creation of highly visible and intensive activity nodes, and reinforcement of retail along the Central Avenue corridor.

- creating a physical and visual link to the downtown and stadium through a system of public spaces and streetscape improvements.

- establishing programs that will reinforce a cohesive development pattern, and facilitate new development and rehabilitation. These programs include implementing the streetscape improvements envisioned by the Plaza Parkway Design Guidelines to ensure a cohesive streetscape treatment between the Intown and Intown West redevelopment areas. They also fund transportation improvements such as construction of traffic mast arms, sidewalk improvements; neckouts; related enhancements to transit facilities; bike lanes; median strips; wayfinding signage; and other treatments not otherwise identified in the Plaza Parkway guidelines.
OBJECTIVE 2. Ensure new development and redevelopment projects are appropriate in scale and design by:

- establishing design guidelines for buildings, ground level spaces, parking garages, and streetscape improvements.

- establishing parameters for upgrading existing buildings and parking lots.

These Intown West Redevelopment Plan objectives are consistent with the following Comprehensive Plan Future Land Use Element objectives and policies:

Objective LU2: The Future Land Use Plan shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

Policy: LU2.1 - To facilitate compact urban development the City has adopted the following activity centers as part of this Land Use Plan:

1. Gateway
2. Intown
3. Tyrone
4. Central Plaza

Policy: LU2.2 - The City shall concentrate growth in the designated Activity Centers and prioritize infrastructure improvements to service demand in those areas.

Objective LU11: The City of St. Petersburg shall identify and address the needs of specific areas of the City that are deteriorated, blighted, underutilized, threatened or generally inconsistent with the community's character including but not limited to:

1. Neighborhoods
2. Redevelopment Areas
3. Potential Redevelopment Areas.
4. Annexation Areas
5. The Gateway
6. The Waterfront
7. Corridors
8. Brownfields
9. Urban Infill and Redevelopment Areas

LU11.1 Studies and programs to identify and address the needs of specific areas shall be conducted on an ongoing basis.

Café Bohemia, 937 Central Avenue, is an example of the desired business mix in the Dome District.
The purpose of this section is to identify the plan strategies, and the public policy and investment actions that will be needed to bring the plan to realization by the private sector. Actions may include, but not necessarily be limited to: local legislative actions; approval of capital improvement projects; land acquisition; entering into public-private partnerships; and offering economic development incentives.

The following are but a sampling of the potential public programs and projects that may be pursued within the district. They are intended to provide the City with a palette of options from which to choose depending on market conditions, actual development scenarios, community needs, and funding availability. Nothing in this plan should be construed to commit the City to the establishment or implementation of any of the following plans or projects unless T.I.F. revenues are available to support such projects on a pay-as-you-go basis or as may be allocated through the normal budget process. In the event that the City Council issues T.I.F. revenue bonds, the following programs should be prioritized and funded as needed.

**PUBLIC ACTIONS**

**Zoning**

To accommodate the needs of a unique and challenging development environment, the City adopted a new zoning district, CBD-4, for the IWRP area as recommended by the original Intown West Plan.

The CBD-4 regulations were originally envisioned as a means to stimulate the redevelopment and development of sub-districts within the Intown Planning area. The three sub-districts were Central Avenue Corridor, intended for retail/office use; Stadium Gateway Areas, designed to serve as key activity nodes associated with Tropicana Field; and Intown West Industrial Areas; set aside to accommodate demands for industrial development.

While it was originally thought that the opening of Tropicana Field for Major League Baseball would be the catalyst for realization of the plan, before 2007 very little new development had taken place. However, the opening of 1010 Central condos (see above) and the ongoing construction of the Fusion 1560 apartment complex with its expected
opening in 2010 will add hundreds of residents to the district.

During the first decade of the Intown West Redevelopment Plan, most investment has been limited to renovations and rehabilitations. Consequently, the City, working in cooperation with Intown West property owners and other affected parties, re-evaluated the zoning regulations to determine if they were still appropriate in the late 1990’s. This evaluation found that the original zoning regulations were not expansive or flexible enough to seriously stimulate development interest in this part of the downtown. Furthermore, the regulations were deemed inconsistent with the “Dome District/16th Street South Business Plan,” which was generated to provide design direction for public and private projects within the area. Subsequent zoning amendments eliminated the sub-districts, increased the floor area ratio (F.A.R), provided a F.A.R bonus for public improvements and desired uses, and reduced the minimum lot size to provide greater flexibility and opportunities in the District.

In 2007, City Council approved a citywide rezoning that created three new zoning districts within the Intown West community redevelopment area – Downtown Center-1 (DC-1), Downtown Center-2 (DC-2) and Corridor Commercial Suburban-2 (CCS-2) (see Map 2). The DC-1 and DC-2 zoning regulations build on the previous amendments and create a strongly defined street edge at the base of every building. This base creates a pedestrian scaled space while allowing larger and taller buildings to be constructed above and stepped back from the pedestrian scaled base. The zoning reinforces the street edges, provides active uses, conceals parking areas, and provides streetscape requirements to ensure a positive and unique street life which reinforces the pedestrian scale of the area. The John Knox multifamily property on 2nd Avenue North is in the CCS-2 Zoning District and is the only parcel in the redevelopment area with this zoning.

The DC-1 Zoning District provides for intense mixed-use development such as office, retail and residential and allows assisted living facilities, community residential homes, nursing homes, clubs and businesses with drive-thru as special exceptions. The DC-2 Zoning District provides for intense residential development that still allows for a mixture of uses such as support retail and office uses.

Both districts provide F.A.R. bonuses for fully encased parking, green building construction, streetscape improvements, public art, historic structure preservation, affordable housing and transit system funding. DC-1 also provides F.A.R. bonuses for a project proportion of office and residential uses, and DC-2 also provides an F.A.R. bonus for a proportion of additional ground level open space.

Intown Areawide Development of Regional Impact (ADRI)

In 1988, the City sponsored the preparation and approval of an areawide development of regional impact (ADRI) for the downtown area to facilitate and provide an incentive for large scale development and redevelopment. Projects within the Intown ADRI are exempt from additional DRI related review and are also exempt from concurrency requirements. That
Map 3

Overlap of Intown West Redevelopment Area and Intown Areawide DRI (shaded)
portion of the downtown ADRI that includes the Intown West Planning Area is shown on Map 3.

Plaza Parkway

The Intown Redevelopment Plan (IRP) Plaza Parkway project was extended through the Intown West along 1st Avenues North and South, Central Avenue, and Dr. Martin Luther King, Jr. and 16th Streets. To give the area its own image and identity, a different type of streetscape design has been approved and partially implemented. Future phases of the dome district streetscape plan are proposed for other parts of the district.

Dome District streetscape improvements, 2006.

The streetscape treatment along the parkway is designed to create a distinct district awareness, and enhance the aesthetics of the Intown West as well as create a visual linkage to the downtown and stadium (Map 4).

PUBLIC IMPROVEMENT PROGRAM

The projects identified below and depicted on Map 5 provide the greatest impact on encouraging new private development and rehabilitation of existing development. All costs identified are estimates of costs to be allocated to the development of the project. These costs include planning, design, and other professional services required to implement the projects. These projects and the associated professional services and studies necessary to implement them may be funded through tax increment revenues and bonds, City funds, and/or other funding sources such as federal and state grants, loans, etc..

