

Intown West Redevelopment Plan

St. Petersburg, Florida



Intown West Redevelopment Plan

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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	Appendix G:	St. Petersburg City Council Resolution 2019-417, 2019: Extending the CRA to April 2032
Appendix B:	St. Petersburg City Council Ordinance 409-G: Adopting Revised Redevelopment Plan, 1999	Appendix H:	Pinellas County Board of County Commission Resolution 19-83, 2019: Extending the CRA to April 2032
Appendix C:	St. Petersburg City Council Ordinance 825-G: Adopting Amendments to Redevelopment Plan, 2007	Appendix I:	St. Petersburg City Council Resolution 2020-438, 2020: Approving the Interlocal Agreement
Appendix D:	Pinellas County Board of County Commission Resolution 8-36: Approving Amendments to Redevelopment Plan, 2007	Appendix J:	Pinellas County Board of County Commission Resolution 20-159, 2020: Approving the Interlocal Agreement
Appendix E:	St. Petersburg City Council Ordinance 951-G: Adopting Revised Redevelopment Plan, 2009	Appendix K:	Interlocal Agreement, 2020: Delegating Redevelopment Powers to City
Appendix F:	Pinellas County Board of County Commission Resolution 9-191: Approving Amendments to Redevelopment Plan, 2009	Appendix L:	St. Petersburg City Council Ordinance 503-H: Adopting Amendments to Redevelopment Plan, 2021

Chapter 1

THE INTOWN WEST REDEVELOPMENT PLAN (IWRP) is the City's guide to redeveloping the area between the Intown (downtown) planning area and I-275 which serves as the major gateway into the downtown core. The Intown West area serves as one of the major connections for vehicles and pedestrians between the stadium site and the downtown core.

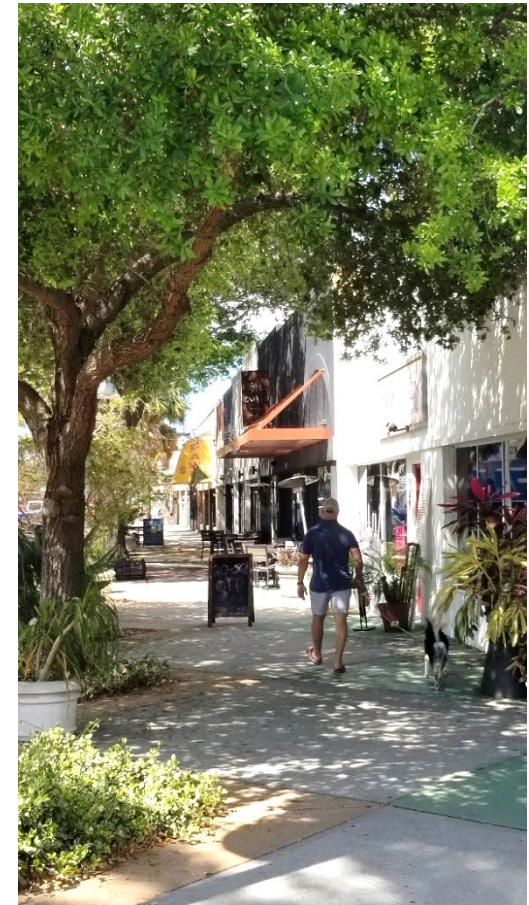
To address the development pressures that would accompany construction of the stadium, and to counter the declining investment and economic condition of the Intown West area in the 1970's and 1980's, staff conducted a study of the area in 1990 to evaluate blighted or deteriorated conditions. Pursuant to the Florida Community Redevelopment Act of 1969, 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:

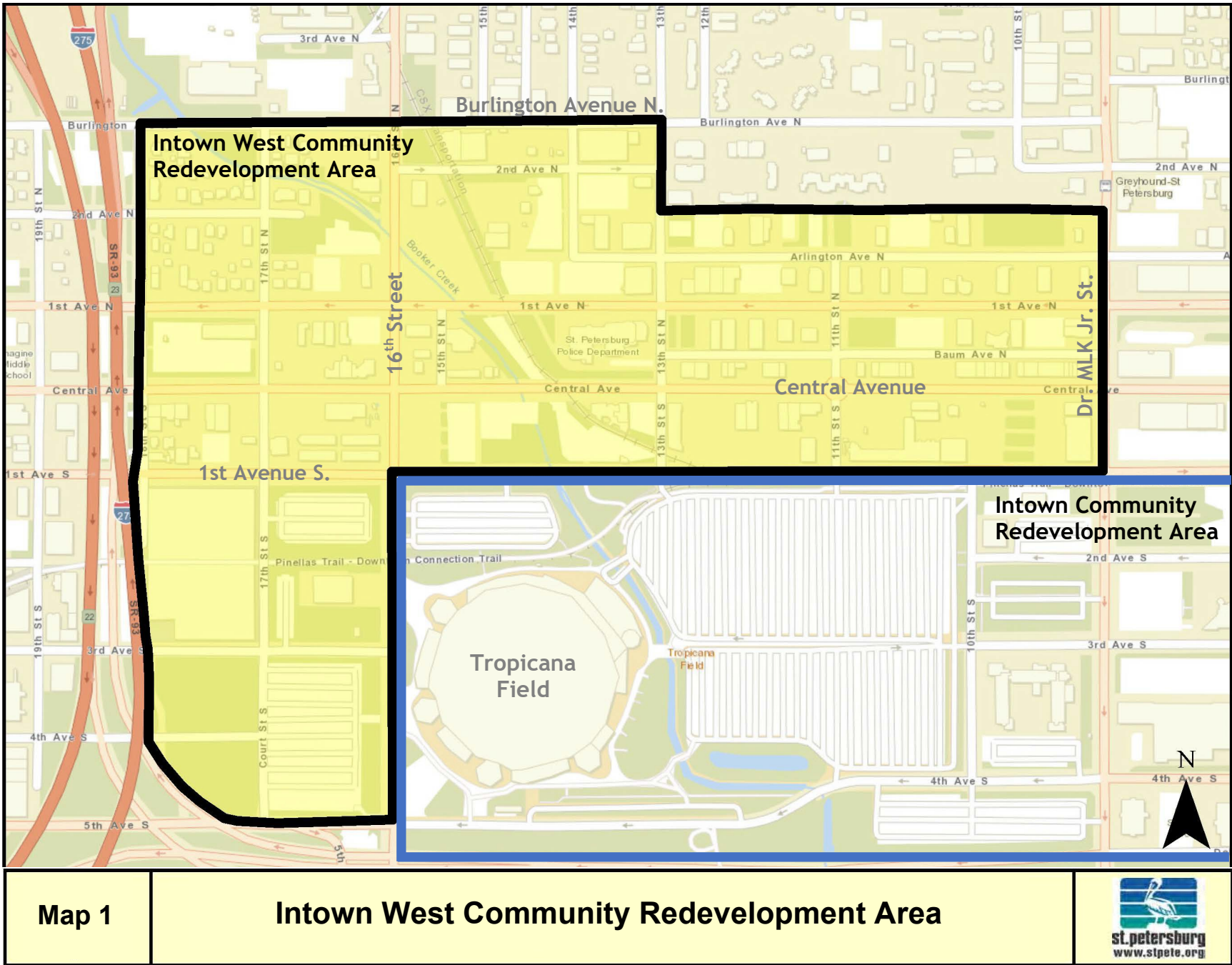
- Identify the problems and issues related to the importance of the area as a support district to the City's downtown redevelopment effort and construction of the domed stadium;
- Address the redevelopment pressures generated by the stadium; and
- Formulate strategies to manage and facilitate the development and redevelopment of the area to ensure compatibility with the stadium and downtown.

The study recommended 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 A. Also, on June 7, 1990, City Council designated themselves as the Community Redevelopment Agency (CRA) and directed the City Administration to prepare a redevelopment plan.

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 B. Various amendments updating the IWRP were adopted on October 15, 2009, which included streetscaping improvements within public rights-of-way such as installation of traffic mast arms; landscaping and street trees; enhancements to transit sites; bike lanes; wayfinding signage; and decorative sidewalk improvements. These projects were funded on a “pay-as-you-go” basis and were completed by 2011.



Central Avenue - 900 Block



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 193 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.



Central Avenue - 1700 Block

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 originally 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 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.



Central Avenue - 1500 Block

On October 8, 2019, the Board of County Commissioners approved the City's request to extend the term of the Intown West Community Redevelopment Area until April 7, 2032 (Res. 19-83). The Board delegated additional redevelopment authority to the City of St. Petersburg via interlocal agreement on November 17, 2020. The section below entitled "Administrative Procedures Governing the Use of TIF" describes in detail the requirements of the interlocal agreement. The City will have sole oversight of the CRA after expending TIF funds collected from Pinellas County.

CONSISTENCY WITH THE COMMUNITY REDEVELOPMENT ACT

Florida Statutes Sec.163.362(1) et seq delineates the required contents of all redevelopment plans. The section below details the consistency of the Intown West Community Redevelopment Plan with these requirements.

Legal Description

The boundaries for the Intown West Community Redevelopment Area are depicted in Map 1 as previously described in this chapter.

Limits on Types, Size, Height and Use of Buildings

All renovation and new construction in the Intown West Community Redevelopment Area shall be consistent with the City of St. Petersburg's Comprehensive Plan as well as being in accord with its Official Zoning Map, Land Development Regulations, the Florida Building Code, and all other applicable rules and regulations.

Approximate Number of Dwelling Units

Nearly all of the 1,672 housing units located in the Intown West Community Redevelopment Area are within multi-family buildings.

Identification of Open Space, Street Layout and Public Uses

Section 163.362(a) & (d) of Florida Statutes require redevelopment plans to show by "diagram and in general terms" such property as is intended for use as open space public parks, recreation areas, streets, public utilities and public improvements of any nature. The St. Petersburg Police Headquarters is a public facility located with the CRA as is the Pinellas Trail. Booker Creek is currently a passive waterway proposed to be improved along the southern portion within the Intown West. Current parking lots to the west of 16th Street South are owned by Pinellas County and used for Tropicana Field events. While not public property, the Duke Energy substation is located at 16th Street and 1st Avenue North, and the CSX railway corridor bifurcates the area. These properties and uses are portrayed on Map 2. Capital improvement locations are sited on Map 6.

Neighborhood Impact Element

When a community redevelopment area contains low or moderate income housing, Florida Statutes require a neighborhood impact element be prepared which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. This neighborhood impact element has been included as Chapter 5.

Publicly Funded Capital Projects

Capital projects utilizing tax increment financing (TIF) have been identified that address needs and provide enhancements in the Intown West area. Projects have been identified either Phase I or Phase II, and by area including areawide, EDGE District, Grand Central District, and Tropicana Field West. Phase I funding includes TIF collected up to November 2020, and is primarily budgeted for public parking. Phase II major projects include Baum Avenue and Booker Creek improvements, Grand Central District streetscape and Tropicana Field West infrastructure. TIF projects and programs total \$39.5 million, and are further described in Chapters 3 and 4 and summarized in Table 1.

Assurance that Plan will be Implemented

As per Chapter 163.362(5) and (6), F.S., all redevelopment plans must “contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan” and provide for controls and restrictions or covenants to ensure development in accordance with the plan. The Agency will review all development proposals that are funded by tax increment financing for consistency with the Intown West Community Redevelopment Plan and the relevant City procedures governing use of TIF. In addition, it will continue its role in reviewing certain development proposals exceeding construction costs determined by City policy for design and use consistency with the Plan.

Retention of Controls on Land Disposed by Agency

The 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. The Agency may determine 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 Agency shall reserve such powers and controls through disposition and development agreements with the purchaser or lessee of the property as may be necessary to ensure that development conforms to this Plan. Should any real property be owned, leased or otherwise come under the control of the City, the City’s administrative staff will conduct supervision and management. The City shall enter into contracts, leases or management agreements as necessary to ensure the preservation and maintenance of any such real property, and shall insure the greatest return feasible to the Agency.

Assurances of Replacement Housing

The City of St. Petersburg ensures fair and equal treatment of owners and tenants that are displaced as a result of the City’s acquisition of property. The budget to provide appropriate counseling and relocation services will be included in the project if displacement is necessary.

Provision of Affordable Housing

Section 163.362(8), FS, requires the plan to provide an element of residential use in the redevelopment area if such use exists in the CRA, whether the plan intends to remedy a shortage of affordable housing or the reasons if the plan is not intended to remedy such shortage. Affordable housing is very limited in the Intown West CRA. The City will continue to work with developers to include affordable housing in residential developments. The IWRP residential program has \$5 million dedicated for affordable housing incentives.

Detailed Statement of Projected Costs

The estimated total cost for projects and programs funded by tax increment financing is expected to exceed \$30 million between 2021 and 2032. These projected costs are based on the City of St. Petersburg contributing at 50 percent of the tax increment annually within the CRA to the Intown West Redevelopment Trust Fund. Table 1 provides a detailed list and budget for projects and programs within the CRA.

Time Certain for Redevelopment

The tax increment financing district and redevelopment trust fund for the Intown West Community Redevelopment Plan will be funded through April 7, 2032.



