



CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

- A. **Case Number:** Not Applicable
- B. **Location:** Not Applicable
 - 1. **Address:**
 - 2. **Parcel Number:**
- C. **Request:** This is a Resolution of City Council approving a Substantial Amendment to the Pinellas Park 2018 – 2022 Community Development Block Grant Consolidated Plan.
- D. **Applicant:** Not Applicable
- E. **Agent:** Not Applicable
- F. **Legal Ad Text:** CITY OF PINELLAS PARK/ COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS/ PROPOSED SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN AND 2019-2020 ACTION PLAN (Published May 17, 2019)
- G. **Public Hearings:**
 - 1. **Board of Adjustment Hearing Date:** Non Applicable
 - 2. **Planning and Zoning Commission Hearing Date:** Non Applicable
 - 3. **City Council or Community Redevelopment Agency Hearing Date(s):** City Council Public Hearing, First and Final reading to be held on June 27, 2019.
 - 4. **Deadline to send public hearing notices:** The public hearing notice was included with the Substantial Amendment advertisement dated May 17th, 2019.
 - 5. **Advertising deadline:** June 7th, 2019

II. BACKGROUND INFORMATION

The City of Pinellas Park's Community Development Department, in accordance with the U. S. Department of Housing & Urban Development's (HUD) requirements prepared a five-year Consolidated Plan that was adopted by the City Council of Pinellas Park and approved by HUD on October 3, 2018. At that time the City was awarded \$320,208.00 to implement projects and programs that address housing, community, and economic development needs. The goals and strategies addressed in the approved plan include: infrastructure improvements, public services, owner-occupied housing rehabilitation, and planning and administration.

To ensure the City is maximizing the limited amount of federal funds available for serving low-to-moderate income Pinellas Park residents, Community Development staff performed a review of all facets of the CDBG program. Findings determined a substantial amendment to the adopted 2018 – 2022 Consolidated Plan is necessary in order to complete infrastructure improvements in low-to-moderate income areas of the City.

III. APPLICABLE CRITERIA / CONSIDERATIONS

1. **Relevant Policies:** The City of Pinellas Park's Community Development Block Grant Citizen Participation Plan sets the policy for preparing and submitting substantial amendments to the Department of Housing & Urban Development.
2. **Staff Analysis:** Policies set forth in the Citizen Participation Plan for preparing a substantial amendment were followed.

Community Services Manager

Planning & Development Services Director:

Community Development Administrator:

[Handwritten signatures and dates]
6/13/2019
6/13/19 for Ben Ziskel
6/13/19

IV. SUMMARY

A. Findings

Based on the information and analysis contained in this report, staff finds as follows: This substantial amendment will increase federal funding investments for infrastructure improvements in Pinellas Park's low to moderate income neighborhoods and provide additional funding for the planning and administration of the CDBG program.

B. Staff Recommendation

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of this Substantial Amendment.

V. ACTION:

CITY COUNCIL - MOVE TO:

- 1: APPROVE
- 2: APPROVE WITH THE FOLLOWING CONDITIONS:
- 3: DENY

VI. ATTACHMENTS:

Exhibit A: Resolution 19-XX

Exhibit B: Substantial Amendment

Exhibit C: Attorney Letter

Exhibit D: Public Notice

RESOLUTION NO. 19-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA AUTHORIZING A SUBSTANTIAL AMENDMENT TO THE CITY'S APPROVED 2018-2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN; REVISING PROGRAM GOALS BASED ON COMMUNITY NEEDS; AMENDING THE ALLOCATION PRIORITIES FOR PROGRAM YEARS 2019, 2020, 2021, AND 2022; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pinellas Park (City) as an entitlement community, receives funds administered through the U.S. Department of Housing and Urban Development (HUD) for the benefit of low-to-moderate income residents; and

WHEREAS, the Mayor and City Council find that it is in the best interest of the residents of the City of Pinellas Park to amend the Plan, thereby serving a valid public purpose; and