Block Consolidation

The City encourages private consolidation of blocks identified on Map 5 in compliance with the objectives of the plan. However, the City may undertake selected acquisition of property through purchase or eminent domain consistent with Florida Statutes to consolidate lots to facilitate redevelopment, eliminate slum and/or blighted conditions, or eliminate problems associated with inefficient lot and street configurations. Selected land consolidation may also be required to implement parking programs and the Booker Creek project.
INTOWN WEST REDEVELOPMENT AREA

"A" Street

"B" Street

Map

Streetscape Requirements

Not to Scale
Central Avenue Corridor Block Parking

The City, through joint development with the private sector, may create Central Avenue corridor “block parking districts” (surface lots or structured parking) to encourage the redevelopment and rehabilitation of office and retail activity. The area encompassed by this program is from Dr. Martin Luther King, Jr. Street to 16th Streets between 1st Avenues North and South.

This will enhance redevelopment by providing for shared parking by users within a block. This will reduce land area needed for individual projects for meeting parking requirements and control curb cuts along Central Avenue and 1st Avenues North and South. The cost for this program is for construction of surface lots or structured parking, subject to funding availability and documented demand/feasibility analysis.

In addition, because current zoning regulations will allow more intense development through increases in F.A.R., it is realistic to assume that the City may become involved in the co-development of parking structures by funding those portions which are available for use by the general public. Consequently, as T.I.F. revenues are realized and actual development proposals come forward, the City may elect to establish a block parking allocation from which monies can be drawn for use in public-private partnerships.

Stadium Parking

To ensure that the City complies with its contractual obligation with the Tampa Bay Rays to provide required parking for Tropicana Field, the City may need to pursue the development of additional stadium parking in the event that existing parking facilities are relocated or redeveloped with other uses. Specific details related to the development of new parking facilities are subject to future redevelopment proposals and opportunities. For planning purposes, however, this public project is included in the IWRP to allow the City flexibility in the future development of new parking facilities.

Plaza Parkway / Transportation Infrastructure Improvements

This streetscape improvement program is an extension of the Intown Redevelopment Plan Plaza Parkway project and, therefore, is important in establishing a link to the Downtown. (The Plaza Parkway Design Guidelines are not included in this plan but have been incorporated by reference.) As mentioned earlier, the streetscape design for the "dome district" deviates from the traditional Plaza Parkway program implemented within the Intown area. The streets included in the program are Dr. Martin Luther King, Jr. and 16th Streets, and 1st Avenues North and South, and Central Avenue. The section of Central Avenue between Dr. Martin Luther King, Jr. and 16th Streets has already been completed in accordance with the Dome District/16th Street Business Plan. For the remaining parts of the Intown West area, future streetscape improvements will include landscaping (shade and accent trees), irrigation for selected areas, street lighting, street furniture, accent paving, and street graphics.

Based upon the original concept approved for the dome district streetscape improvements, full
PUBLIC IMPROVEMENT PROJECTS

- POTENTIAL BLOCK CONSOLIDATION AREAS
- PLAZA PARKWAY
- BOOKER CREEK PROJECT

Map 5

Public Improvements

Not to Scale
implementation was estimated to cost approximately $6.5 million. To date, approximately $1.5 million has been expended on the first phase.

Changes to the original concept may be warranted as funding sources are identified or actual development proposals come forward.

In addition to the Plaza Parkway streetscape treatments, the IWRP public improvement program includes funding transportation infrastructure improvements such as construction of traffic mast arms, sidewalk improvements, neckouts, bike lanes, enhancements for transit facilities, median strips, and wayfinding signage, where not otherwise identified in the Plaza Parkway guidelines.

**Infrastructure Support**

To assist developers in consolidating blocks for larger development sites, the City proposes to use tax increment financing to fund increases in infrastructure capacity or relocating facilities if necessary.

**Residential Program**

This program is designed to address City housing needs by providing incentives to encourage residential development in the Intown West area. The focus of the program is on housing for middle income families to complement the IRP residential emphasis on middle to upper income and the existing low moderate income residential located in Jamestown and the Intown.

In addition, the current zoning regulations are intended to provide F.A.R. bonuses and/or exemptions for developers who pursue residential development within the Intown West redevelopment area. In the event that the residential incentive program is created, certain criteria will need to be established to ensure that incentives are available to the greatest number of applicants. This may involve the offering of a choice between F.A.R. bonuses and incentives depending on the specific development scenario. The award of F.A.R. bonuses or program incentives should not preclude applicants/developers from taking advantage of financial assistance offered through the City's other housing programs. Finally, the City may use tax increment financing to assist in implementing the program including but not limited to such projects as land acquisition and infrastructure support to ensure the delivery of attainable housing in downtown.

**Booker Creek Linear Park**

This project entails the construction of a major open space area to link the Plaza Parkway and the stadium, and enhance a natural resource - Booker Creek. The passive linear park will extend from 1st Avenue North to the Stadium along Booker Creek. Improvements may include selected land acquisition, landscaping (sod and shade trees), and picnic facilities. These improvements will support the extensive landscaping made in 2006-2007 by the Tampa Bay Rays to that portion of the Creek on stadium property.

**Estimated Costs**

Table 1 highlights the estimated scheduling, costs, and fund sources for Intown West projects.
## Table 1

**INTOWN WEST PUBLIC IMPROVEMENT PROJECTS**

<table>
<thead>
<tr>
<th>PROPOSED PROJECTS</th>
<th>Fund Sources ($000s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TIF*</td>
<td>OTHER+</td>
</tr>
<tr>
<td>Block Consolidation/Land Acquisition</td>
<td>3,500</td>
<td>TBD*</td>
</tr>
<tr>
<td>Stadium Parking Program</td>
<td>1,000</td>
<td>TBD</td>
</tr>
<tr>
<td>Infrastructure Support</td>
<td>2,000</td>
<td>TBD</td>
</tr>
<tr>
<td>Corridor Block Parking Program</td>
<td>1,000</td>
<td>TBD</td>
</tr>
<tr>
<td>Plaza Parkway/Transportation Infrastructure Improvements</td>
<td>3,800</td>
<td>TBD</td>
</tr>
<tr>
<td>Residential Program</td>
<td>1,000</td>
<td>TBD</td>
</tr>
<tr>
<td>Booker Creek Park Improvements</td>
<td>1,000</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$13,300</strong></td>
<td><strong>TBD</strong></td>
</tr>
</tbody>
</table>

* the “Other” category includes but is not limited to federal, state, revolving load fund, city budget allocation, and private funding sources such as special assessments

* TBD (To be Determined) based upon demonstrated need or special circumstances

**Note:** TIF expenditures may only be utilized for those Proposed Projects in Table 1 where TIF funds are required as noted herein; provided, however, that no TIF expenditures may occur for Projects other than Proposed Projects with TIF funds required as noted herein, without prior approval of the St. Petersburg City Council and the Pinellas County Board of County Commissioners.
Tax Increment Revenue Projections

At the time the original Intown West Plan was prepared, most communities in the State were experiencing rapid annual growth rates of 5 to 10 percent. Consequently, projections prepared for plans at that time were overly optimistic, reflecting the mood of the 1980’s Florida development boom. St. Petersburg was not immune to this trend in its own plan preparation.

In 1991, the base year taxable value of the IWR area was $24,183,610. The original projections for 1998 showed an increase in taxable value to $77,344,774, representing an increase of 220 percent. In actuality, the taxable value of the district in 1998 was $23,586,300 which is equal to a 4 percent decline in taxable value. As the 1998 value of the district is less than the base year value, there was no tax increment or revenue to the City’s tax increment trust fund at that time.