SUMMARY OF REDEVELOPMENT PLAN ACTIVITIES

The CRA and City Council will achieve implementation of the IWRP through methods permitted by 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 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. Streetscape projects will enhance the visual identity of Intown West and other infrastructure improvements will assist with redevelopment of underutilized sites, all of which are important to Plan objectives.

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. By its approval of Resolution 19-83 described above, the Board of County Commissioners has conferred final approval authority to the St. Petersburg City Council for amendments to the IWRP.

ADMINISTRATIVE PROCEDURES GOVERNING USE OF TIF



*District on 9th Residences
Dr. MLK St. N. & Arlington Avenue*

Through the aforementioned interlocal agreement, the City and Pinellas County approved of continuing the Intown West CRA through April 7, 2032 (City Resolution 2019-417 and County Resolution 19-83). The City via Resolution 2020-438 and Pinellas County via Resolution 20-159, approved an Interlocal Agreement in November 2020 to state the operational parameters of the Intown West CRA.

The City will continue operating the Intown West CRA without a County tax revenue contribution. The Intown West CRA is funded with a contribution of fifty percent (50%) of City tax increment revenues from the Intown West area between November 15, 2020 and April 7, 2032. The County's obligation to contribute funding to the Intown West Redevelopment Trust Fund ended after November 15, 2020. The City will have five years to use funds collected prior to November 15, 2020 (Phase I). Any unused funds will be required to be returned to Pinellas County five years after County approval of the Interlocal Agreement which is November 2025.

The City has separated tax increment revenue obtained under the original approval period and identified projects funded from this period as Phase I. Phase II projects are funded with TIF revenue obtained after November 15, 2020.

Finally, with the exception of Phase I funds, Pinellas County oversight of the Community Redevelopment Plan ended on November 16, 2020. The City will have final approval of IWRP amendments until the expiration of the Intown West CRA.

POLICY ON EMINENT DOMAIN

Florida's Community Redevelopment Act once allowed localities to acquire by eminent domain private property within a community redevelopment area and convey it to private developers as a tool to remedy blight within the CRA. However, the City of St. Petersburg has a long-standing policy of only using eminent domain to acquire land as a last resort, preferring instead to negotiate with landowners to implement its revitalization goals. The City's self-limiting policy was codified by Florida lawmakers in 2006, in passing Sec. 73.014, F.S., the Legislature declared that taking private property for the purpose of preventing or eliminating slum or blight

conditions is not a valid public purpose or use for which private property may be taken by eminent domain and does not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

The Legislature was responding to the United States Supreme Court's decision in *Kelo v. New London, Connecticut* (2005), which upheld local government's right to condemn property for economic development purposes. The Legislature's restriction was restated in amendments to several sections of the Community Redevelopment Act, including Sec. 163.335(7), 163.370, and 163.380, FS.

Now, Florida law permits localities to condemn property only for public "use" such as utilities, parking garages, stormwater facilities, infrastructure and roadways. Land condemned by localities for such purposes but found to be no longer necessary may be conveyed to other parties, in accordance with the timelines and procedures set forth in Sec. 73.013(2)(a), FS.



Hawkers Restaurant - 1235 Central Avenue

Chapter 2

REDEVELOPMENT ISSUES IN THE CRA

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 the unification of land uses and development regulations, and the ability of landowners to develop on platted lots of various sizes.

Current issues identified include:

- Adding public parking,
- Preserving the character of the area,
- Expanding affordable housing,
- Enhancing existing public spaces,
- Attaining compatible design from private development.

The redevelopment plan is necessary to provide and promote additional mechanisms to ensure that revitalization continues. 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 create an area that is largely independent of the Tropicana Field site while capitalizing on being adjacent.

The following planning objectives have been identified:

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

- encouraging mixed-use land uses that reinforce downtown development patterns along the Central Avenue corridor.



Ferg's Sports Bar & Grill, 1320 Central Ave

- creating a physical and visual link to the downtown and Tropicana Field site 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, bulb-outs, related enhancements to transit facilities, bike lanes, median strips, wayfinding signage, and other treatments not otherwise identified in the *Plaza Parkway* guidelines.



930 Central Flats Apartments

The *EDGE District Improvement Plan*, adopted in 2017, recommended creating a more walkable public realm, additional usable public greenspace, public transit opportunities, additional public parking and undertaking streetscape improvements.

OBJECTIVE 2. Ensure new development and redevelopment projects are appropriate in scale and design by:

- continuing design guidelines for buildings, ground level spaces, parking garages, and streetscape improvements.
- continuing 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
5. Central Avenue Corridor
6. Skyway Marina District
7. Innovation District

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

Policy: LU2.3 To attract large scale quality development and assure the proper coordination, programming and timing of City services in the activity centers the City shall continue to develop, evaluate and implement appropriate activity center development incentives.

Objective LU4 - 4. Mixed-use - developments are encouraged in appropriate locations to foster a land use pattern that results in fewer and shorter automobile trips and vibrant walkable communities.

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 | 7. Corridors |
| 5. The Gateway | 8. Brownfields |
| 6. The Waterfront | 9. Urban Infill and Redevelopment Areas |



tru hotel by Hilton - Central Avenue & 15th Street

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

OBJECTIVE LU13: All development proposals in community redevelopment areas shall be consistent with the Comprehensive Plan's adopted goals, objectives, and policies and the goals, objectives and policies of the adopted redevelopment plan.

Policies:

LU13.1 Development proposals in community redevelopment areas shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and the goals, objectives and policies of the applicable adopted redevelopment plan including:

1. Intown Redevelopment Plan;
2. Bayboro Harbor Redevelopment Plan;
3. Intown West Redevelopment Plan; and
4. South St. Petersburg Redevelopment Plan.

LU13.2 The City shall continue to review downtown development trends and related redevelopment plans to ensure that all downtown area redevelopment efforts are coordinated and reflect the best possible vision for the future of the downtown area.



Avid Brew Company, 1745 1st Avenue South

Chapter 3

PLAN STRATEGIES AND IMPLEMENTATION

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 TIF revenues are available to support such projects either on a pay-as-you-go basis, allocations through the normal budget process or other acceptable financing methods.

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 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.

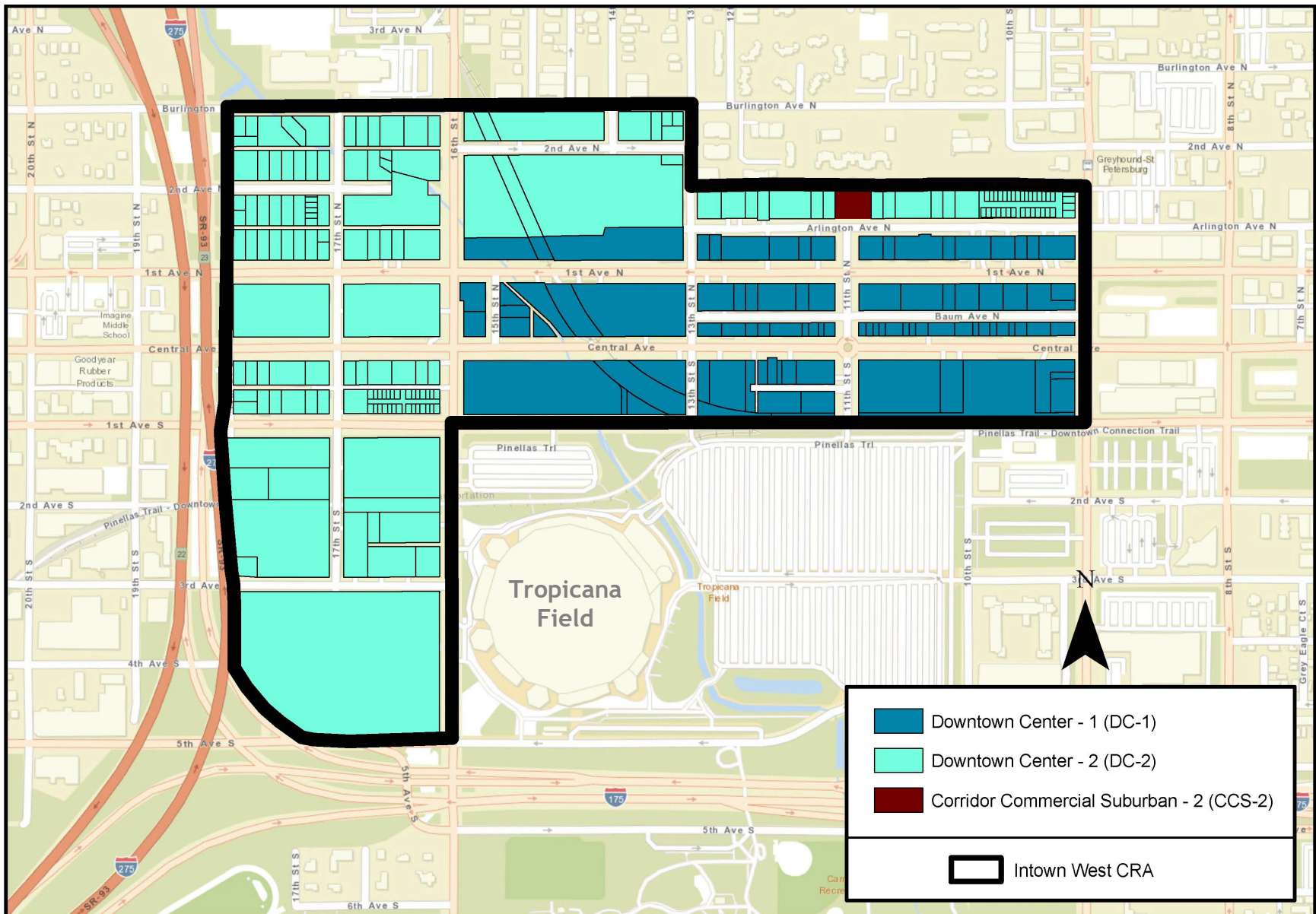


1701 Central Apartments

During the first decade of the Intown West Redevelopment Plan, most investment was limited to renovations and rehabilitations. Consequently, the City, working in cooperation with Intown West property owners and other affected parties, reevaluated 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 3). The DC-1 and DC-2 zoning regulations build on the previous amendments and create a strongly defined street edge at the base of



Map 3

Zoning Intown West Community Redevelopment Area



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, 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 parking structures, 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.

While it was originally thought that the opening of Tropicana Field for Major League Baseball would be the catalyst for realization of the plan, very little new development had taken place before 2007. However, the opening of 1010 Central condos and the construction of the Fusion 1560 apartment complex in 2010 added hundreds of residents to the district. Since the opening of 1010 Central, Intown West has added 1,278 dwelling units driven by the construction of large market-rate apartment buildings such as Fusion 1560, 930 Central Flats, Artistry Apartments, 1701 Central and Vantage Lofts.



Fusion 1560 Apartments - 1500 Central Block

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. The streetscape treatment along the parkway is designed to create a distinct district awareness, and enhance the aesthetics of Intown West as well as create a visual linkage to the downtown and Tropicana Field site. Streetscape requirements are classified for Central Avenue and the 1st Avenues as “A” and “B” streets for the level of treatment required. Developments abutting these streets provide hardscape and landscaping improvements consistent with the standards established for downtown St. Petersburg by the City (Map 3).