WHEREAS, the public notices, hearings, and other pre-submission requirements as set forth in 24 CFR Part 91 and in accordance with the City's Citizen Participant Plan, have been accomplished by including, but not limited to, the following: a public notice was posted on May 17, 2019 making the Substantial Amendment available for thirty (30) days allowing the public viewing and comment opportunities, and a public hearing held on Thursday, July 27, 2019 to consider and to obtain views of citizens regarding the Substantial Amendment to the approved 2018-2022 Consolidated Plan; and

WHEREAS, the Mayor and City Council desire to approve the amendments and authorize submission of the Substantial Amendment to HUD for review and approval.

WHEREAS, the Mayor and City Council of Pinellas Park, Pinellas County, Florida does meet now this June 27, 2019 to authorize the submission of the Substantial Amendments to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the Mayor and City Council of the City of Pinellas Park hereby approve the Substantial Amendment to the FY 2018-2022 Consolidated Plan revising program goals based on community needs and amending the allocation priorities for program years 2019, 2020, 2021, and 2022.

SECTION TWO: That the Mayor, as the official representative of the City, is hereby authorized to submit the City's Substantial Amendment to HUD for review and approval.

SECTION THREE: That this Resolution shall be in full force and effect immediately after its passage and approval in the manner provided by law.

PUBLISHED THIS _____ DAY OF _____, 2019.

FIRST READING THIS _____ DAY OF _____, 2019.

PUBLIC HEARING THIS _____ DAY OF _____, 2019.

ADOPTED THIS _____ DAY OF _____, 2019.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK



CITY of

Pinellas Park, FL

The Heart of Pinellas

Substantial Amendment
2018 – 2022 Consolidated Plan
for the
Community Development Block Grant Program



City of Pinellas Park
Community Development Department
Substantial Amendment No 1
Resolution No 19-XX

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Background

Background: The City of Pinellas Park's (City) 2018 – 2022 Consolidated Plan details the City's overall strategy for addressing housing, community, and economic development needs and defines how the City will distribute grant funds. The City's Consolidated Plan covers the goals and objectives of the Community Development Block Grant (CDBG) Program which is funded through the Department of Housing & Urban Development (HUD). The City recently performed a review of all facets of the CDBG program in order to maximize available federal funds and better implement projects and programs serving low to moderate income residents of Pinellas Park.

In accordance with 24 CFR 91.505, Pinellas Park is submitting a **substantial amendment** to its 2018-2022 Consolidated Plan. The proposed changes follow.

Substantial Amendments

Proposal: Substantially amend the Consolidated Plan to make the following improvements to existing approved programs:

1. Increase funding to Public Facilities/Infrastructure improvements for program years 2019, 2020, 2021, and 2022 by moving a portion of funds allocated to Public Services and all allocated funds from Owner Occupied Housing Rehabilitation;
2. Remove the goal of Public Services for program years 2019, 2020, 2021, and 2022; and move a portion of these funds to public facilities/infrastructure improvements and planning and administration;
3. Increase funding to Planning and Administration from 10% to 15% for program years 2019, 2020, 2021, and 2022 by moving a portion of funds allocated to Public Services to this goal;
4. Remove the goal of Owner Occupied Housing Rehabilitation for program years 2020, 2021, and 2022 and move all of the allocated funds to Public Facilities/Infrastructure improvements.

Reallocation of Funds

The following chart demonstrates the proposed changes to the Consolidated Plan for Program years 2019, 2020, 2021, and 2022. The proposed Substantial Amendments are highlighted in yellow.