Since that time, the taxable value in Intown West has grown to approximately $52.5 million in 2006, a 113 percent increase in nominal dollars over the base year. The 45 percent increase in property values between 2005 and 2006 was nearly twenty percentage points larger than the next largest increase.

It took nine years for Intown West to realize a total taxable value for the district in excess of the baseline. The decrease in taxable value in the early 1990s was attributable, in part, to City land acquisition in order to expand on-site parking for Tropicana Field. Total tax increment revenue in Intown West has increased by 121 percent between 2005 and 2006, but still only represents a combined city/county total of approximately $320,240. The City has not bonded increment revenues to fund redevelopment projects in the district.

PROPERTY DISPOSITION AND ENFORCEMENT POLICY

For the purposes of this Plan, the Community Redevelopment Agency is authorized to “sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property in accordance with Florida Statute Chapter 163 and in compliance with this Plan.

Owner participation is an important part of ensuring a cohesive revitalization program. Before the City pursues any development project on a particular site, contact will be made with the property owners to determine their interest in participating in the project.

The Community Redevelopment Agency may determine in its sole discretion that it is in the best interest of the City to acquire such property for development by the City or disposition through competitive bidding.

The CRA shall reserve such powers and controls through disposition and development agreements with the purchaser or lessee of property as may be necessary to insure that development conforms to this Plan.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan.
**Enforcement**

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the CRA.

All development and redevelopment that occurs in the IWR area is required to follow the development/design review process outlined below:

- All projects within the redevelopment area shall be submitted to the CRA or CRA staff for review, pursuant to CRA review submission requirements, to determine consistency with the development concepts and design guidelines of the Intown West Redevelopment Plan, and DC-1, DC-2 and CCS-2 zoning district requirements.

- All development and redevelopment sites shall comply with the zoning requirements for open space, parking, and setbacks, and other city codes; except for variances granted by the appropriate commission, board, or the POD.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by Court litigation instituted by either the CRA or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the project area may be enforced by such owners. The provisions of this Plan shall be effective for 30 years from the original date of adoption of this Plan by the City Council. The Plan will expire on November 15, 2020.
Proposed public and private redevelopment will have a number of far-reaching positive impacts on area residents and surrounding areas in terms of the following:

- Increased levels of amenities, community services and facilities;
- Improved environmental, physical, and social quality; and
- Expanded tax base that will lessen the property tax burden and increase employment and business opportunities for all St. Petersburg citizens.

While specific impacts cannot be determined until concrete proposals are submitted, this section attempts to quantify the range of impacts that might be expected with respect to displacement of existing occupants and environmental quality. Since a large portion of the Intown West is within the Intown DRI area all development impacts within the DRI area must address the requirements of the development order.

Relocation

The City of St. Petersburg ensures fair and equal treatment of owners and tenants that are displaced as a result of the acquisition of property. The City's relocation policy is outlined in Table 2. In addition, the City provides further assistance to displacees through referrals to City-owned Jamestown Townhouses and Apartments, Public Housing, and Federally Assisted Housing. Displacees are also offered general real estate information and assistance.

City staff will provide technical and counseling assistance to displacees, both commercial and residential, in locating suitable replacement facilities which are comparable and within the tenants financial means and securing moving expense bids or computing such expenses. Eligible residential displacees, having been displaced by "governmental action," may also have ready access to "assisted housing." City staff will provide assistance to appropriate agencies for this purpose.

In regards to private development caused residential displacement, the developer shall provide tenants with a 50-day notice in advance of the need for the tenant to vacate the unit. In addition, the notice shall contain information explaining sources of relocation assistance and assistance in identifying comparable replacement housing. These requirements are in
Table 2
City Relocation Policy

<table>
<thead>
<tr>
<th>Occupant</th>
<th>Moving Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - Tenant</td>
<td>Actual moving expenses up to $1,000 (moving expenses for displaced persons and their personal property for a distance of 25 miles). Transportation costs beyond 25 miles may be paid at the discretion of the CRA, plus: first and last month’s rent, security and utility deposits and/or reconnection of utilities (not including delinquent accounts, line extensions, or other capital expenses). The CRA will provide written notice to the tenants to be displaced 60 days prior to the loss of possession.</td>
</tr>
<tr>
<td>low and moderate income*</td>
<td>$100 dislocation allowance.</td>
</tr>
<tr>
<td>Residential - tenant</td>
<td>$200 Dislocation allowance, plus $40 per furnished room, total not to exceed $400. The CRA will provide written notice to the tenants to be displaced 60 days prior to the loss of possession.</td>
</tr>
<tr>
<td>less than 90 days (at least 30 days)</td>
<td>$200 Dislocation allowance plus $40 per furnished room not to exceed a total of $500 or actual moving expenses based on two bids (lowest bid).</td>
</tr>
<tr>
<td>Business - tenant</td>
<td>Negotiated amount to be included in the purchase contract or $200 dislocation allowance plus $40 per furnished room not to exceed a total of $500 or actual moving expenses based on two bids (lowest bid).</td>
</tr>
<tr>
<td>Residential - tenant</td>
<td>Actual moving expenses up to $3,000 based on two bids (lowest bid) or negotiated amount to be included in purchase contract.</td>
</tr>
<tr>
<td>90 days or more</td>
<td>Actual moving expenses up to $3,000 bases on two bids (lowest bid).</td>
</tr>
<tr>
<td>Residential - owner</td>
<td>$200 dislocation allowance, plus $40 per furnished room, total not to exceed $400. The CRA will provide written notice to the tenants to be displaced 60 days prior to the loss of possession.</td>
</tr>
<tr>
<td>Business - owner</td>
<td>Negotiated amount to be included in the purchase contract or $200 dislocation allowance plus $40 per furnished room not to exceed a total of $500 or actual moving expenses based on two bids (lowest bid).</td>
</tr>
</tbody>
</table>

* Low and moderate income means a household income that does not exceed 80% of the median income for the Tampa/St. Petersburg/Clearwater MSA

addition to the requirements of the State Landlord-Tenant Act.

Residential Development

The redevelopment plan provides opportunities for new housing construction through the DC-1, DC-2 and CCS-2 Zoning Districts. The DC-1 and DC-2 regulations encourage high density residential development through F.A.R. density bonuses. The DC-2 Zoning District requires more than a majority of each project to be comprised of residential or hotel uses. The development of new residential projects in the Intown West area is critical to the overall success of the redevelopment plan. New residential development will support local businesses and establish a stronger sense of "neighborhood" for the community. The purchase and rehabilitation of existing structures within the neighborhood may qualify for financial assistance through the City's various housing programs.

Traffic Circulation

Nearly all of the major thoroughfares in the redevelopment area operated at a level of service of D or better in 1997. The City's adopted level of service standard is D. The level of service analysis is based on 1997 traffic counts and was performed by the Pinellas County Metropolitan Planning Organization. Dr. Martin Luther King, Jr. Street between Central Avenue and 1st Avenue South operated at level of service E, although the volume-to-physical capacity ratio was 0.21 for this
four-lane, one-way facility. Central Avenue between 16th and 18th Streets was determined to be level of service D, but this analysis was based on a four-lane, undivided facility. This segment is now a two-lane, undivided facility with diagonal parking, so it is likely that the level of service is now worse than D.