Florida Main Street Program

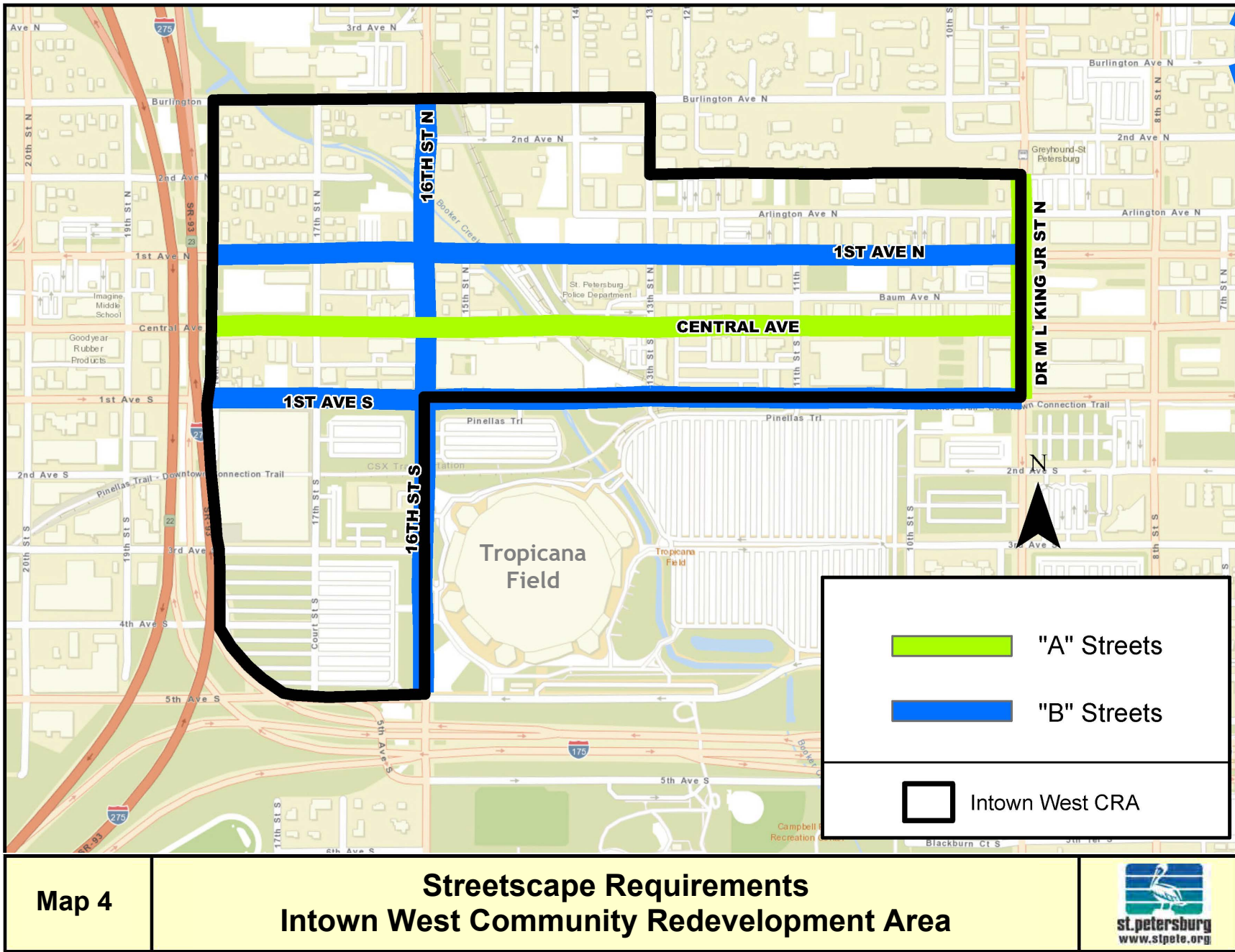
Portions of the Intown West CRA are included within two Florida Main Street Districts. The Grand Central District was designated a Florida Main Street in 2001, and the EDGE District in 2014 by the State of Florida, and have both received funding from the City to operate 501(c)3 non-profit Main Street programs (Map 4). The Main Street Program is a national economic development program that is used to revitalize traditional commercial districts. While each program has a full-time executive director, volunteers are vital to the Program’s success.

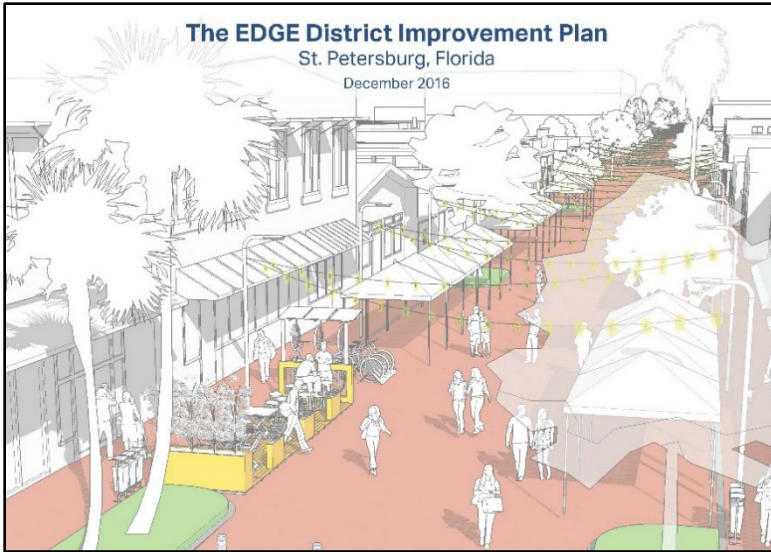
The Main Street Approach is a framework for community-driven, comprehensive revitalization that is tailored to each district based on their situation and needs. This transformation strategy is centered along four points:

- 1) Economic Vitality
- 2) Design
- 3) Promotion
- 4) Organization

Economic Vitality focuses on assisting new and existing businesses, property development and creating a supportive business environment. *Design* enhances the district’s aesthetics. *Promotion* markets the district and provides events that create a positive image and showcase the district. Finally, *Organization* involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district. These components are the core of the Main Street’s organizational approach with a committee dedicated to each.







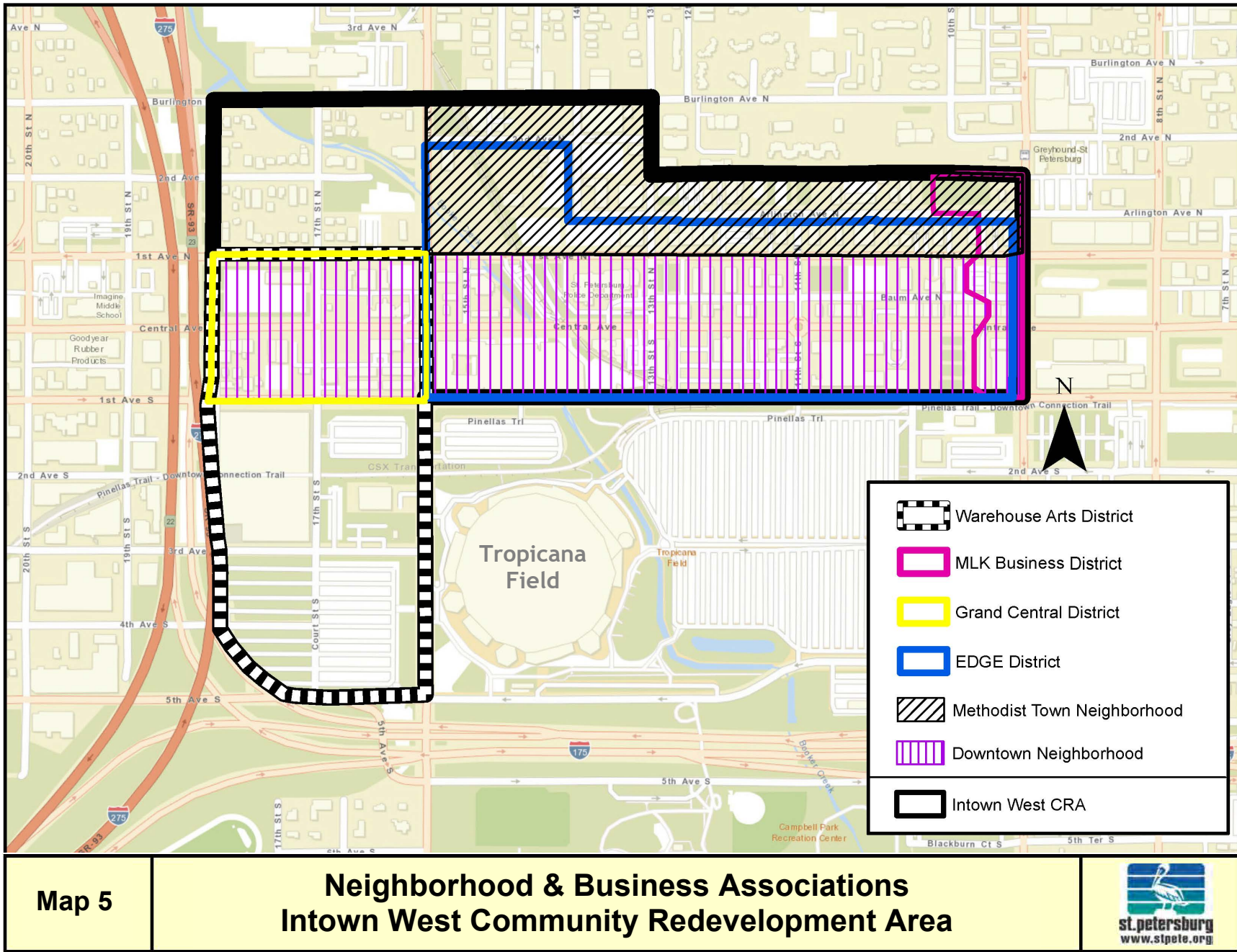
EDGE District Improvement Plan

The planning process began in August 2015 to create a master plan for the EDGE District to review various components such as aesthetics, transportation, planning and regulatory framework, and redevelopment opportunities. During the year-long planning effort, the EDGE District Board of Directors served as the steering committee, and workshops were held to present findings, draft recommendations and gain input from stakeholders. Key stakeholder interviews were also conducted with property owners, residents and the City. A market analysis determined that the District could support additional office, hotel, residential and retail development. The plan was adopted by City Council in February 2017.

The Plan's primary recommendations are the basis for many of the IWRP projects, and include:

1. Constructing additional public parking with a minimum of 200 public parking spaces
2. Installing gateway markers to delineate the District's boundaries. This project was completed in 2019.
3. Enhancing Central Avenue Streetscape.
4. Consolidating Baum Avenue dumpsters with trash compactors. This project was completed for the western portion of Baum Avenue in 2021.
5. Upgrading the public realm of Baum Avenue to enable a festival street to be created.
6. Enhancing Booker Creek to become a public park amenity.







*District on 9th Residences
Dr. MLK St. N. & Arlington Avenue*

NEIGHBORHOOD AND BUSINESS ASSOCIATIONS

In addition to the EDGE and Grand Central District Associations, there are four other associations within the IWRP boundaries, including Methodist Town Neighborhood Association, Downtown Neighborhood Association, MLK Business District Association and Warehouse Arts District Association. The Grand Central District has two blocks in the Intown West between the 1st Avenues from 16th Street to Interstate 275. The Grand Central area to the west, located in the South St. Petersburg CRA, has been a focus of the City starting with the completion and implementation of the Central Avenue Tomorrow Plan, completed in 1999, and various funded capital improvements. Grand Central has also seen a very significant increase in private investment over the past two decades.

DESIGN AND DEVELOPMENT GUIDELINES

The design and development guidelines ensure compatibility between the types of developments that are desired in the downtown and how such developments should relate to the environment and each other. These guidelines are intended to augment the criteria found in the Community Redevelopment Plans to remove blight and inconsistencies with the established City patterns.

All real property in the project area is hereby made subject to the controls and requirements of this Plan as well as all applicable State and local laws.

General

- All redevelopment sites shall meet all the applicable Land Development Regulations.
- Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review, and also provide notice of their proposals to existing Association(s) where the project is located prior to being heard by the CRA.
- All development projects should comply with any adopted City neighborhood or business district master plan to the extent possible, when not in direct conflict with the Land Development Regulations.
- All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:

- building orientation,
- building façade materials,
- shading of buildings and parking lots,
- wind control for cooling ground level spaces and/or buildings,
- use of solar energy (if practical) to meet development energy needs or individual building requirements, e.g. shared solar hot water,
- use of natural sunlight for interior lighting (daylighting).

- All new and redeveloped surface parking areas shall be landscaped according to applicable City requirements.
- All parking structures shall utilize the same architectural style, fenestration, detailing as the principal structure or be encased by a liner building that utilizes the same architectural style.
- The ground level of all parking structures should contain pedestrian oriented uses, such as retail, office, restaurants and bars, museums, hotel lobbies and studios.
- All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.
- All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.
- Development should provide appropriate architectural variety to the area.
- The ground floor of the building shall contain any use as permitted by the Land Development Regulations or the façade abutting the street (not alleys) shall include architectural details such as fenestration, false display windows, natural finishes, or other architectural feature.



*Green Bench Brewing Co.
1133 Baum Avenue*

Open and Pedestrian Spaces

Open spaces shall:

- be directly linked to the pedestrian system (sidewalks or skyways) and these links shall meet the Plaza Parkway Design Guidelines or equivalent approved by the POD, an adopted City approved neighborhood or business district master plan, or equivalent.

Open spaces should:

- relate to activities and buildings within the block,
 - establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards,
 - provide various types of open space use (public, private, and semi-public spaces),
 - provide for human comfort and scale through landscaping and/or canopies for shade and highlighting building entrances,
 - provide sculptures, murals &/or water features, and
 - provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities.
- Mid-block pedestrian connections for large developments with streets at the front and rear should be considered.

Historic

- Renovation, redevelopment or new construction on historic properties shall comply with the City's historic preservation ordinance.
- When available, the Florida Master Site File should be consulted for historic properties.
- The development should be sensitive to adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.
- Developments on sites with historic structures are encouraged to utilize the incentives offered by the City's land development regulations.

Residential

- All infill development should create neighborhood identity by relating to old and new architecture, and by developing interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.



The Artistry Apartments - 16th & Central

Chapter 4

PUBLIC IMPROVEMENT PROGRAM-PHASE I

The projects identified below provide a public benefit for the existing businesses and residents as well as improvements to encourage additional private investment. All costs identified are estimates of costs to be allocated to the development of the project, and are funded with tax increment revenues collected during Phase I which ended in November 2020, the original expiration date of the IWRP. 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, City funds, and/or other funding sources such as federal and state grants, loans, etc. Phase I project costs total \$9.3 million.