Substantial Amendments Highlighted from the Approved 2018-2022 Consolidated Plan					
Goal Name	Start Year	End Year	Needs Addressed	Funding	Goal Outcome Indicator
Improve Condition of Owner Housing (This goal will be removed from the 2018 - 2022 Consolidated Plan and funds will be reallocated to Community Development Facilities and Infrastructure improvements).	2020	2022	Affordable Housing Non Homeless Special Needs	CDBG: \$270,000 (Amended to \$0)	Homeowner Housing Rehabilitated: 9 Household Housing Units
Community Development Facilities and Improvements (Funding for this goal is being increased by moving funds from Public Services and Owner Occupied Housing rehabilitation)	2018	2022	Non Homeless Special Needs Non Housing Community Development	CDBG: \$978,811 (Amended to \$1,376,895)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
Community Development Services (This goal will be removed from the 2018 – 2022 Consolidated Plan and funds will be reallocated to Planning and Administration and Community Development Facilities and Infrastructure improvements)	2019	2022	Affordable Housing Homeless Non Homeless Special Needs Non Housing Community Development Public Housing	CDBG: \$192,125 (Amended to \$0)	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
Planning Administration and Capacity Building (Funding for this goal is being increased from 10% to 15% of the annual CDBG allocation by moving funds from Public Services)	2018	2022		CDBG: \$160,104 (Amended to \$224,145)	Other: 1 Other

Analysis

This proposal qualifies as a Substantial Amendment by meeting two (2) of the criteria within Pinellas Park's Citizen Participation Plan:

- A decision is made to make a change in the allocation priorities or a change in the method of distribution of funds
- The scope of the activity has increased to the point where its completion with program funds would result in the inability to carry out another approved activity, or would necessitate reducing the scope of another activity to a point where it would not accomplish its intended purpose

Citizen Participation

The City of Pinellas Park's Community Development Department has provided a public notice in the Tampa Bay Times advertising a 30-day public comment period regarding the amendments here within as part of the citizen participation requirements. The 30-day public comment period began on May 17th, 2019 and ends on June 16th, 2019. An advertised public hearing allowing for citizen input will be held on June 27th, 2019, in Council Chambers, located at Pinellas Park City Hall 5141 78th Avenue N., Pinellas Park, FL 33781.

The City of Pinellas Park will consider any comments or views of residents, agencies, or other interested parties received in writing or orally prior to submitting this substantial amendment to HUD. A summary of comments will be labeled Exhibit B and included with the Substantial Amendment.

Comments may be provided to Molly Gould, Community Services Technician, by email at mgould@pinellas-park.com, or addressed to: The City of Pinellas Park, Community Development Department, Attn: Molly Gould, 6051 78th Avenue N., Pinellas Park, FL 33781.



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Planning & Development Services Division

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 - 1. **Address:**
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- D. **Applicant:** Not Applicable
- E. **Agent:** Not Applicable
- F. **Legal Ad Text:** Published in Tampa Bay Times on May 17, 2019
- G. **Public Hearings:**
 - 1. **Board of Adjustment Hearing Date:**
 - 2. **Planning and Zoning Commission Hearing Date:**
 - 3. **City Council or Community Redevelopment Agency Hearing Date(s):** City Council Public Hearing, First and Final reading to be held on June 27, 2019.
 - 4. **Deadline to send public hearing notices:** The public hearing notice was included with the Substantial Amendment advertisement dated May 17th, 2019.
 - 5. **Advertising deadline:** June 7th, 2019

II. BACKGROUND INFORMATION (This staff report references a City Council Resolution to approve a substantial amendment to the City's 2018-2022 Community Development Block Grant Consolidated Plan; therefore Section II of this report is inapplicable).