P.M. peak hour traffic projections were developed for the redevelopment area and are based on the complete build out of the estimated nine acres of vacant land under the previous CBD-4 zoning. It was assumed that 30% of the vacant land would be developed as apartments and the remaining 70% would be developed for commercial use. The Institute of Transportation Engineer's "Trip Generation Manual" was used to estimate p.m. peak hour trips. It was assumed that 50 apartment units would be developed per acre, which is the maximum allowable number of units in a Central Business District according to the Countywide Future Land Use Plan. Floor area ratios of 2.0 and 5.0 were used for the commercial developments to estimate the range of potential impacts. Assuming a floor area ratio of 2.0, a total of 1,437 trips would be generated by the apartments and commercial uses. Assuming a higher floor ratio of 5.0, a total of 3,467 trips would be generated.

The projected traffic could potentially worsen the level of service on the Dr. Martin Luther King, Jr. Street segment and the roads that in 1997 operated at level of service D, which include 16th Street south of Central Avenue, and 1st Avenue North, Central Avenue and 1st Avenue South west of 16th Street. All of these segments are considered either physically constrained or policy constrained. Physical capacity is abundant on most of these segments and widening these facilities would not only fail to solve the level of service deficiency, but would also disrupt existing uses and hinder the City's goal of promoting alternative modes of transportation.

**Environmental Quality**

Specific environmental impacts can only be determined on the basis of specific project proposals. For this reason, the following impacts of redevelopment on the environmental quality are general in nature and content.

**Drainage**

A good portion of the redevelopment area is occupied by structures, paved rights-of-way, or paved surface parking developed prior to the enactment of the City's regulations related to the landscaping of vehicular use areas. New development will have to meet Code requirements, which mandate the provision of green permeable open space. This Code helps improve the storm water runoff situation by allowing increased permeation of rain water into the ground. In addition, development will have to meet the Drainage and Surface water Management Ordinance.

**Vegetation**

The majority of the redevelopment area itself is either commercial or industrial in nature and has a sparse vegetative cover.

Redevelopment projects may result in the removal of some existing trees, but any trees larger than two inches at diameter breast height (DBH) may be removed only with the approval of the
City's Urban Forester. The Urban Forester shall only approve the removal of those trees located in an area where a structure or improvements will be placed according to an approved plan or by meeting the conditions for removal set forth by the City's ordinances related to tree removal. As a condition of granting a permit, the applicant shall be required to relocate the trees being removed or replace the tree(s) in accordance with the City's ordinances. In addition, all trees with a DBH of three (3) inches or greater are protected during construction under the City's tree protection regulations.

All new development will be required to meet open space requirements and applicable landscaping regulations. In conjunction with proposed park and sidewalk improvements, this should considerably increase the amount of vegetation in the redevelopment area.

**Flooding**

Based upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, dated September 3, 2003, the entire Intown West area is in Flood Zone "X," an area of minimal flooding.

**Noise**

Both the City and Pinellas County have noise regulations. Maximum noise levels permitted for construction, demolition, and commercial land uses are also established by the City's Ordinance. The noise level guidelines provide general limitations to be observed as redevelopment occurs. Since only commercial, office, industrial, and residential uses are acceptable in the project area and each will be adequately buffered, no violations of this Ordinance are anticipated. Construction and demolition activities will be conducted within the limits of the Ordinance.

**Water Quality**

All development and redevelopment shall meet Southwest Florida Water Management District and City water quality and drainage requirements.

**Air Quality**

Pinellas and Hillsborough Counties are in the same airshed and have been designated by the U.S. Environmental Protection Agency as a maintenance area for ozone. Ozone (O₃) is a colorless and highly unstable form of oxygen which is the principal component of urban smog. Ozone is not emitted directly into the air from any one source. It is formed by a complex chemical reaction which combines volatile organic compounds (VOC), oxides of nitrogen (NOₓ) and carbon monoxide (CO) in the presence of sunlight. VOCs are emitted primarily from transportation sources such as motor vehicles and from biogenic sources such as the photosynthesis cycle of many trees and plants. NOₓ is emitted from any source of combustion including coal or oil fired electric utility boilers or other stationary sources that consume non-renewable fossil fuels. CO is the by-product of the incomplete combustion of carbon in fuels and comes primarily from transportation sources.

Pinellas and Hillsborough Counties were formerly designated as a nonattainment area due to a high concentration of ozone. Although the area now meets National Ambient Air Quality Standards for ozone, it is considered a
maintenance area rather than an attainment area because problems with ozone could potentially reoccur. It is anticipated that the adoption of the redevelopment plan will not result in any new point sources of air pollution which would require State or Federal Permits. Determinations as to the need for Regional or Environmental Impact Statements based on increases in parking spaces or peak hour traffic are contingent upon specific project proposals.

Community Facilities and Services

The provision of new site improvements including new sidewalks, street improvements, drainage systems, planned green space and buffer strips, adequate parking, and adequate lighting is anticipated to have a positive impact on the project area, and surrounding community. Located within a two-mile radius of the project area are neighborhood and community parks and mini-parks (open space). Adequate fire and police service is provided by the St. Petersburg Police and Fire Departments and no significant increased demand on these services is anticipated as a result of the proposed development.

School Population

The present school age population within the project area attends several schools, and the dispersal of some families from the project area or an increase in school aged children is not anticipated to have any significant impact on the school system.

Social Fabric and Community Structure

In that there are relatively few residents within the redevelopment area, any relocation will involve little dispersal of long term neighbors. The removal of some deteriorated structures is anticipated to significantly improve the living conditions of families and businesses, as well as the physical environmental character of the redevelopment area and its surroundings.

In addition to impacts to the local neighborhood, revitalization of the Intown West area will have an impact communitywide as residents and visitors return to the Intown West neighborhood as an activity center. This will help to reintegrate the Intown West neighborhood back into the remainder of the city and strengthen the sense of “neighborhood” for this area.

Economic Impacts

The Intown West Redevelopment Plan will have significant positive impacts on the revitalization of the area and provide citywide benefits as well. Redevelopment will expand the tax base, generate increases in tax revenues for schools, sales taxes to the State and City, and additional utility, electric and telephone franchise fees to the City. Further, the Intown West area is located within the state enterprise zone which provides various incentives to encourage redevelopment. The plan will increase business and employment opportunities throughout the district as new development comes on line and existing structures are rehabilitated. New employment opportunities will also be
created in the construction industry associated with new development.

Most importantly, revitalization of the Intown West area, if successful, will ensure the long-term viability of the public investment made in the domed stadium. With a strong and viable commercial and residential base around Tropicana Field, the facility has more appeal as a multiuse/function destination. Potentially other types of venues, activities, or businesses will be attracted to complement the stadium. More families and visitors will want to venture beyond the parking lot of Tropicana Field to see what lies within the surrounding neighborhood. People will want to live in the area because of the mix of activities and services. And beyond the boundaries of Intown West, benefits such as these will enhance revitalization of other surrounding neighborhoods, such as the 22nd Street and 16th Street South business corridors and Central Plaza.
Appendix A

St. Petersburg City Council Ordinance 2006- F, Resolution 81-465,
Resolution 90-180, and Resolution 90-389
Original Legislation Establishing the Redevelopment Area
ORDINANCE NO. 2006-F

AN ORDINANCE PROVIDING FOR THE
ADOPTION AND APPROVAL, PURSUANT TO
PART III OF CHAPTER 163 OF THE
FLORIDA STATUTES OF A COMMUNITY
REDEVELOPMENT PLAN OF THE CITY OF
ST. PETERSBURG REDEVELOPMENT AGENCY;
SAID PLAN ALSO BEING KNOWN AS THE
INTOWN WEST REDEVELOPMENT PLAN;
PROVIDING FOR SEVERABILITY;
PROVIDING FINDINGS OF FACT; AND
PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Community Redevelopment Plan of the City
of St. Petersburg Redevelopment Agency, said plan also being known
as the Intown West Redevelopment Plan, which is attached hereto as
Exhibit "A" and incorporated herein, has been developed as the
Community Redevelopment Plan for the Intown West Redevelopment
Area pursuant to Part III of Chapter 163 of the Florida Statutes.