Central Avenue Corridor Parking

The City may create additional public parking spaces through public/private partnerships along Central Avenue and the 1st Avenues from Dr. Martin Luther King Jr. Street to 16th Streets. Shared parking is intended to supplement private parking which may provide additional benefits by reducing private parking and maintaining a better pedestrian environment. Expected costs for the parking program are \$8 million.

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.) 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. Expected costs to implement the Plaza Parkway program are \$385,000.

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, intersection neck outs, bike lanes, enhancements for transit facilities, median strips, and wayfinding signage, where not otherwise identified in the *Plaza Parkway* guidelines. This funding allocation can be rolled into Phase II projects since the Phase I funding source is only a City contribution.





"Sun On Edge" by Ilan Averbuch - Central & 11th St. Roundabout

Infrastructure Support

To assist developers in consolidating blocks for larger development sites, the City has the ability to use tax increment financing to fund increases in infrastructure capacity or relocating facilities if necessary. This funding allocation of \$770,000 can be rolled into Phase II projects since the Phase I funding source is only a City contribution.

Residential Program

This program is designed to address City affordable housing needs by providing incentives to encourage residential development in the Intown West area that is accessible to this income level. This funding allocation of \$385,000 can be rolled into Phase II projects since the Phase I funding source is only a City contribution.

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. 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 funds to assist in implementing a workforce housing program that includes a unit subsidy, land acquisition and infrastructure support to ensure the delivery of attainable housing in downtown.

Booker Creek Park Improvements

This project will provide a community greenspace from the Duke Energy substation to the Tropicana Field site that consists of adding lighting, street furnishings, bicycle and pedestrian facilities, landscaping and creek bank stabilization. This funding allocation of \$770,000 can be rolled into Phase II projects since the Phase I funding source is only a City contribution.

PUBLIC IMPROVEMENT PROGRAM-PHASE II: AREAWIDE

The projects included in Phase II are funded by City tax increment revenues collected after the expiration of the original IWRP in November 2020.



"On EDGE" by James Brenner - Central & Dr. MLK St.

Residential Program

This is the continuation of the housing program from Phase I funding designed to address City affordable housing needs by providing incentives to encourage residential development in the Intown West area that is accessible to this income level. \$5 million is budgeted for this program.

Business Grants

Commercial site improvement grants totaling \$1 million to provide funding to commercial properties that upgrade their building facades, the public right-of-way, lighting and other visible areas.

Block Consolidation

The City encourages private consolidation of blocks in compliance with the objectives of the plan. However, the City may undertake selected acquisition of property 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 develop affordable housing, public parking and the Booker Creek Park project. \$1 million is budgeted for this program.

Public Parking Program

Additional public parking either in structures or surface lots to support development and businesses in areas where there is a need. The City will continue to partner with private developers to expand the parking supply in the district, budgeting \$2.5 million.

Sidewalks

Construction of new sidewalks where needed and replacement when part of a larger streetscape project at a cost of \$2 million.

General Public Improvements

Capital projects not specifically identified such as infrastructure, landscaping, transportation and other public improvements have a budget of \$1.5 million.

Planning Studies

Subarea studies or special project plans to be conducted for major projects to provide additional details and community input before proceeding to construction are budgeted for \$500,000.

PUBLIC IMPROVEMENT PROGRAM-PHASE II: EDGE DISTRICT

Baum Avenue Streetscape

Public improvements costing \$4.9 million include relocating overhead utilities underground, restoring the brick streets or installing a specialty paving, re-purposing granite curbs, installing specialty lighting, street furnishings, landscaping and stormwater basins.

East Baum Consolidated Sanitation Station

The first step in improving Baum Avenue is to consolidate the dumpsters with a sanitation compactor on sections of the street. The lack of an alley for businesses located on Baum Avenue require dumpsters to be located in the street. Baum Avenue west of 11th has a consolidated sanitation compactor in the City parking lot along 13th Street, however, dumpsters remain east of 11th Street. The project cost is \$250,000.



Baum Avenue Enhancements - EDGE District Improvement Plan

Recycling and Grease Management Stations

A limited number of stations allowing communal cleaning of restaurant mats and other equipment that will allow efficient and more environmentally sound cleaning practices for food service businesses in need of such facilities is budgeted for \$250,000.

Commercial Avenue Beautification

Commercial Avenue South, located south of Central and west of 11th Street, will be improved for both vehicular traffic and pedestrians including upgraded lighting, public art and wayfinding signage. The dumpsters are to be removed and replaced with a community compactor, and a recycling and grease management station is to be installed at a cost of \$500,000.

EDGE District Association Office

Office tenant buildout funding of \$100,000 for the EDGE District Association office that will open in the new development at the site of the former police station.

Booker Creek Park Improvements

This project will provide a community greenspace from the Duke Energy substation to the Tropicana Field site that consists of adding lighting, street furnishings, bicycle and pedestrian facilities, landscaping and creek bank stabilization. Phase II budget of \$3.7 million.

PUBLIC IMPROVEMENT PROGRAM-PHASE II: GRAND CENTRAL DISTRICT

Streetscape

Improvements such as gateway signs and features, additional plantings, hardscape components, public art, street and pedestrian lighting, intersection neck-outs, sidewalk replacement, and bicycle, pedestrian and multimodal facilities are anticipated to provide a better public realm experience. The budget is \$3 million.

PUBLIC IMPROVEMENT PROGRAM-PHASE II: TROPICANA FIELD WEST

The Tropicana Master Plan identified a mix of residential and retail uses for the current parking lot and properties west of 16th Street South. The Marketplace public market in an open greenspace was proposed for this area, as well as the interspersing of artist space, studios and retail. The Master Plan envisioned the new stadium being located on the eastern portion of the Tropicana Field site.

Approval of a final development plan for Tropicana Field remains a few years in the future so it is premature to identify specific public improvements and their location that will support that major redevelopment project. However, it is the intent of the IWRP to coordinate and fund improvements that best connect Intown West with the Tropicana Field development site.



Tropicana Field West - Current Parking Lot

Streetscape

Improvements include providing public rights-of-way such as alleys, sidewalks, pedestrian facilities and streets in a corresponding manner to the redevelopment of Tropicana Field property to the east of 16th Street South. The budget is \$1 million.

Transit Infrastructure & Improvements

Transit improvements at a cost of \$500,000 will support development on development on property west of 16th Street South and complement the primary redevelopment of the Tropicana Field site.

Public Parking

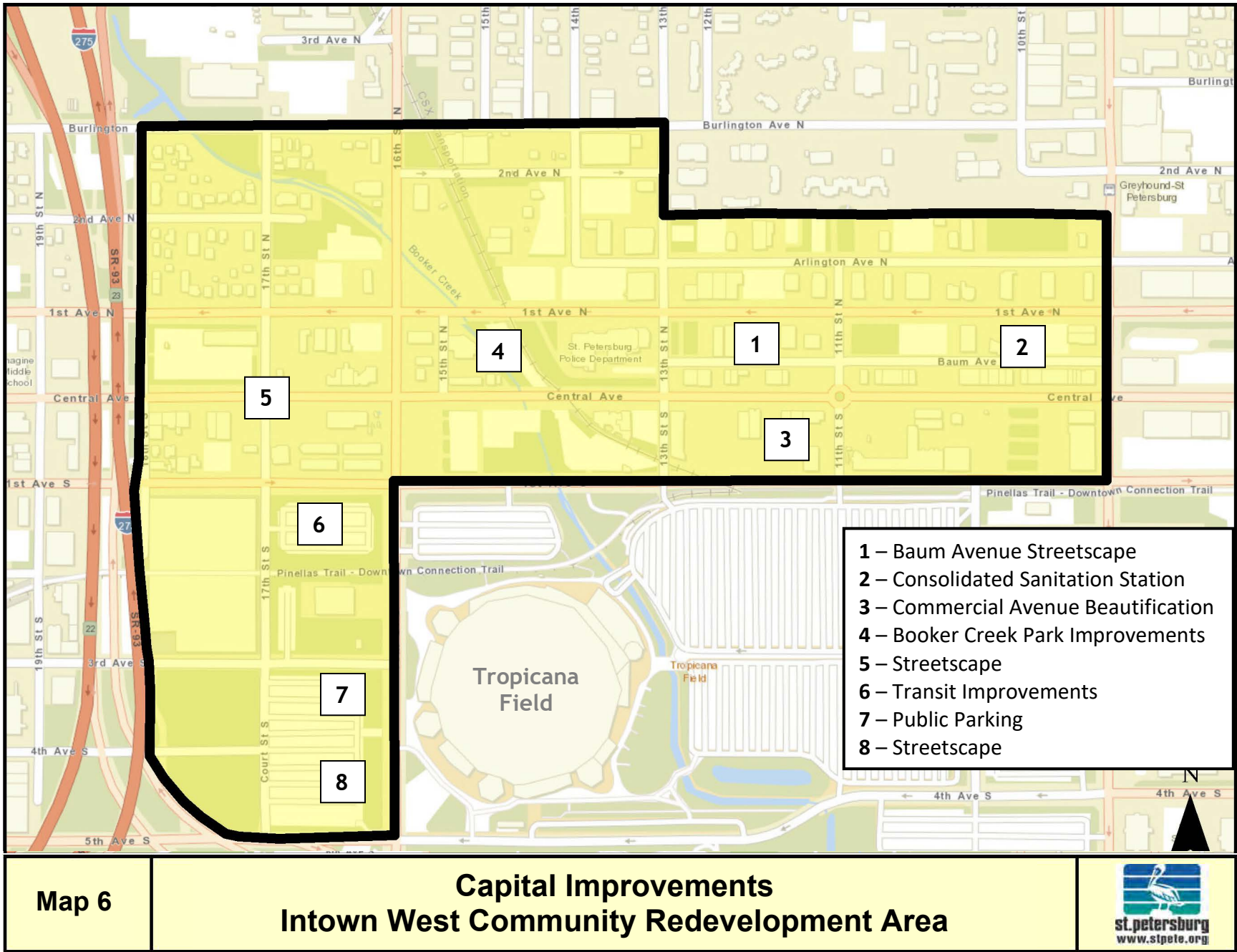
Public parking via surface parking or a parking structure, costing \$2.5 million, will support development on property west of 16th St. S.

ESTIMATED COSTS – PROPOSED PROJECTS

Phase I uses TIF collected until November 2020 from both the County and City. Phase II funding is contributed by only the City.

Table 1: Projects and Programs

Phase and Project	Funding(\$000s)	<p>1 - These Proposed Projects may only be funded with the City portion of Phase I TIF funds, and collectively shall not exceed 25% of the Total TIF in this Table. Any Phase I TIF funds not expended on these Proposed Projects shall be allocated to augment the Corridor Block Parking Program or rolled over into Phase II TIF funds (or combination thereof).</p> <p>2 - The Corridor Block Parking Program may be funded with both the City and County portions of Phase I TIF funds and shall be funded with at least 75% of the Total TIF in this Table.</p> <p>*Please note that qualifying residential displacement costs may be funded from the Residential Program.</p>
Phase I	\$9,310	
Infrastructure Support	770 ¹	
Corridor Block Parking Program	7,000 ²	
Plaza Parkway/Transportation Infrastructure Improvements	385 ¹	
Residential Program	385 ¹	
Booker Creek Park Improvements	770 ¹	
Phase II – Areawide	\$13,500	
Residential Program*	5,000	
Business Grants	1,000	
Block Consolidation	1,000	
Public Parking Program	2,500	
Sidewalks	2,000	
General Public Improvements	1,500	
Planning Studies	500	
Phase II – EDGE District	\$9,700	
Baum Avenue Streetscape	4,900	
East Baum Avenue Consolidated Sanitation Station	250	
Recycling & Grease Management Stations	250	
Commercial Avenue Beautification	500	
EDGE District Association Office	100	
Booker Creek Park Improvements	3,700	
Phase II – Grand Central District (I-275-16th St.)	\$3,000	
Streetscape	3,000	
Phase II – Tropicana West Redevelopment	\$4,000	
Streetscape	1,000	
Transit Infrastructure & Improvements	500	
Public Parking	2,500	



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 was less than the base year value, there was no tax increment or revenue to the City's tax increment trust fund at that time. 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. The Phase II projected revenue through the current 2032 expiration of the IWRP is \$29.9 million based on the approved 50% City contribution level. The City has not bonded increment revenues to fund redevelopment projects in the district and does not expect to do so in the future.

Since that time, the taxable value in Intown West increased to approximately \$52.5 million in 2006, a 113 percent increase in nominal dollars over the base year. The recession reversed revenue gains for the three-year period between 2010-2012, however, tax revenues rebounded in 2013, and have increased each year since. The projections are based on the continued addition of new development and an increase in property values.

