

## **RESOLUTION NO. 2281**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LARGO, FLORIDA, PROVIDING FOR THE FINDING OF NECESSITY RELATING TO THE EXISTENCE OF ONE (1) OR MORE CONDITIONS IN A CERTAIN AREA OF THE CITY OF LARGO THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340 (8), FLORIDA STATUTES; PROVIDING FOR OTHER FINDINGS; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE CITY OF LARGO CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT DISTRICT FINDING OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, OF THE FLORIDA STATUTES, PROVIDING FOR LIMITATION OF EFFECT, PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, has defined and provided for the conduct of redevelopment activities within municipalities and counties; and,

WHEREAS, the Largo City Commission, adopted Resolution No. 1568 on February 21, 1995, finding that specific conditions of blight existed in the Clearwater-Largo Road area of the City, and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area would serve and protect the public health, safety, morals and the welfare of its residents; and

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

WHEREAS, the Largo City Commission, adopted Ordinance No. 95-52, on October 3, 1995, defining the original Redevelopment Area, and defining the Clearwater-Largo Road Corridor Redevelopment Plan; and

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

WHEREAS, Largo City Commission, on April 16, 1996, adopted Resolution No. 96-73, approving the Clearwater-Largo Road Corridor Community Redevelopment Plan for the Redevelopment Area, pursuant to the Act; and

WHEREAS, the Largo City Commission, on May 2, 2002, adopted Resolution No. 1779, declaring an additional 242 acres of blighted area; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 02-288 in October 2002 delegating authority and powers conferred upon Pinellas County pursuant to the Act; and

WHEREAS, the Largo City Commission, by Ordinance No. 2006-49, expanded the boundary of the district, and approved the current Clearwater-Largo Road Community Redevelopment Plan for the Redevelopment Area known as the Clearwater-Largo Road Community Redevelopment District, on July 18, 2006, pursuant to the Act; and

WHEREAS, the Pinellas County Board of County Commissioners adopted Resolution No. 06-186, approving the Clearwater-Largo Road Corridor Community Redevelopment Plan, and delegating specific redevelopment power to the City, pursuant to the Act; and

WHEREAS, the Largo City Commission on November 18, 2008, by Resolution No. 1108 approved the amendment to add 18 acres to the Redevelopment Area.

WHEREAS, a study has been done of the conditions of that part of the City of Largo within the recently annexed areas of the Clearwater-Largo Road Corridor Community Redevelopment District Study Area; and

WHEREAS, the City of Largo, Florida has sought to further address documented conditions of blight present in the City and to expand the boundaries of the Community Redevelopment Area within the municipal boundaries of Largo outside the boundaries of the current Clearwater-Largo Road Community Redevelopment District; and

WHEREAS, the City of Largo City Commission, at its June 2, 2020 meeting, has authorized the completion of a Finding of Necessity Study pursuant to the Act to evaluate the presence of blighted areas that are contiguous to the current redevelopment area boundaries that may have a deleterious effect on the Agency's on-going redevelopment activities; and

WHEREAS, the City of Largo retained Kimley-Horn and Associates, Inc. to prepare a Finding of Necessity Study; and

WHEREAS, in accordance with Section 163.355, of the Florida Statutes, this Resolution is supported by data and analysis gathered and presented to the City of Largo City Commission on December 15, 2020; and

WHEREAS, there exists in the City of Largo Florida, within the study area of the Finding of Necessity Study, a substantial number of deteriorated or deteriorating structures; in which conditions as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Largo, Pinellas County, Florida, finds:

Section 1: Recitals. The foregoing recitals are incorporated herein and form a factual basis for this Resolution.

Section 2: Findings of conditions. Based upon the evidence, data and facts presented to it, the City Commission of the City of Largo, Pinellas County, Florida, does hereby find the following conditions of blight as defined in Chapter 163.340(8), Florida Statutes, exist in the study area:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, or public transportation facilities; and
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions; and
- (c) Unsanitary or unsafe conditions; and
- (d) Incidence of crime in the area higher than in the remainder of the county or municipality; and

- (e) Fire and emergency medical service calls to the area are proportionately higher than in the remainder of the county or municipality

Section 3: Community Redevelopment Area. Based upon facts presented to it and contained in the public record, the City Commission of the City of Largo, Pinellas County, Florida does hereby find the study area contains conditions of blight as defined in Chapter 163.340(8) Florida Statutes, and that such area constitutes a community redevelopment area as defined in Chapter 163.340(10), Florida Statutes. For the purposes of expanding the boundaries of the current Clearwater-Largo Road Community Redevelopment District, the City Commission resolves that this Redevelopment Area shall be expanded to include the area outlined as Exhibit A, attached to this Resolution and hereby incorporated by reference.

Section 4: Finding of Necessity. The City Commission of the City of Largo, Pinellas County, Florida, does hereby expressly find that the rehabilitation, conservation, or redevelopment, or a combination thereof, of this blighted area, including the development of housing, specified in Chapter 163, Florida Statutes, is necessary in the interests of the public health, safety, morals, or welfare of the residents of Largo. The Finding of Necessity for the expansion of the Redevelopment Area dated November 2020 is provided as Exhibit B attached to this Resolution and is hereby adopted and incorporated herein by reference.

Section 5: Community Redevelopment Plan. An update of the Clearwater-Largo Road Community Redevelopment Plan is necessary to memorialize and incorporate the study area into the Redevelopment Plan and enable the City of Largo City Commission to manage the redevelopment objectives of the City and further carry out the community redevelopment purposes set forth in Chapter 163, Part III of the Florida Statutes.

Section 6: Severability. If any provisions of this Resolution or the application thereof to any person or circumstance are held invalid, the remainder shall nevertheless be given full force and effect, and to this end the provisions of this Resolution are declared severable.

Section 7: Conflict. All Resolutions or parts of this Resolution in conflict with any of the provisions of this Resolution are hereby repealed.

Section 8: Effective date. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED THIS 15th DAY OF December, 2020.

CITY OF LARGO, FLORIDA

ATTEST:

  
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Louis "Woody" Brown, Mayor

  
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City Clerk

REVIEWED AND APPROVED:

  
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City Attorney