SECTION 2. The City Council of the City of St.
Petersburg, Florida makes the following findings with respect to
the subject Community Redevelopment Plan adoption:

1. A feasible method exists for relocation of
families who will be displaced from the
community redevelopment area in decent, safe
and sanitary dwelling accommodations within
their means and without undue hardship to such
families.

2. The subject Community Redevelopment Plan
conforms to the general plan of the
municipality as a whole;

3. The subject Community Redevelopment Plan gives
due consideration to the provision of adequate
park and recreational areas and facilities
that may be desirable for neighborhood
improvement, with special consideration for
the health, safety and welfare of children
residing in the general vicinity of the site
covered by the plans; and

4. The subject Community Redevelopment Plan will
afford maximum opportunity, consistent with
the sound needs of the municipality as a
whole, for the rehabilitation or redevelopment
of the community redevelopment area by private
enterprise.

SECTION 3. The subject Community Redevelopment Plan is
hereby approved and adopted by the City Council as the Community
Redevelopment Plan for the Intown West Redevelopment Area.

SECTION 4. It is the intention of the City Council that
this ordinance and plan, and every provision thereof, shall be
considered separable; and the invalidity of any section, clause or
provision of this ordinance shall not affect the validity of any
other provision of this ordinance and plan.

SECTION 5. This Ordinance shall become effective
immediately after its adoption.

Passed by St. Petersburg City Council on first reading
on the 4th day of October, 1990.

Passed by St. Petersburg City Council on second and
final reading on the 15th day of November, 1990.

ATTEST:

Clerk of the City Council
Title Published: Times 1-2 11/3/90
111590MEETING

Vice-Mayor-Councilmember
Vice-Chairman of the City Council
RESOLUTION DELEGATING AUTHORITY AND POWERS CONFERRED UPON PINELLAS COUNTY THROUGH THE COMMUNITY REDEVELOPMENT ACT OF 1969 CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED, TO THE CITY OF ST. PETERSBURG CITY COUNCIL FOR A PORTION OF THE INTOWN WEST AREA OF THE CITY; PROVIDING CONDITIONS FOR THE DELEGATION OF AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Legislature of Florida enacted the Community Redevelopment Act of 1969, as amended; and,

WHEREAS, All powers arising through the aforesaid enactment were conferred by that enactment upon counties with home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and,

WHEREAS, authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

"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 a 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."

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

WHEREAS, The City of St. Petersburg City Council has identified areas suitable for redevelopment under Chapter 163, Part III, Florida Statutes; and

WHEREAS, The County and the City of St. Petersburg find that the delegation of Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment in the Intown West area; and

WHEREAS, Pinellas County Board of County Commissioner’s Resolution 81-465 delegated Redevelopment authority and powers to the City of St. Petersburg City Council for the Intown Design and Development Program area, the western boundary of which is 16th Street between Burlington Avenue North and I-175; and

WHEREAS, The attached Inventory indicates that the Intown West area between 16th Street and I-275 between Burlington Avenue North and I-175, contiguous to the Intown Design and Development Program area, is also in need of redevelopment in the interest of the health, safety and welfare of the residents of the City; and

WHEREAS, the County and the City of St. Petersburg desires to increase the tax base of all taxing authorities, and finds redevelopment of the above portion of the Intown West area to serve in the best interest of the public.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

1. That the City of St. Petersburg is hereby delegated all powers enumerated in Section 163.355 including but not limited to the power 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.
2. That as further refined and delineated herein, the Board of County Commissioners of Pinellas County delegates to the City of St. Petersburg the power and authority to conduct redevelopment activities in, and to act as the Redevelopment Agency for the following described portion of the Intown West area:

From a point of beginning at the intersection of the east right-of-way line of 16th Street North and the north right-of-way line of Burlington Avenue North, proceed southward along the east right-of-way line of 16th Street to the north right-of-way line of I-175; thence proceed westward along the north right-of-way line of I-175 to the east right-of-way line of I-275; thence proceed northward along the east right-of-way line of I-275 to the north right-of-way line of Burlington Avenue North, thence proceed eastward along north right-of-way line of Burlington Avenue North to the point of beginning.

3. That the City of St. Petersburg is hereby delegated all redevelopment power enumerated in Chapter 163, Part III, of the Florida Statutes within the above defined portion of the Intown West Area including, but not limited to the following:

(a) Powers enumerated in Chapter 163.350, Florida Statutes including, but not limited to:

1. The power to determine an area to be a slum or blighted area, or combination thereof, to designate such areas as appropriate for community redevelopment, and to hold any public hearings required with respect thereto.

2. The power to prepare and grant final approval to community redevelopment plans and modifications thereof.

3. The power to authorize the issuance of revenue bonds as set forth in Section 163.385.

4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370(3) and the power to assume the responsibility to bear loss as provided in Section 163.370(3).

(b) Powers enumerated in Chapter 163.375 Florida Statutes which include the power to acquire by Eminent Domain any interest in real property.

(c) The power to declare itself a redevelopment agency.

(d) All powers listed in Sections 163.350, 163.353, 163.360, 163.361, 163.365, 163.370, 163.380, 163.385, 163.387 and 163.400, Florida Statutes.

(e) All powers listed in Sections 163.356 and 163.357, Florida Statutes, as limited by paragraph 5, below.

4. That delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to:

(a) Review and approve the initial redevelopment plan prior to its implementation and also prior to its presentation to the Pinellas County Planning Council; and

(b) Review and approve the creation, operational basis and debt service structure of the redevelopment trust fund, if any, prior to its implementation.

5. That 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 in their capacity as councilmembers or as members of the Community Redevelopment Agency and that no separate redevelopment agency apart from the one consisting of the City Council members shall be delegated any powers by the City.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM

[Signature]
County Attorney Date
A RESOLUTION ACCEPTING THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONER'S DELEGATION, TO THE CITY OF ST. PETERSBURG CITY COUNCIL, OF REDEVELOPMENT POWERS AS DEFINED UNDER THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III, FLORIDA STATUTES), AS AMENDED; FINDING THAT THE INTOWN WEST AREA WITHIN THE CITY OF ST. PETERSBURG IS A SLUM OR BLIGHTED AREA, THAT THE REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR A COMBINATION THEREOF OF SAID AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY, AND DESIGNATING SAID AREA AS THE INTOWN WEST COMMUNITY REDEVELOPMENT AREA; FINDING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT COMMUNITY REDEVELOPMENT WITHIN SAID INTOWN WEST AREA AND DECLARING THE CITY COUNCIL TO BE SAID COMMUNITY REDEVELOPMENT AGENCY; DIRECTING CITY STAFF TO PREPARE A REDEVELOPMENT PLAN FOR SAID INTOWN WEST COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Legislature of Florida enacted the Community Redevelopment Act of 1969, as amended; and

WHEREAS, All powers arising through the aforesaid enactment were conferred by that enactment upon counties with home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

"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 the powers conferred upon the county by this part within the boundaries of a 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."