Table 2: Projected TIF Revenues

Tax Year	Yearly	Cumulative
2020	\$742,553	\$742,553
2021	\$1,327,866	\$2,070,419
2022	\$1,468,956	\$3,539,374
2023	\$1,624,155	\$5,163,529
2024	\$1,794,873	\$6,958,402
2025	\$1,982,664	\$8,941,066
2026	\$2,189,234	\$11,130,300
2027	\$2,416,460	\$13,546,760
2028	\$2,666,410	\$16,213,169
2029	\$2,941,354	\$19,154,523
2030	\$3,243,793	\$22,398,316
2031	\$3,576,475	\$25,974,791
2032	\$3,942,426	\$29,917,217

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 ensure 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 set forth in the City's Land Development Regulations, 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 until the Plan expires on April 7, 2032.



Vantage Loft Apartments - 160 16th St N

Chapter 5

NEIGHBORHOOD IMPACTS

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;
- Expanded tax base that will lessen the property tax burden and increase employment and business opportunities for all St. Petersburg citizens; and
- Expanded residential housing opportunities.

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.

Relocation

The Florida Statutes require all community redevelopment plans to provide for relocation and replacement housing when a redevelopment project affects residential property. This requirement is in place primarily to address relocations stemming from a locality's use of eminent domain. Although the Florida Statutes now significantly limits the use of eminent domain for economic development purposes, there still may be instances where the City condemns land for a public use project, such as road widenings or stormwater retention. Consequently, the City has developed a relocation policy to implement when homeowners or tenants are relocated as part. When utilizing local revenue sources for redevelopment projects, the City will continue to abide by the relocation policy as part of the Intown West Redevelopment Plan as well as ensure it complies with Pinellas County Code Section 38-81, et seq.

When federal funds are used to purchase real property in an identified project, housing replacement and relocation must comply with the Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970, as amended. These requirements affect the acquisition of both owner- and tenant occupied housing.

Residents who are displaced will be provided with full opportunity to occupy comparable replacement housing that is safe and sanitary and within their ability to pay. The CRA will remain responsible for any residential activities and will provide relocation assistance and counseling. Federal relocation guidelines and financial assistance will be followed.

The City of St. Petersburg receives funding through the following federal and state programs, Community Development Block Grant (CDBG), HOME Investment Partnership Program, and the State Housing Initiatives Partnership Program (SHIP). Additionally, the City has committed general revenue funds to establish a Housing Capital Improvement Program to fund specific housing initiatives. A variety of opportunities exist to construct new structures and rehabilitate existing structures for relocation in the surrounding neighborhoods.

The City of St. Petersburg also offers financial assistance to first time home buyers who purchase and occupy a new or existing eligible residential property located within the city's municipal boundaries, and those who have not received prior financial assistance from the City of St. Petersburg. Second mortgage loans are available to assist the home buyer with closing costs, down payment and to reduce or "buy-down" the first mortgage interest rate. Down payment and closing cost assistance loans are provided to income eligible applicants at a zero percent (0%) interest rate. Repayment terms and loan amounts are determined by the sales price of the home. Through the variety of programs available, residents in rental housing will be given the opportunity to relocate to safe, suitable housing in the vicinity of the redevelopment area and owner-occupants who choose to relocate will be given assistance.

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

While the City no longer has a level of service (LOS) standard for roadway capacity, LOS is one of the metrics considered when evaluating the traffic impact of land development projects and proposed land use changes on the transportation system. Roadway level of service is divided into six letter grades, "A" through "F," with "A" indicating free flow conditions for motorists and "F" indicating heavy traffic congestion. The City's former LOS standard for major streets was "D." The major streets in the redevelopment area include 1st Avenue North, 1st Avenue South, Central Avenue (west of 16th Street only), Dr. ML King Jr. Street and 16th Street. According

to the Forward Pinellas' 2020 Annual LOS Report, which is based on 2019 traffic volumes, all major streets in the redevelopment area have excess capacity and operated at a LOS "C" except for the segment of 16th Street from Central Avenue to 5th Avenue North, which operated at a LOS "D." The combined spare capacity of the five major streets, or the traffic they would be able to carry before being considered at maximum capacity, in the PM peak hour of traffic is 12,631 trips; the physical capacities of 1st Avenue North and 1st Avenue South were reduced to reflect the conversion of the innermost general travel lanes to semi-dedicated lanes for the SunRunner project that is under construction (described in the next section).

Based on data from Pinellas County, the amount of developable vacant land in the Central Business District land use category is 16.733 acres. To calculate the projected number of PM peak hour trips from the maximum build out of the land, the following distribution of development types and levels were assumed:

- High-rise multifamily housing (density of 125 units per acre) – 40%
- Mid-rise multifamily housing (density of 125 units per acres) – 40%
- General office (floor area ratio of 4.0) - 10%
- Retail stores (floor area ratio of 2.0) – 2.5%
- Sit-down restaurants (floor area ratio of 2.0) – 2.5%
- Hotels – 260 rooms

The projected number of PM peak hour trips is 1,284. The spare PM peak hour capacity on the major street network, equal to 12,631 trips, exceeds the potential PM peak hour trip generation for the build out scenario by a significant amount.

Public Transit

The Pinellas Suncoast Transit Authority (PSTA) provides public transportation service throughout Pinellas County, with multiple routes serving the redevelopment area. The Central Avenue Trolley (CAT) provides service on Central Avenue through the redevelopment area from downtown St. Petersburg to St. Pete Beach. The CAT had the third highest ridership in the PSTA system in FY 2019 with nearly 1,008,000 boardings. Route 18 serves 1st Avenue North and South and provides service between downtown St. Petersburg and downtown Clearwater. Route 18 had the second highest ridership in the PSTA system in FY 2019 with over 1,064,000 boardings. Route 9 serves Dr. ML King Jr. Street and had over 298,000 boardings in FY 2019. Route 15 serves 16th Street south of 1st Avenue North and had over 163,000 boardings in FY 2019.

PSTA anticipates opening SunRunner, a Bus Rapid Transit (BRT) service between downtown St. Petersburg and St. Pete Beach, in the summer of 2022. The SunRunner is the Tampa Bay region's first BRT project funded through the Federal Transit Administration's highly competitive Capital Investment Grant ("New Starts") Program with matching funds from the Florida Department of Transportation, PSTA and City of St. Petersburg. The SunRunner service will be rapid due to a limited number of stops, semi-dedicated lanes for most of its route, and extended green time at traffic signals when necessary to keep buses on schedule. The SunRunner

service will also have long operating hours and 15-minute daytime headways seven days a week. Two SunRunner stations will be located within the redevelopment area on 1st Avenues North and South at 13th Street. The stations will provide a comfortable waiting area for passengers, level boarding, and public art. Two stations will be located on the 1st Avenues just east of the redevelopment area. The CAT will continue to operate after revenue service begins on the SunRunner.

Complete Streets

The City of St. Petersburg is committed to maintaining a safe transportation system for all users, including pedestrians and bicyclists. A Complete Streets administrative policy was signed in November 2015 that aims to make all city streets and travel ways safe and accommodating to all modes of transportation. The *Complete Streets Implementation Plan* was adopted in May 2019.

The redevelopment area is served by a comprehensive network of sidewalks and bicycle facilities. The Pinellas Trail runs east/west through the area and connects downtown St. Petersburg to northern Pinellas County. There are shared lane markings on Central Avenue throughout the redevelopment area and bicycle lanes on 1st Avenues North and South. The redevelopment area is in the service area for the Coast Bike Share system.

The Complete Streets Implementation Plan includes the following items within the redevelopment area:

- A trail along Booker Creek from the Pinellas Trail to the north
- A trail along 1st Avenue North
- A trail along 8th Street
- Separated bicycle lanes on 16th Street
- Separated bicycle lanes on Dr. M.L. King Jr. Street
- Separated bicycle lanes on 13th Street from 1st Avenue North to Burlington Avenue North
- Bicycle lanes on 13th Street from 1st Avenue South to 1st Avenue North
- A neighborhood greenway on Burlington Avenue North
- A crossing at 16th Street and Burlington Avenue North

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 rainwater 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. All plans need to comply with the City's Land Development Regulations regarding removal and preservation of trees, and other vegetation.

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 (NO_x) 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. NO_x 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 which has the capacity to respond to increased demand as a result of the proposed development.



St. Petersburg Police Headquarters - 1301 1st Ave N

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

Few residents are expected to be relocated within the redevelopment area by new development. 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 city-wide 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. 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.

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.


Vice-Mayor-Councilmember
Vice-Chairman of the City Council

ATTEST: 
CLERK of the City Council
Title Published: Times 1-t 11/5/90
111590MEETING

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 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 Commissioners' 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 powers 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 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 163.358, 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:

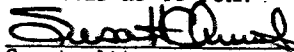
(a) Review and approve the initial redevelopment plan prior to its implementation and also prior to its presentation to the Pinellas County Planning Council; and

(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 acting 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

 4-2-90
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."; and

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:

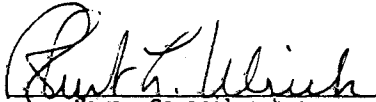
From a point of beginning at the intersection of the east right-of-way line of 9th Street North and the north right-of-way line of the alley north of Arlington Avenue North proceed southward along the east right-of-way line of 9th Street North to the south right-of-way line of 1st Avenue South; thence 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.


Mayor-Councilmember
Chairman of the City Council

ATTEST:


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
INTOWN 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 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, 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 delegated 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):

Intown Design and Development Program (IDDP) area
as described within the following boundaries:
starting at a point located at 7th Avenue NE
extended and Tampa Bay moving west along 7th
Avenue NE to Beach Drive, south along Beach
Drive to 5th Avenue North, west along 5th
Avenue North to I-375, west along I-375 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 alley to 15th Street, north along 15th Street to Burlington Avenue North, west along Burlington Avenue North to 16th Street, south along 16th Street to I-175, east along I-175 to 5th Avenue South, east along 5th Avenue South to 1st Street, south along 1st Street to a point 140 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 Pinellas 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: Tyndall, 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; REVISING 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.

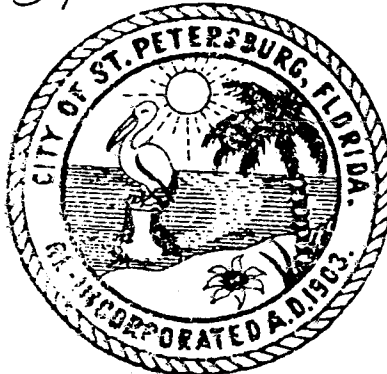
Beatrice M. Kusiwoold
Chair-Councilmember

Presiding Officer of the City Council

ATTEST:

June K. Bolton
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:

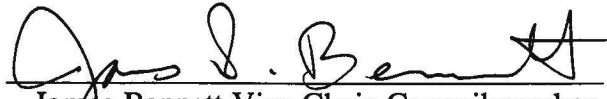
Section 1. Exhibit A of Ordinance 409-G, as amended, is hereby amended to read as Exhibit 1 of this ordinance, which is attached hereto and incorporated herein.

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.

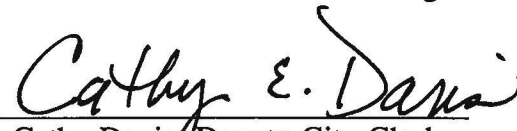
Section 3. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective when the Board of County Commissioners approves it as an amendment to the Intown West Redevelopment Plan or on the date the City's new land development regulations 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.

Community Redev/StPeteCRAPlan Amendments 01_08/Res IntownWest 1207

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 25th day of February, A.D. 2008.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners,
Pinellas County, Florida.

By Kenneth P. Burke
Deputy Clerk



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.

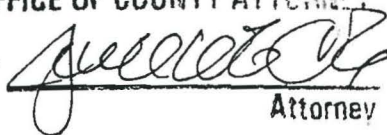
Commissioner Brickfield offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Seel and upon roll call the vote was:

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

NAYES: **None.**

ABSENT AND NOT VOTING: **None.**

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

Appendix G

St. Petersburg City Council Resolution 2019-417

Extending the CRA to April 2032

A RESOLUTION OF THE CITY OF ST. PETERSBURG AFFIRMING THE CONTINUED EXISTENCE OF THE INTOWN WEST COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755, FLORIDA STATUTES; EXTENDING THE INTOWN WEST COMMUNITY REDEVELOPMENT AREA UNTIL APRIL 7, 2032; REQUESTING ALL POWERS AND AUTHORITY UNDER CHAPTER 163, PART III, FLORIDA STATUTES, FROM PINELLAS COUNTY FOR THE INTOWN WEST REDEVELOPMENT AGENCY; AMENDING THE CITY OF ST. PETERSBURG'S CONTRIBUTION OF TAX INCREMENT REVENUES TO THE INTOWN WEST COMMUNITY REDEVELOPMENT AREA TRUST FUND TO BE FIFTY PERCENT AFTER NOVEMBER 15, 2020; ESTABLISHING SEPARATE ACCOUNTS FOR TAX INCREMENT REVENUE COLLECTED UNDER THE ORIGINAL APPROVAL PERIOD AND TAX INCREMENT REVENUE COLLECTED SUBSEQUENT TO NOVEMBER 15, 2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Council in 1990 established the Intown West Community Redevelopment Area (CRA) pursuant to the requirements of Chapter 163, Part III, FS, and was delegated redevelopment authority by Pinellas County through its home rule powers, including the power to declare itself a community redevelopment agency (Resolution 90-180); and

WHEREAS, on June 7, 1990, St. Petersburg City Council approved Resolution 90-389 accepting Pinellas County's delegation of authority, approving a finding of necessity establishing Intown West as a CRA, and establishing itself as its community redevelopment agency (Agency); and

WHEREAS, on November 15, 1990, St. Petersburg City Council approved Ordinance 2006-F adopting the Intown West Redevelopment Plan (Plan) as well as Ordinance 2013 establishing a Tax Increment Financing (TIF) District and Redevelopment Trust Fund (Trust Fund) for the Intown West CRA, which set November 15, 2020, as its expiration date; and

WHEREAS, the Pinellas County Board of County Commissioners subsequently approved the Plan (Resolution 90-446) and Trust Fund (91-7) on December 4, 1990, and January 29, 1991, respectively; and

WHEREAS, in its 2019 legislative session the Florida Legislature approved amendments to Section 163.3755(1), FS, which *inter alia* terminate community redevelopment agencies on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier "unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the governing body"; and

WHEREAS, failure to affirm the Intown West CRA's continued existence would lead to the termination of the Agency, Plan, TIF District, and Trust Fund on November 15, 2020; and

WHEREAS, the City of St. Petersburg further desires to continue the Intown West CRA, past the expiration date of November 15, 2020, and synchronize its expiration date with the April 7, 2032, expiration date, of the adjacent Intown CRA; and

WHEREAS, the City of St. Petersburg is requesting Pinellas County to confer all redevelopment authority under Chapter 163, Part III, FS to implement the Plan from November 15, 2020, to April 7, 2032; and

WHEREAS, the City of St. Petersburg desires to amend the Plan by adding TIF-funded projects to continue the revitalization of the Intown West CRA and support the redevelopment of the 86-acre Tropicana Field site that adjoins Intown West, and for which the City has approved a master plan and dedicated \$75 million in TIF from the adjacent Intown CRA to fund public improvements to prepare it for redevelopment; and

WHEREAS, a key component of the Tropicana Field master plan is an eleven (11) acre parcel west of 16th Street South that is ineligible for the Intown public improvement funds because it lies wholly within the Intown West CRA; and

WHEREAS, the City of St. Petersburg also finds that extending the Intown West CRA, Plan, TIF District, and Trust Fund is the appropriate vehicle with which to accomplish the aforementioned redevelopment objectives for Intown West and Tropicana Field; and

WHEREAS, the City of St. Petersburg and Pinellas County agree to terminate Pinellas County's TIF contribution to the Intown West Trust Fund in exchange for its extension to April 7, 2032; and

WHEREAS, the City desires to continue its contribution to the Intown West Trust Fund through April 7, 2032, but at the rate of 50 percent (50%) of its portion of the tax increment revenue; and

WHEREAS, the City desires to separate tax increment revenue collected under the original approval period and tax increment revenue collected subsequently after November 15, 2020.

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

1. Affirms the continued existence of the Intown West Community Redevelopment Agency, in accordance with section 163.3755, Florida Statutes; and
2. Extends the Intown West Community Redevelopment Plan, Redevelopment Trust Fund, and Tax Increment Financing District to April 7, 2032; and
3. Requests all powers and authority in Chapter 163, Part III, Florida Statutes, from Pinellas County for the Intown West Community Redevelopment Agency from November 15, 2020, until April 7, 2032.

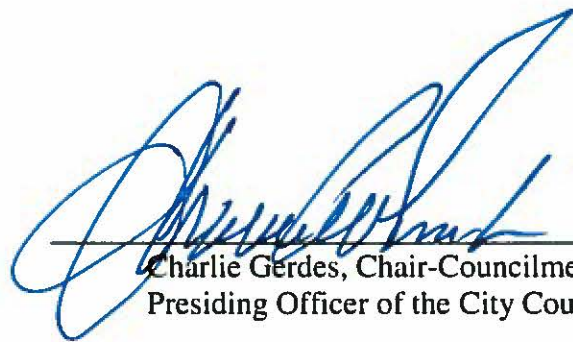
NOW, THEREFORE, BE IT FURTHER RESOLVED, that Pinellas County's obligation to contribute funding to the Intown West Redevelopment Trust Fund ends after November 15, 2020; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City shall amend its contribution to the Intown West Community Redevelopment Area Trust Fund to fifty percent (50%) after November 15, 2020; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that separate accounts shall be established for tax increment revenue collected under the original approval period and tax increment revenue collected subsequently in the Intown West Community Redevelopment Area after November 15, 2020, and that City's reporting responsibilities to Pinellas County will apply only to activities occurring during the original approval period through the final expenditures of those TIF funds contributed by Pinellas County until November 15, 2023.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 15th day of August 2019.



Charlie Gerdes, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk



Appendix H

Pinellas County Board of County Commission Resolution 19-83
Extending the CRA to April 2032

RESOLUTION NO. 19-83

RESOLUTION TO EXTEND THE EXISTENCE OF THE INTOWN WEST COMMUNITY REDEVELOPMENT AGENCY FROM NOVEMBER 15, 2020 THROUGH APRIL 7, 2032, PURSUANT SECTION 163.3755, FLORIDA STATUTES; 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 Board of County Commissioners of Pinellas County, Florida, by Resolution No. 90-446, dated December 4, 1990, approved the Intown West Redevelopment Plan; 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, the Board of County Commissioners of Pinellas County, Florida approved amendments to the Intown West Redevelopment Plan, by Resolution Nos. 08-36 and 09-191; and

WHEREAS, the St. Petersburg City Council adopted Resolution No. 2019-417, dated August 15, 2019, which requested that Pinellas County Board of County Commissioners:

1. Affirm the continued existence of the Intown West Community Redevelopment Agency, in accordance with section 163.3755, Florida Statutes;
2. Extend the Intown West Redevelopment Plan, Redevelopment Trust Fund, and Tax Increment Financing District to April 7, 2032;
3. Delegate all powers and authority in Chapter 163, Part III, Florida Statutes, from Pinellas County for the Intown West Community Redevelopment Agency to the City of St. Petersburg, from November 15, 2020 until April 7, 2032;
4. End Pinellas County's obligation to contribute funding to the Intown West Community Development Area Trust Fund after November 15, 2020;
5. Decrease the City of St. Petersburg's contribution to the Intown West Community Redevelopment Area Trust Fund to fifty percent (50%) after November 15, 2020;
6. Agree that City of St. Petersburg's reporting responsibilities to Pinellas County will apply only to activities occurring during the original approval

- period through the final expenditures of those TIF funds contributed by Pinellas County until November 15, 2023; and
7. Affirm that the City of St. Petersburg would establish separate accounts for tax increment revenue collected subsequently in the Intown West Community Redevelopment Area after November 15, 2020.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 8th DAY OF OCTOBER, 2019, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. Extends the existence of the Intown West Community Redevelopment Agency from November 15, 2020 to April 7, 2032, in accordance with section 163.3755, Florida Statutes; and
- II. Directs County Staff work with the City of St. Petersburg to effectuate items 2 through 7 of the list of items in the last whereas clause above.
- III. Denies the request, made pursuant to sections 163.358 and 163.410, Florida Statutes, to delegate all powers and authority in Chapter 163, Part III, Florida Statutes, from Pinellas County for the Intown West Community Redevelopment Agency to the City of St. Petersburg, from November 15, 2020 until April 7, 2032, subject to reconsideration at such time as items 2 through 7 are addressed.
- IV. This Resolution shall become effective immediately upon its adoption.

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

AYES: Seel, Gerard, Eggers, Justice, Long, Peters, and Welch.

NAYES: None.

ABSENT AND NOT VOTING: None.

APPROVED AS TO FORM

By: 
Office of the County Attorney

Appendix I

St. Petersburg City Council Resolution 2020-438

Approving the Interlocal Agreement

A RESOLUTION BY CITY COUNCIL,
APPROVING AN INTERLOCAL AGREEMENT
WITH PINELLAS COUNTY THAT CONVEYS
DELEGATION OF ALL REDEVELOPMENT
POWERS TO THE CITY OF ST. PETERSBURG
FOR THE INTOWN WEST COMMUNITY
REDEVELOPMENT AREA; AND PROVIDING
AN EFFECTIVE DATE.

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

WHEREAS, The City of St. Petersburg requested a delegation of all redevelopment authority on August 15, 2019, as set forth in Res. 2019-417, and,

WHEREAS, on October 8, 2019, the Pinellas Council Board of County Commissioners also approved the extension of the Intown West CRA (Resolution 19-83); and

WHEREAS, the City of St. Petersburg desires to amend the Plan by adding TIF-funded projects to continue the revitalization of the Intown West CRA, including the EDGE District, and support the redevelopment of the 86-acre Tropicana Field site that adjoins Intown West, and for which the City has approved a master plan and dedicated \$75 million in TIF from the adjacent Intown CRA to fund public improvements to prepare it for redevelopment; and

WHEREAS, a key component of the Tropicana Field master plan is an eleven (11) acre parcel west of 16th Street South that is ineligible for the Intown public improvement funds because it lies wholly within the Intown West CRA; and

WHEREAS, the City of St. Petersburg and Pinellas County agree to terminate Pinellas County's TIF contribution to the Intown West Trust Fund, beginning on November 15, 2020; and

WHEREAS, the City desires to continue its contribution to the Intown West Trust Fund through April 7, 2032, but at the rate of fifty percent (50%) of its portion of the tax increment revenue; and

WHEREAS, the City desires to separate tax increment revenue collected under the original approval period ("Phase I") and tax increment revenue collected solely from City ad valorem sources subsequently after November 15, 2020 ("Phase II") and shall accomplish this through the establishment of a separate Phase II Trust Fund; and

WHEREAS, on October 15, 2020, the City's Community Redevelopment Agency recommended that City Council approve the attached "Interlocal Agreement" (Exhibit A).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida does hereby approve the attached "Interlocal Agreement" (Exhibit A) upon the condition that the Pinellas County Board of County Commissioners approves said Agreement and delegates authority to the City of St. Petersburg for the Intown West Community Redevelopment Area.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of St. Petersburg requests all powers and authority in Chapter 163, Part III, Florida Statutes, from Pinellas County for the Intown West Community Redevelopment Agency from November 16, 2020, until April 7, 2032.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 15th day of October 2020.



Ed Montanari, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk



Exhibit A

Interlocal Agreement Intown West Community Redevelopment Area

Exhibit A

INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PINELLAS COUNTY, FLORIDA FOR THE COMMITMENT OF TAX INCREMENT REVENUES IN THE INTOWN WEST REDEVELOPMENT AREA

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this _____ day of _____, 2020 ("Effective Date"), between the City of St. Petersburg, Florida, a municipal corporation ("City") and Pinellas County, a political subdivision of the State of Florida, ("County") (collectively "Parties").

RECITALS:

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act in 1969, as amended, and codified as Part III, Chapter 163, Florida Statutes; and

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

WHEREAS, the St. Petersburg City Council in 1990 established the Intown West Community Redevelopment Area ("CRA") pursuant to the requirements of Chapter 163, Part III, FS, and was delegated redevelopment authority by resolution of Pinellas County through its home rule powers, including the power to declare itself a community redevelopment agency (Resolution 90-180); and

WHEREAS, on June 7, 1990, St. Petersburg City Council approved Resolution 90-389 accepting Pinellas County's delegation of authority, approving a finding of necessity establishing Intown West as a CRA, and establishing itself as its community redevelopment agency ("Agency"); and

WHEREAS, on November 15, 1990, St. Petersburg City Council approved Ordinance 2006-F adopting the Intown West Redevelopment Plan ("Plan") as well as Ordinance 2013 establishing a Tax Increment Financing ("TIF") District and Redevelopment Trust Fund ("Trust Fund") for the Intown West CRA, which set November 15, 2020, as its expiration date; and

WHEREAS, the Pinellas County Board of County Commissioners subsequently approved the Plan (Resolution 90-446) and Trust Fund (91-7) on December 4, 1990, and January 29, 1991, respectively; and

WHEREAS, in furtherance of its objective to continue the Intown West CRA past the expiration date of November 15, 2020 in order to synchronize its expiration date with the expiration date of the adjacent Intown CRA, the St. Petersburg City Council approved an extension of the Intown West CRA to April 7, 2032 (Resolution 2019-417) on August 15, 2019; and

WHEREAS, on October 8, 2019, the Pinellas Council Board of County Commissioners also approved the extension of the Intown West CRA (Resolution 19-83); and

WHEREAS, via separate resolution, the City of St. Petersburg is requesting Pinellas County to confer all redevelopment authority under Section 163.410, FS to implement the Plan from November 15, 2020, to April 7, 2032; and

WHEREAS, the City of St. Petersburg desires to amend the Plan by adding TIF-funded projects to continue the revitalization of the Intown West CRA, including the EDGE District, and support the redevelopment of the 86-acre Tropicana Field site that adjoins Intown West, and for which the City has approved a master plan and dedicated \$75 million in TIF from the adjacent Intown CRA to fund public improvements to prepare it for redevelopment; and

WHEREAS, a key component of the Tropicana Field master plan is an eleven (11) acre parcel west of 16th Street South that is ineligible for the Intown public improvement funds because it lies wholly within the Intown West CRA; and

WHEREAS, the City of St. Petersburg and Pinellas County agree to terminate Pinellas County's TIF contribution to the Intown West Trust Fund, beginning on November 15, 2020; and

WHEREAS, the City desires to continue its contribution to the Intown West Trust Fund through April 7, 2032, but at the rate of fifty percent (50%) of its portion of the tax increment revenue; and

WHEREAS, the City desires to separate tax increment revenue collected under the original approval period ("Phase I") and tax increment revenue collected solely from City ad valorem sources subsequently after November 15, 2020 ("Phase II") and shall accomplish this through the establishment of a separate Phase II Trust Fund; and

WHEREAS, the Parties now desire to execute this Agreement consistent with the foregoing recitals and subject to the terms and conditions set forth below.