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

WHEREAS, The City of St. Petersburg desires to increase the tax base of all taxing authorities; and

WHEREAS, The City of St. Petersburg finds that the delegation of Chapter 163, Part III, redevelopment powers and authority to the City of St. Petersburg City Council is an appropriate vehicle with which to accomplish redevelopment of slums and blighted areas in the best interest of the public; and
WHEREAS, City Council requested the Pinellas County Board of County Commissioners to delegate the necessary redevelopment powers to the St. Petersburg City Council to carry out said redevelopment within the Intown West area of the City, as defined herein; and

WHEREAS, the Pinellas County Board of County Commissioner's, by Resolution Nos. 81-465 and 90-180, did delegate the necessary redevelopment powers and authority, under the Community Redevelopment Act of 1969 as amended, to the City of St. Petersburg City Council for this purpose, subject to it's rights to review and approve the Redevelopment Plan and the operational basis and debt service structure of the redevelopment trust fund, and the condition that the redevelopment powers delegated be exercised solely by the St. Petersburg City Council acting as itself or acting as the redevelopment agency; and

WHEREAS, a slum or blighted area more fully described in this resolution exists in the City of St. Petersburg; and,

WHEREAS, proper public notice has been provided, and all appropriate taxing agencies which levy taxes in the Intown West area of the City as defined herein have been notified of this proposed Resolution as required under Chapter 163.346; and,

WHEREAS, it is necessary to amend the land use designation of the Stadium site from Public/Semi-public to CBD to conform with the CBD-4 Zoning district.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida:

1. That all authority and powers conferred upon Pinellas County under the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) as amended, and delegated by Pinellas County Board of County Commissioners Resolution Nos. 81-465 and 90-180 to the City of St. Petersburg City Council, acting as itself or acting as the redevelopment agency, are hereby accepted; and.

2. That the following described area within the City of St. Petersburg, Florida, to wit:

From a point of beginning at the intersection of the east right-of-way line of 9th Street North and the north right-of-way line of the alley north of Arlington Avenue North proceed southward along the east right-of-way line of 9th Street North to the south right-of-way line of 1st Avenue South; thence proceed westward along the south right-of-way line of 1st Avenue South to the east right-of-way line of 16th Street South; thence proceed southward along the east right-of-way line of 16th Street South to the north right-of-way line of I-175; thence proceed westward along the north right-of-way line of I-175 to the east right-of-way line of I-275; thence proceed northward along the east right-of-way line of I-275 to the north right-of-way line of Burlington Avenue North; thence proceed eastward along the north right-of-way line of Burlington Avenue North to the east right-of-way line of 13th Street North; thence proceed southward along the east right-of-way line of 13th Street North to the north right-of-way line of the alley north of Arlington Avenue North; thence proceed eastward along the north right-of-way line of the alley north of Arlington Avenue North to the point of beginning,
is hereby found and declared to be a slum or blighted area as defined under Chapter 163.340; and,

3. That the above described area shall be known as the Intown West Community Redevelopment area; and,

4. That the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and,

5. That there is a need for a community redevelopment agency to function in the City and to carry out the community redevelopment of the area hereinbefore described; and,

6. That the City Council of the City of St. Petersburg, Florida declares itself to be the redevelopment agency to carry out the redevelopment of the area hereinbefore described, and to that end and as such, shall have and exercise all of the powers of redevelopment agencies pursuant to Pinellas County Board of County Commissioners Resolution Nos. 81-465 and 90-180, and Chapter 163, Florida Statutes, as amended; and,

7. That the City staff is hereby directed to prepare a Redevelopment Plan for the Intown West area.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 7th day of June, 1990.

[Signature]
Mayor-Council Member
Chairman of the City Council

ATTEST: [Signature]
Acting Clerk of the City Council
RESOLUTION DELEGATING AUTHORITY AND POWERS
CONFERRED UPON PINELLAS COUNTY THROUGH THE
COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER
163, PART III, TO THE CITY OF ST. PETERSBURG
CITY COUNCIL FOR THE REDEVELOPMENT OF THE
INTERN DESIGN AND DEVELOPMENT PROGRAM (IDDP)
AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of Florida enacted the Community Redevelopment
Act of 1969 as amended; and

WHEREAS, all powers arising through the aforesaid enactment were con-
firmed to that enactment upon counties with home rule charters, which counties in
turn are authorized to delegate such powers to municipalities within their
boundaries when such municipalities wish to undertake redevelopment projects within
their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to
municipalities is contained in Section 163.410, Florida Statutes, which states:

"163.410 Exercise of powers in counties with home
rule charters. In counties which have
adopted home rule charters, 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 said county by
this part within the boundaries of a
municipality of 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
designated shall be reserved exclusively
to the governing body of the county."

WHEREAS, the County and the City of St. Petersburg desire to increase
the tax base of the City and County; and

WHEREAS, the County and the City of St. Petersburg find that delegation
of Chapter 163, Part III redevelopment powers and authority to the City is an
appropriate vehicle with which to accomplish redevelopment in the IDDP area;

WHEREAS, the County and the City of St. Petersburg find redevelopment
of the IDDP area to serve in the best interest of the public; and

WHEREAS, the City of St. Petersburg City Council has identified areas
suitable for redevelopment under Chapter 163 F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA:

1. That the Board of County Commissioners of Pinellas County delegate
to the City of St. Petersburg City Council the powers and authority to conduct
redevelopment activities specifically delegated below as defined in Chapter 163,
Part III of the Community Redevelopment Act of 1969, and the City Council to act
as the Redevelopment Agency for the IDDP area (map attached):

In-town Design and Development Program (IDDP) area
as described within the following boundaries:
starting at a point located at 7th Avenue NE
extended and Tauna Bay moving west along 7th
Avenue NE to Beach Drive, South along beach
Drive to 5th Avenue North, west along 5th
Avenue North to 1-352, west along 1-373 to 10th
Street, south along 10th Street to Burlington
Avenue, east along Burlington Avenue to alley
between 9th and 10th Streets North, south along
the alley to 2nd Avenue North, east along 2nd Avenue
North to 9th Street, south along 9th Street to alley between 2nd Avenue North and Arlington Avenue North; west along 9th Street, north along 11th Street to Burlington Avenue North; north, west along Burlington Avenue North to 18th Street, south along 18th Street to 1-175, east along 1-175 to 6th Avenue South, east along 5th Avenue South to 21st Street, south along 21st Street to a point 300 feet south of the centerline of 8th Avenue SE, then due east to the water's edge, then east following the water's edge out to Tampa Bay.

2. That the delegated powers shall include the following:
   a. Power to find and declare blighted or slum areas within the IDDP area;
   b. Power to find and declare the necessity of rehabilitation, conservation and/or redevelopment of said area;
   c. Power to create the operational basis including funding thereof for the City of St. Petersburg City Council acting as the redevelopment agency for the IDDP area;
   d. Power to prepare, adopt and modify the redevelopment plan, subject to approval of the Board of County Commissioners of Pinellas County;
   e. Power to create the redevelopment trust fund and execute, including issuance of revenue bonds, all funding considerations thereunder, subject to approval by the Board of County Commissioners of Pinellas County; and
   f. Power for the redevelopment agency to exercise eminent domain and to acquire, lease, and dispose of property.