NOW THEREFORE, for and in consideration of one dollar and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, and the promises and covenants contained herein, the Parties agree as follows:

1. **Recitations**. The above recitations are true and correct and are incorporated herein by reference.

2. **Projects**. The Parties shall work cooperatively to accomplish the funding of the projects set forth in Table 1, which is attached to this Agreement as Attachment A and made a part hereof and as identified in the Plan ("Projects"), which are funded with Phase I tax increment revenues.

3. **Term.** This Agreement shall commence on the Effective Date and shall remain in effect until all Phase I funds have been expended on the Projects, or five years after the Effective Date, whichever is the earlier date ("Term").

4. **Total Contribution for the Phase I Trust Fund.** The total Phase I contributions made by the Parties for the Projects is the amount in the Phase I Trust Fund as of November 15, 2020, the prorated contributions to be made by the Parties as identified below in 5.B and 6.A, and interest that may accrue on the fund balance.

5. **City's Duties.** The City:

- A. May fund Projects on a pay-as-you go basis using tax increment revenues.
- B. Shall appropriate and pay the City's portion of the Phase I tax increment revenues for the Area to the Phase I Trust Fund. For the period between October 1, 2020 and November 15, 2020, the City shall appropriate and pay a pro-rated portion of its increment contributions for Fiscal Year 2021, based on the Final 2020 (Post Value Adjustment Board) Tax Roll as certified by the Pinellas County Property Appraiser.
- C. Shall only expend funds in the Phase I Trust Fund on Projects approved by the Pinellas County Board of the County Commissioners. Any remaining County contributions (to include proportional share of interest earned) in the Phase I Trust Fund at the end of the Term of this Agreement shall be returned to the County within 60 days of the end of the Term of this Agreement.
- D. Shall provide copies of annual reports required under Section 163.387(8), FS, to the Pinellas County Board of the County Commissioners each fiscal year, for all Phase I expenditures only, and only until all of the funds in the Phase I Trust Fund are exhausted, and comply with the County's Community Redevelopment Area Policy Program and Implementation Guidelines.
- E. Shall establish a separate Phase II Trust Fund that is comprised solely of 50% of the City ad valorem tax revenues collected in the CRA between November 15, 2020 and April 7, 2032.

6. **County's Duties.** The County:

- A. Shall appropriate and pay the County's portion of the Phase I tax increment revenues for the Area to the Phase I Trust Fund. The County's increment contributions are to be accounted for as a separate revenue within the Phase I Trust Fund but may be combined with other revenues for the purpose of paying for Projects with funds from the Phase I Trust Fund. For the period between October 1, 2020 and November 15, 2020, the County shall appropriate and pay, upon receipt of an invoice from the City, a pro-rated portion of its increment contributions for Fiscal Year 2021, based on the Final 2020 (Post Value

Adjustment Board) Tax Roll as certified by the Pinellas County Property Appraiser, which amount will not exceed \$142,315.05. Such payment will be the final contribution by the County to the Phase I Trust Fund.

- B. Shall grant by separate resolution all redevelopment authority as set forth in Section 163.410, FS to the City for its stewardship of the Phase II Trust Fund and any projects or tasks that will be accomplished by the City with these monies.

7. **Records, Reports, and Inspection.** The City shall maintain financial records, accounting and purchasing information, and books and records for the Project. These books, records, and information shall comply with general accounting procedures. All documents related to the Project are public records and shall be retained and provided as required by law. The City shall comply with Chapter 119, Florida Statutes.

8. **Compliance with Federal, State, County, and Local Laws.** The Parties shall comply with all applicable federal, state, county, and local laws, regulations and ordinances at all times.

9. **Termination of Agreement.** Neither the City nor the County may terminate this Agreement, as long as there are any remaining unexpended funds in the Phase I Trust Fund.

10. **Indemnification and Release.** The County and the City shall be fully responsible for their own acts of negligence and their respective agents' acts of negligence, when such agents are acting within the scope of their employment; and shall be liable for any damages resulting from said negligence to the extent permitted by section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by either the County or the City. Nothing herein shall be construed as consent by the County or City to be sued by third parties in any matter arising out of this Agreement.

11. **Discrimination.** The City and the County shall not discriminate against any person in violation of Federal, State, or local law and ordinances.

12. **Assignment.** This Agreement may not be assigned.

13. **Severability.** Should any section or part of any section of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other section or any part of any section of this Agreement.

14. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties, and no change will be valid unless made by supplemental written agreement executed by both Parties.

15. **Notification.** All notices, requests, demands, or other communications required by law, or this Agreement shall be in writing and shall be deemed to have been served as of the delivery date appearing upon the return receipt if sent by certified mail, postage prepaid with return receipt requested, to the Mayor or County Administrator, or upon the actual date of delivery, if hand delivered to the Mayor or County Administrator.

16. **Waiver.** No act of omission or commission of either party, including without limitation, any failure to exercise any right, remedy, or recourse, shall be deemed to be a waiver, or modification of the same. Such a waiver, release, or modification is to be effected only through a written modification to this Agreement.

17. **Governing law and Venue.** This Agreement is to be construed in accordance with the laws of the State of Florida. Venue for any cause of action or claim asserted by either party hereto brought in state courts, shall be in Pinellas County, Florida. Venue for any action brought in Federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in Pinellas County, in which case action shall be brought in that division.

18. **Due Authority.** Each party to this Agreement represents and warrants to the other party that (i) it is duly organized, qualified and existing entities under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

19. **Headings.** The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

20. **Approval.** This Agreement is subject to approval of the St. Petersburg City Council and the Pinellas County Board of County Commissioners.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners

CITY OF ST. PETERSBURG

By: _____
Chairman

By: _____
Mayor

ATTEST:

KEN BURKE, Clerk

ATTEST:

CHANDRAHASA SRINIVASA, City Clerk

By: _____
Deputy Clerk

By: _____
Deputy City Clerk

APPROVED AS TO FORM

APPROVED AS TO CONTENT AND FORM

By: _____
Office of County Attorney

By: _____
Office of the City Attorney
00531389.docx

Attachment A

Revised Table 1

INTOWN WEST PUBLIC IMPROVEMENT PROJECTS Phase I

PROPOSED PROJECTS	Fund Sources (\$000s)	
	TIF	OTHER ¹
Block Consolidation/Land Acquisition	0	TBD ²
Stadium Parking Program	0	TBD
Infrastructure Support	770 ³	TBD
Corridor Block Parking Program	7,000 ⁴	TBD
Plaza Parkway/Transportation Infrastructure Improvements	385 ³	TBD
Residential Program	385 ³	TBD
Booker Creek Park Improvements	770 ³	TBD
Total	\$9,320	TBD

¹ 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.

² TBD (To be Determined) based upon demonstrated need or special circumstances.

³ These Proposed Projects may only be funded with the City portion of Phase I TIF funds, and collectively shall not exceed 25% of the Total TIF in this Table 1. Any Phase I TIF funds not expended on these Proposed Projects shall be allocated to augment the Corridor Block Parking Program or rolled over into Phase II TIF funds (or combination thereof).

⁴ The Corridor Block Parking Program may be funded with both the City and County portions of Phase I TIF funds and shall be funded with at least 75% of the Total TIF in this Table 1.

Note: TIF expenditures may only be utilized for those Proposed Projects in Table 1 where Phase I TIF funds are required as noted herein; provided, however, that no Phase I 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.

Appendix J

Pinellas County Board of County Commission Resolution 20-159
Approving the Interlocal Agreement

RESOLUTION NO. 20 - 159

A RESOLUTION BY PINELLAS COUNTY, APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF ST. PETERSBURG THAT AMENDS THE TIF CONTRIBUTION RATES OF THE PARTIES TO THE INTOWN WEST TRUST FUND, SPECIFIES THE PROJECTS THAT THE PHASE I TRUST FUNDS MAY BE EXPENDED ON, AND CONVEYS DELEGATION OF ALL REDEVELOPMENT POWERS TO THE CITY OF ST. PETERSBURG FOR ITS STEWARDSHIP OF THE PHASE II TRUST FUNDS FOR THE INTOWN WEST COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pinellas County and the City of St. Petersburg mutually desire to increase the ad valorem tax base of the County and the City within St. Petersburg; and

WHEREAS, the City of St. Petersburg requested an extension of the Intown West CRA and a delegation of all redevelopment authority on August 15, 2019, as set forth in Resolution No. 2019-417; and

WHEREAS, on October 8, 2019, the Pinellas County Board of County Commissioners, in Resolution No. 19-83, approved the extension of the Intown West CRA from November 15, 2020 to April 7, 2032; and

WHEREAS, the City of St. Petersburg desires to amend the Intown West CRA Plan by adding TIF-funded projects to continue the revitalization of the Intown West CRA, including the EDGE District, and support the redevelopment of the 86-acre Tropicana Field site that adjoins Intown West, and for which the City has approved a master plan and dedicated \$75 million in TIF from the adjacent Intown CRA to fund public improvements to prepare it for redevelopment; and

WHEREAS, a key component of the Tropicana Field master plan is an eleven (11) acre parcel west of 16th Street South that is ineligible for the Intown CRA public improvement funds because it lies wholly within the Intown West CRA; and

WHEREAS, the City of St. Petersburg and Pinellas County agree to terminate Pinellas County's TIF contribution to the Intown West Trust Fund, beginning on November 15, 2020; and

WHEREAS, the City of St. Petersburg desires to continue its contribution to the Intown West Trust Fund through April 7, 2032, but at the rate of fifty percent (50%) of its portion of the tax increment revenue; and

WHEREAS, the City of St. Petersburg desires to separate tax increment revenue collected under the original approval period ("Phase I") and tax increment revenue collected solely from City ad valorem sources subsequently after November 15, 2020 ("Phase II"), and shall accomplish this through the establishment of a separate Phase II Trust Fund; and

WHEREAS, on October 15, 2020, the City of St. Petersburg's Community Redevelopment Agency recommended, and the City Council, in Resolution No. 2020-438, approved the attached "Interlocal Agreement" (Exhibit A) and requested that Pinellas County delegates, pursuant to Section 163.410, Florida Statutes, all redevelopment power and authority in Chapter 163, Part III, Florida Statutes, to the City of St. Petersburg for its stewardship of the Phase II Trust Fund and any projects or tasks that will be accomplished by the City with these monies.

NOW THEREFORE, IN A REGULAR SESSION DULY ASSEMBLED ON THIS 17th DAY OF NOVEMBER 2020, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS FOR PINELLAS COUNTY, FLORIDA:

1. Approves the Interlocal Agreement Between the City of St. Petersburg and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Intown West Redevelopment Area, as attached as Exhibit "A"; and

2. Delegates, pursuant to Section 163.410, Florida Statutes, all redevelopment power and authority in Chapter 163, Part III, Florida Statutes, to the City of St. Petersburg limited to its stewardship of the Phase II Trust Fund and any projects or tasks that will be accomplished by the City with these monies, as specified in the attached Interlocal Agreement.

This resolution shall become effective immediately upon its adoption.

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

Ayes: Gerard, Eggers, Flowers, Justice, Long, Peters, and Seel.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM
By: David S. Sadowsky
Office of the County Attorney

Appendix K

Interlocal Agreement

Delegating Redevelopment Powers to City

Exhibit A

INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PINELLAS COUNTY, FLORIDA FOR THE COMMITMENT OF TAX INCREMENT REVENUES IN THE INTOWN WEST REDEVELOPMENT AREA

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this ____ day of _____, 2020 ("Effective Date"), between the City of St. Petersburg, Florida, a municipal corporation ("City") and Pinellas County, a political subdivision of the State of Florida, ("County") (collectively "Parties").