3. That the City of St. Petersburg in requesting, and the Board of County Commissioners of Pinellas County in authorizing, the delegation of authority above set forth mutually agree that the delegation of authority shall include provisions for:
   a. The Board of County Commissioners of Pinellas County review and approval of the initial redevelopment plan prior to its effectuation and also prior to presentation to the Planning Council; and
   b. The Board of County Commissioners of Pinellas County review and approval of the creation, operational basis and debt service structure of the redevelopment trust fund prior to its effectuation.

4. That the delegation of the powers and authority to conduct redevelopment activities shall extend to and shall be the sole responsibility of elected officials, and that any further delegation by the City of St. Petersburg City Council is expressly prohibited.

5. This Resolution shall become effective immediately upon its adoption.

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

AYES: Tyrrell, Rainey, Chesnut, Cazares and Todd.
NAYS: None.
ABSENT AND NOT VOTING: None.
Appendix B

St. Petersburg City Council Ordinance 409-G
Approving Revised Redevelopment Plan, 1999
ORDINANCE NO. 409-G

AN ORDINANCE AMENDING EXHIBIT "A" OF ORDINANCE 2006-F, AS AMENDED, THE COMMUNITY REDEVELOPMENT PLAN FOR THE INTOWN WEST REDEVELOPMENT AREA; MAKING AMENDMENTS TO ALL PARTS OF THE PLAN INCLUDING THE INTRODUCTION, PROBLEMS AND ISSUES, AND PLAN OBJECTIVES SECTIONS; MODIFYING THE PLAN STRATEGIES AND IMPLEMENTATIONS SECTIONS; DELETING EMPHASIS AREAS; PROVIDING FOR THE AMENDMENTS TO THE CDB-4 ZONING DISTRICT; PROVIDING FOR THE EFFECT OF THE DOME DISTRICT/16TH STREET SOUTH BUSINESS PLAN AND CHANGES TO THE PLAZA PARKWAY PROGRAM; MAKING CHANGES TO THE PUBLIC IMPROVEMENT PROGRAM; MAKING CHANGES IN THE NEIGHBORHOOD IMPACTS SECTION INCLUDING RESIDENTIAL DEVELOPMENT, TRAFFIC CIRCULATION, ENVIRONMENTAL QUALITY AND ECONOMIC IMPACTS; ADDING APPENDIX D; DELETING FIGURES 1, 2 AND 3; REVISIGN MAPS 1, 2 AND 3; AMENDING APPENDIX C; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Exhibit "A" of Ordinance 2006-F, as amended, the Community Redevelopment Plan for the Intown West Redevelopment Area, is hereby amended to read as shown in Exhibit A which is attached hereto and incorporated herein by reference.

SECTION 2. Appendix C of Exhibit "A" of Ordinance 2006-F, as amended is hereby amended to be the CBD-4 Zoning District, Division 37 of Chapter 29, Sections 29-1011 to 29-1035 as the same may be amended from time to time.

SECTION 3. Exhibit "A" of Ordinance 2006-F, as amended, is hereby amended by adding a new Appendix D which shall read as shown in Exhibit B which is attached hereto and incorporated herein by reference.
SECTION 4. Words stricken shall be deleted. Underscored words constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

SECTION 5. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

SECTION 6. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the second business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on the 4th day of November, 1999.

Passed by St. Petersburg City Council on second and final reading on the 16th day of December, 1999.

[Signature]
Chair-Councilmember
Presiding Officer of the City Council

ATTEST: [Signature]
City Clerk

Title Published: Times 1-t 12/6/99
Appendix C

St. Petersburg City Council Ordinance 825-G
Adopting Amendments to Redevelopment Plan, 2007
ORDINANCE NO. 825-G

AN ORDINANCE AMENDING THE INTOWN WEST COMMUNITY REDEVELOPMENT PLAN OF THE CITY OF ST. PETERSBURG, PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES; UPDATING MAPS AND TEXT REFERENCES TO ZONING DISTRICTS AND FUTURE LAND USE CATEGORIES AFFECTING THE INTOWN WEST PLAN; ENSURING CONSISTENCY BETWEEN LAND DEVELOPMENT REGULATIONS AND THE INTOWN WEST REDEVELOPMENT PLAN DESIGN STANDARDS; UPDATING EXISTING CONDITION DESCRIPTIONS, WHERE NECESSARY; Deleting OUTDATED GRAPHICS AND PROJECT DESCRIPTIONS; MAKING EDITORIAL AND FORMATTING REVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. Exhibit A of Ordinance 409-G, as amended, is hereby amended to read as Exhibit 1 of this ordinance, which is attached hereto and incorporated herein.

Section 2. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section 3. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective when the Board of County Commissioners approves it as an amendment to the Intown West Redevelopment Plan or on the date the City’s new land development regulations become effective, whichever is later. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as described above.
First reading conducted on the 5th day of April, 2007.

Passed by St. Petersburg City Council on second and final reading on the 9th day of August, 2007.

James Bennett
Vice Chair-Councilmember
Presiding Officer of the City Council

ATTEST: Cathy Davis
Deputy City Clerk

Title Published: Times 1-t 7/30/2007
Appendix D

Pinellas County Board of County Commission Resolution 8-36
Approving Amendments to Redevelopment Plan, 2007
RESOLUTION NO. 08-36

RESOLUTION APPROVING AMENDMENTS TO THE INTOWN WEST REDEVELOPMENT PLAN FOR THE CITY OF ST. PETERSBURG PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; DELEGATING SPECIFIC REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG; PROVIDING FOR AMENDMENTS THAT MAY ARISE AT THE PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 90-180, delegated to the City Council of the City of St. Petersburg, Florida, certain authority and powers to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act") and defined Community Redevelopment District boundaries; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 90-389, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, accepted the Board of County Commissioners delegation and declared an area of the City described in said Resolution to be a slum or blighted area (the "Redevelopment Area"); and

WHEREAS, by Ordinance No. 2006-F, dated November 15, 1990, the City Council of the City of St. Petersburg, Florida, has adopted the Intown West Redevelopment Plan pursuant to the Act; and

WHEREAS, by Resolution No. 90-446, dated December 4, 1990, the Board of County Commissioners of Pinellas County, Florida approved the Intown West Redevelopment Plan; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, on November 15, 1990, enacted Ordinance No. 2013-F creating a redevelopment trust fund pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Ordinance No. 91-7, dated January 31, 1991, approved the creation of a redevelopment trust fund for the Intown West Redevelopment District; and

WHEREAS, from time to time, the Redevelopment Plan needs updating to reflect existing conditions, by replacing outdated graphics and maps, providing text revisions and reorganization, and updating redevelopment programs and projects; and
WHEREAS, the City of St. Petersburg is also amending applicable plans, including redevelopment plans, pursuant to the Act, to be consistent with major amendments to the future land use map of the St. Petersburg Comprehensive Plan and to the revamped zoning designations in the City’s Land Development Regulations; and

WHEREAS, the City Council of the City of St. Petersburg adopted Ordinance No. 825-G, dated August 9, 2007, amending the Intown West Redevelopment Plan; and

WHEREAS, the City has submitted the Intown West Redevelopment Plan, as amended, for the Board’s consideration and approval.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 19TH DAY OF FEBRUARY, 2008, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

I. That the Intown West Redevelopment Plan, as amended, is hereby approved.

II. That, in the case of any amendments to the Intown West Redevelopment Plan adopted by the City Council of the City of St. Petersburg, Florida, the City shall submit said amendments to the Pinellas County Board of County Commissioners for consideration and approval.