RECITALS:

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act in 1969, as amended, and codified as Part III, Chapter 163, Florida Statutes; and

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

WHEREAS, the St. Petersburg City Council in 1990 established the Intown West Community Redevelopment Area ("CRA") pursuant to the requirements of Chapter 163, Part III, FS, and was delegated redevelopment authority by resolution of Pinellas County through its home rule powers, including the power to declare itself a community redevelopment agency (Resolution 90-180); and

WHEREAS, on June 7, 1990, St. Petersburg City Council approved Resolution 90-389 accepting Pinellas County's delegation of authority, approving a finding of necessity establishing Intown West as a CRA, and establishing itself as its community redevelopment agency ("Agency"); and

WHEREAS, on November 15, 1990, St. Petersburg City Council approved Ordinance 2006-F adopting the Intown West Redevelopment Plan ("Plan") as well as Ordinance 2013 establishing a Tax Increment Financing ("TIF") District and Redevelopment Trust Fund ("Trust Fund") for the Intown West CRA, which set November 15, 2020, as its expiration date; and

WHEREAS, the Pinellas County Board of County Commissioners subsequently approved the Plan (Resolution 90-446) and Trust Fund (91-7) on December 4, 1990, and January 29, 1991, respectively; and

WHEREAS, in furtherance of its objective to continue the Intown West CRA past the expiration date of November 15, 2020 in order to synchronize its expiration date with the expiration date of the adjacent Intown CRA, the St. Petersburg City Council approved an extension of the Intown West CRA to April 7, 2032 (Resolution 2019-417) on August 15, 2019; and

WHEREAS, on October 8, 2019, the Pinellas Council Board of County Commissioners also approved the extension of the Intown West CRA (Resolution 19-83); and

WHEREAS, via separate resolution, the City of St. Petersburg is requesting Pinellas County to confer all redevelopment authority under Section 163.410, FS to implement the Plan from November 15, 2020, to April 7, 2032; and

WHEREAS, the City of St. Petersburg desires to amend the Plan by adding TIF-funded projects to continue the revitalization of the Intown West CRA, including the EDGE District, and support the redevelopment of the 86-acre Tropicana Field site that adjoins Intown West, and for which the City has approved a master plan and dedicated \$75 million in TIF from the adjacent Intown CRA to fund public improvements to prepare it for redevelopment; and

WHEREAS, a key component of the Tropicana Field master plan is an eleven (11) acre parcel west of 16th Street South that is ineligible for the Intown public improvement funds because it lies wholly within the Intown West CRA; and

WHEREAS, the City of St. Petersburg and Pinellas County agree to terminate Pinellas County's TIF contribution to the Intown West Trust Fund, beginning on November 15, 2020; and

WHEREAS, the City desires to continue its contribution to the Intown West Trust Fund through April 7, 2032, but at the rate of fifty percent (50%) of its portion of the tax increment revenue; and

WHEREAS, the City desires to separate tax increment revenue collected under the original approval period ("Phase I") and tax increment revenue collected solely from City ad valorem sources subsequently after November 15, 2020 ("Phase II") and shall accomplish this through the establishment of a separate Phase II Trust Fund; and

WHEREAS, the Parties now desire to execute this Agreement consistent with the foregoing recitals and subject to the terms and conditions set forth below.

NOW THEREFORE, for and in consideration of one dollar and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, and the promises and covenants contained herein, the Parties agree as follows:

1. **Recitations.** The above recitations are true and correct and are incorporated herein by reference.

2. **Projects.** The Parties shall work cooperatively to accomplish the funding of the projects set forth in Table 1, which is attached to this Agreement as Attachment A and made a part hereof and as identified in the Plan ("Projects"), which are funded with Phase I tax increment revenues.

3. **Term.** This Agreement shall commence on the Effective Date and shall remain in effect until all Phase I funds have been expended on the Projects, or five years after the Effective Date, whichever is the earlier date ("Term").

4. **Total Contribution for the Phase I Trust Fund.** The total Phase I contributions made by the Parties for the Projects is the amount in the Phase I Trust Fund as of November 15, 2020, the prorated contributions to be made by the Parties as identified below in 5.B and 6.A, and interest that may accrue on the fund balance.

5. **City's Duties.** The City:

- A. May fund Projects on a pay-as-you go basis using tax increment revenues.
- B. Shall appropriate and pay the City's portion of the Phase I tax increment revenues for the Area to the Phase I Trust Fund. For the period between October 1, 2020 and November 15, 2020, the City shall appropriate and pay a pro-rated portion of its increment contributions for Fiscal Year 2021, based on the Final 2020 (Post Value Adjustment Board) Tax Roll as certified by the Pinellas County Property Appraiser.
- C. Shall only expend funds in the Phase I Trust Fund on Projects approved by the Pinellas County Board of the County Commissioners. Any remaining County contributions (to include proportional share of interest earned) in the Phase I Trust Fund at the end of the Term of this Agreement shall be returned to the County within 60 days of the end of the Term of this Agreement.
- D. Shall provide copies of annual reports required under Section 163.387(8), FS, to the Pinellas County Board of the County Commissioners each fiscal year, for all Phase I expenditures only, and only until all of the funds in the Phase I Trust Fund are exhausted, and comply with the County's Community Redevelopment Area Policy Program and Implementation Guidelines.
- E. Shall establish a separate Phase II Trust Fund that is comprised solely of 50% of the City ad valorem tax revenues collected in the CRA between November 15, 2020 and April 7, 2032.

6. **County's Duties.** The County:

- A. Shall appropriate and pay the County's portion of the Phase I tax increment revenues for the Area to the Phase I Trust Fund. The County's increment contributions are to be accounted for as a separate revenue within the Phase I Trust Fund but may be combined with other revenues for the purpose of paying for Projects with funds from the Phase I Trust Fund. For the period between October 1, 2020 and November 15, 2020, the County shall appropriate and pay, upon receipt of an invoice from the City, a pro-rated portion of its increment contributions for Fiscal Year 2021, based on the Final 2020 (Post Value

Adjustment Board) Tax Roll as certified by the Pinellas County Property Appraiser, which amount will not exceed \$142,315.05. Such payment will be the final contribution by the County to the Phase I Trust Fund.

- B. Shall grant by separate resolution all redevelopment authority as set forth in Section 163.410, FS to the City for its stewardship of the Phase II Trust Fund and any projects or tasks that will be accomplished by the City with these monies.

7. **Records, Reports, and Inspection.** The City shall maintain financial records, accounting and purchasing information, and books and records for the Project. These books, records, and information shall comply with general accounting procedures. All documents related to the Project are public records and shall be retained and provided as required by law. The City shall comply with Chapter 119, Florida Statutes.

8. **Compliance with Federal, State, County, and Local Laws.** The Parties shall comply with all applicable federal, state, county, and local laws, regulations and ordinances at all times.

9. **Termination of Agreement.** Neither the City nor the County may terminate this Agreement, as long as there are any remaining unexpended funds in the Phase I Trust Fund.

10. **Indemnification and Release.** The County and the City shall be fully responsible for their own acts of negligence and their respective agents' acts of negligence, when such agents are acting within the scope of their employment; and shall be liable for any damages resulting from said negligence to the extent permitted by section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by either the County or the City. Nothing herein shall be construed as consent by the County or City to be sued by third parties in any matter arising out of this Agreement.

11. **Discrimination.** The City and the County shall not discriminate against any person in violation of Federal, State, or local law and ordinances.

12. **Assignment.** This Agreement may not be assigned.

13. **Severability.** Should any section or part of any section of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other section or any part of any section of this Agreement.

14. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties, and no change will be valid unless made by supplemental written agreement executed by both Parties.

15. **Notification.** All notices, requests, demands, or other communications required by law, or this Agreement shall be in writing and shall be deemed to have been served as of the delivery date appearing upon the return receipt if sent by certified mail, postage prepaid with return receipt requested, to the Mayor or County Administrator, or upon the actual date of delivery, if hand delivered to the Mayor or County Administrator.

16. **Waiver.** No act of omission or commission of either party, including without limitation, any failure to exercise any right, remedy, or recourse, shall be deemed to be a waiver, or modification of the same. Such a waiver, release, or modification is to be effected only through a written modification to this Agreement.

17. **Governing law and Venue.** This Agreement is to be construed in accordance with the laws of the State of Florida. Venue for any cause of action or claim asserted by either party hereto brought in state courts, shall be in Pinellas County, Florida. Venue for any action brought in Federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in Pinellas County, in which case action shall be brought in that division.

18. **Due Authority.** Each party to this Agreement represents and warrants to the other party that (i) it is duly organized, qualified and existing entities under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

19. **Headings.** The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

20. **Approval.** This Agreement is subject to approval of the St. Petersburg City Council and the Pinellas County Board of County Commissioners.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners

CITY OF ST. PETERSBURG

By: _____
Chairman

By:  _____
Mayor

ATTEST:

KEN BURKE, Clerk

ATTEST:  _____
CHANDRAHASA SRINIVASA, City Clerk


By: _____
Deputy Clerk

By:  _____
Deputy City Clerk

APPROVED AS TO FORM

APPROVED AS TO CONTENT AND FORM

By: _____
Office of County Attorney

By:  _____
Office of the City Attorney
00531389.docx



Attachment A

Revised Table 1

INTOWN WEST PUBLIC IMPROVEMENT PROJECTS Phase I

PROPOSED PROJECTS	Fund Sources (\$000s)	
	TIF	OTHER ¹
Block Consolidation/Land Acquisition	0	TBD ²
Stadium Parking Program	0	TBD
Infrastructure Support	770 ³	TBD
Corridor Block Parking Program	7,000 ⁴	TBD
Plaza Parkway/Transportation Infrastructure Improvements	385 ³	TBD
Residential Program	385 ³	TBD
Booker Creek Park Improvements	770 ³	TBD
Total	\$9,320	TBD

¹ 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.

² TBD (To be Determined) based upon demonstrated need or special circumstances.

³ These Proposed Projects may only be funded with the City portion of Phase I TIF funds, and collectively shall not exceed 25% of the Total TIF in this Table 1. Any Phase I TIF funds not expended on these Proposed Projects shall be allocated to augment the Corridor Block Parking Program or rolled over into Phase II TIF funds (or combination thereof).

⁴ The Corridor Block Parking Program may be funded with both the City and County portions of Phase I TIF funds and shall be funded with at least 75% of the Total TIF in this Table 1.

Note: TIF expenditures may only be utilized for those Proposed Projects in Table 1 where Phase I TIF funds are required as noted herein; provided, however, that no Phase I 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.

Appendix L

St. Petersburg City Council Ordinance 503-H

Adopting Amendments to Redevelopment Plan, 2021

ORDINANCE NO. 503-H

AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR THE INTOWN WEST COMMUNITY REDEVELOPMENT AREA IN THE CITY OF ST. PETERSBURG PURSUANT TO PART III OF CHAPTER 163 OF THE FLORIDA STATUTES; INCLUDING PLAN AMENDMENTS UPDATING ALL TEXT, GRAPHICS, AND TABLES WHERE NECESSARY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Council in 1990 established the Intown West Community Redevelopment Area (CRA) pursuant to the requirements of Chapter 163, Part III, FS, and was delegated redevelopment authority by Pinellas County through its home rule powers, including the power to declare itself a community redevelopment agency (Resolution 90-180); and

WHEREAS, on June 7, 1990, St. Petersburg City Council approved Resolution 90-389 accepting Pinellas County's delegation of authority, approving a finding of necessity establishing Intown West as a CRA, and establishing itself as its community redevelopment agency (Agency); and

WHEREAS, on November 15, 1990, St. Petersburg City Council approved Ordinance 2006-F adopting the Intown West Redevelopment Plan (Plan) as well as Ordinance 2013 establishing a Tax Increment Financing (TIF) District and Redevelopment Trust Fund (Trust Fund) for the Intown West CRA, which set November 15, 2020, as its expiration date; and

WHEREAS, the Pinellas County Board of County Commissioners subsequently approved the Plan (Resolution 90-446) and Trust Fund (91-7) on December 4, 1990, and January 29, 1991, respectively; and

WHEREAS, on October 8, 2019, the Pinellas Council Board of County Commissioners approved the extension of the Intown West CRA (Resolution 19-83) until April 7, 2032; and

WHEREAS, on November 17, 2020, the Pinellas Council Board of County Commissioners approved the interlocal agreement with the City to grant redevelopment authority to the City for the Intown West CRA (Resolution 20-159); and

WHEREAS, the City of St. Petersburg desires to amend the Plan by updating and adding TIF-funded projects to continue the revitalization of the Intown West CRA, support the redevelopment of the 86-acre Tropicana Field site that adjoins Intown West and continue implementation of the EDGE District Improvement Plan.

THE CITY OF ST. PETERSBURG DOES HEREBY ORDAIN:

SECTION 1. The Intown West Redevelopment Plan (Plan) is hereby amended through revisions made to the text, graphics and tables throughout the Plan, and replaced in its entirety with the amended Plan, which is attached hereto and incorporated herein.

SECTION 2. 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. 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 fifth (5th) 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 2nd day of December 2021.

Adopted by St. Petersburg City Council on second and final reading on the 16th day of December 2021.



Ed Montanari, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:


Chan Srinivasa, City Clerk

Title Published: Times 1-t 12/1/21

Not vetoed. Effective date December 23, 2021 at 5:00 p.m.