III. That, in addition to the powers specifically delegated in Pinellas County Resolution Nos. 90-180 and 90-446, the City of St. Petersburg is hereby delegated all redevelopment power enumerated in Chapter 163, Part III, of the Florida Statutes within the Intown West Redevelopment District including, but not limited to, the following:

A. Powers enumerated in Section 163.358, Florida Statutes, including, but not limited to:

1. The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.

2. The power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss, all pursuant to Section 163.370(3), Florida Statutes.

3. The power to approve the development of community policing innovations.

B. All powers listed in Sections 163.350, 163.353, 163.370, 163.380, 163.387, 163.395 and 163.400 of the Florida Statutes.
IV. That delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to:

A. Review and approve annual progress reports to be prepared by the City, with a due date of March 31st of each reporting year beginning the year after this resolution. The reports shall detail the relationship between accomplishments of the redevelopment program and those projects that are proposed in the redevelopment plan ultimately adopted by the City.

B. Review and approve the issuance of any bonds or other indebtedness that pledges tax increment revenues.

C. Review and approve any future amendments to the Intown West Redevelopment Plan.

D. Review and approve the creation, duration, operational basis and debt service structure of the redevelopment trust fund prior to its implementation including any related tax increment financing. The approval may require the City to seek additional funding sources for the redevelopment plans and projects that will be in addition to any tax increment financing.

V. This Resolution shall become effective immediately upon its adoption.

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

AYES: Stewart, Harris, Seel, Latvala, Morroni, Welch, and Duncan.

NAYES: None.

ABSENT AND NOT VOTING: None.
Appendix E

St. Petersburg City Council Ordinance 951-G
Adopting Amendments to Redevelopment Plan, 2009
ORDINANCE NO. 951-G

AN ORDINANCE PROVIDING FOR AMENDMENTS TO THE INTOWN WEST COMMUNITY REDEVELOPMENT PLAN OF THE CITY OF ST. PETERSBURG, PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES; ADDING NEW PUBLIC IMPROVEMENT PROJECTS TO BE FUNDED BY TAX INCREMENT FINANCING; MODIFYING PUBLIC IMPROVEMENT PROJECT DESCRIPTIONS; UPDATING EXISTING CONDITION DESCRIPTIONS, WHERE NECESSARY; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. Exhibit A of Ordinance 409-G, as amended, is hereby amended to read as provided in Exhibit 1 of this ordinance, which is attached hereto and incorporated herein.

Section 2. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section 3. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective when the Board of County Commissioners approves it as an amendment to the Intown West Redevelopment Plan. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as described above.

First reading conducted on the 1st day of October, 2009.

Adopted by St. Petersburg City Council on second and final reading on the 15th day of October, 2009

Jeff Danner Chair-Councilmember
Presiding Officer of the City Council

ATTEST: Eva Andujar City Clerk

Title Published: Times 1-t 10/5/09

Not vetoed. Effective date Thursday, October 22, 2009 at 5:00 p.m.
Appendix F

Pinellas County Board of County Commission Resolution 9-191
Approving Amendments to Redevelopment Plan, 2009
RESOLUTION NO. 09-191

RESOLUTION APPROVING AMENDMENTS TO THE INTOWN WEST REDEVELOPMENT PLAN FOR THE CITY OF ST. PETERSBURG PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; DELEGATING SPECIFIC REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG; PROVIDING FOR AMENDMENTS THAT MAY ARISE AT THE PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 90-180 dated May 15, 1990, delegated to the City Council of the City of St. Petersburg, Florida, certain authority and powers to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act") and defined Community Redevelopment District boundaries; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 90-389 dated June 7, 1990, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, accepted the Board of County Commissioners delegation and declared an area of the City described in said Resolution to be a slum or blighted area (the "Redevelopment Area"); and

WHEREAS, by Ordinance No. 2006-F, dated November 15, 1990, the City Council of the City of St. Petersburg, Florida, has adopted the Intown West Redevelopment Plan pursuant to the Act; and

WHEREAS, by Resolution No. 90-446, dated December 4, 1990, the Board of County Commissioners of Pinellas County, Florida approved the Intown West Redevelopment Plan; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, on November 15, 1990, enacted Ordinance No. 2013-F creating a redevelopment trust fund pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Ordinance No. 91-7, dated January 31, 1991, approved the creation of a redevelopment trust fund for the Intown West Redevelopment District; and
WHEREAS, from time to time, the Redevelopment Plan needs updating to reflect existing conditions, by replacing outdated graphics and maps, providing text revisions and reorganization, and updating redevelopment programs and projects; and

WHEREAS, the City of St. Petersburg is also amending applicable plans, including redevelopment plans, pursuant to the Act, to be consistent with major amendments to the future land use map of the St. Petersburg Comprehensive Plan and to the revamped zoning designations in the City’s Land Development Regulations; and

WHEREAS, the City Council of the City of St. Petersburg adopted Ordinance No. 825-G, dated August 9, 2007, amending the Intown West Redevelopment Plan; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida approved Resolution 08-36 dated February 19, 2008, amending the Intown West Redevelopment Plan; and

WHEREAS, the City Council of the City of St. Petersburg adopted Ordinance No. 951-G, dated October 15, 2009, amending the Intown West Redevelopment Plan to update its capital improvement projects; and

WHEREAS, the City has submitted the Intown West Redevelopment Plan, as amended, for the Board’s consideration and approval.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 1st DAY OF DECEMBER 2009, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

I. That the amendments, as depicted in Exhibit 1, attached, to the Intown West Redevelopment Plan are hereby approved.

II. That, in the case of any amendments to the Intown West Redevelopment Plan adopted by the City Council of the City of St. Petersburg, Florida, the City shall submit said amendments to the Pinellas County Board of County Commissioners for consideration and approval.

III. That, in addition to the powers specifically delegated in Pinellas County Resolution Nos. 90-180 and 90-446, the City of St. Petersburg is hereby delegated all redevelopment power enumerated in Chapter 163, Part III, of the Florida Statutes within the Intown West Redevelopment District including, but not limited to, the following:

A. Powers enumerated in Section 163.358, Florida Statutes, including, but not limited to:

1. The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.
2. The power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss, all pursuant to Section 163.370(3), Florida Statutes.

3. The power to approve the development of community policing innovations.

B. All powers listed in Sections 163.350, 163.353, 163.370, 163.380, 163.387, 163.395 and 163.400 of the Florida Statutes.

IV. That delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to:

A. Review and approve annual progress reports to be prepared by the City, with a due date of March 31st of each reporting year beginning the year after this resolution. The reports shall detail the relationship between accomplishments of the redevelopment program and those projects that are proposed in the redevelopment plan ultimately adopted by the City.

B. Review and approve the issuance of any bonds or other indebtedness that pledges tax increment revenues.

C. Review and approve any future amendments to the Intown West Redevelopment Plan.

D. Review and approve the creation, duration, operational basis and debt service structure of the redevelopment trust fund prior to its implementation including any related tax increment financing. The approval may require the City to seek additional funding sources for the redevelopment plans and projects that will be in addition to any tax increment financing.

V. This Resolution shall become effective immediately upon its adoption.

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

AYES: Harris, Seel, Latvala, Morroni, Welch, Bostock and Brickfield.

NAYES: None.

ABSENT AND NOT VOTING: None.
Exhibit 1

INTOWN WEST

REDEVELOPMENT PLAN

CITY OF ST. PETERSBURG
REVISED 2007