- A. **Site Area:** _____ square feet / _____ acres
- B. **Property History:**
 - 1. **Previous Land Use Plan or Zoning Amendments:**
 - 2. **Permits and Development:**
 - 3. **Previous Approvals:**
- C. **Existing Use:**
- D. **Proposed Use:**

E. Current Zoning District:

1. **Zoning District Purpose / Intent:**
2. **Staff Analysis:**

F. Proposed Zoning District (Rezoning applications only):

G. Current Land Use:

1. **Land Use Purpose / Intent:**
2. **Key Standards:**
3. **Staff Analysis:**

H. Proposed Land Use (Land Use Map Amendment applications only):

- I. Flood Zone:** The property is located in Flood Zone ____, which is / is not a high-risk flood zone.
- J. Evacuation Zone:** The property is in Evacuation Zone ____, which is the ____ level to evacuate in preparation for a storm. Zone ____ is evacuated when storm surge height is predicted to be ____ or more.
- K. Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North			
South			
East			
West			

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. **Relevant Policies:** The City of Pinellas Park's Community Development Block Grant Citizen Participation Plan sets the policy for preparing and submitting substantial amendments to the Department of Housing & Urban Development.
2. **Staff Analysis:** Policies set forth in the Citizen Participation Plan for preparing a substantial amendment were followed.

B. Land Development Code Standards

1. **Key Standards:** No Land Development Code Standards apply to this report.
2. **Staff Analysis:**

C. Essential Services Issues:

1. Essential Services Review

Public Works Divisions:

Public Works Administrator:

Construction Services:

Utilities:

Transportation & Stormwater:

Fire Department - Life Safety:

Police Department - Crime Prevention:

Pinellas Park Water Management District:

Florida Department of Transportation:

Community Development Divisions

Planning & Development Review Manager:

Building Development Division:

Neighborhood Services Division:

Community Redevelopment Area Manager (if applicable)

Planning & Development Services Director: _____

Community Development Administrator: _____

2. Staff Analysis:

IV. SUMMARY

A. Findings

Based on the information and analysis contained in this report, staff finds as follows:

B. Staff Recommendation

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **approval/denial** of case number _____.

V. ACTION:

CITY COUNCIL - MOVE TO:

1: APPROVE

2: APPROVE WITH THE FOLLOWING CONDITIONS:

3: DENY

VI. ATTACHMENTS:

Exhibit A: Resolution 19-XX

Exhibit B: Substantial Amendment

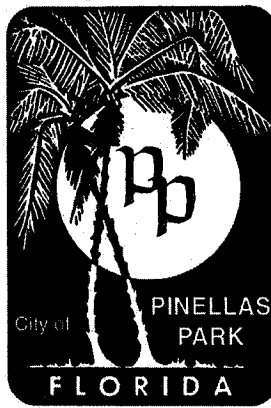
Exhibit C: Attorney Letter

Exhibit D: Public Notice

City of

PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

June 4, 2019

Ms. Tammy Hillier
Community Services Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #19-158
Resolution Amending 2018-2022 CDBG Consolidated Plan

Dear Ms. Hillier:

I have received and reviewed the above-mentioned Resolution amending the 2018-2022 CDBG Consolidated Plan. I note that in the title of the Resolution it ends with "and for other purposes." Reviewing the Resolution, I am not sure why such language is necessary, and would recommend deleting such language.

Section One of the Resolution states, "That the Mayor and City Council of the City of Pinellas Park hereby approve the Substantial Amendment to the FY 2018-2022 Consolidated Plan . . ." There was no Substantial Amendment that was submitted along with the Resolution. I would recommend that the Substantial Amendment be attached to the Resolution as Exhibit A and that Section One be revised to read as follows:

That the Mayor and City Council of the City of Pinellas Park hereby approve the Substantial Amendment, attached hereto and incorporated herein as Exhibit A, to the FY 2018-2022 Consolidated Plan . . .

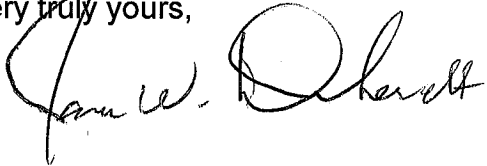


PRINTED ON RECYCLED PAPER

Ms. Tammy Hillier
Community Services Manager
City of Pinellas Park
June 4, 2019
Page 2

Once the above-mentioned changes are incorporated into the Resolution, I would approve of the Resolution as to form and correctness.

Very truly yours,

A handwritten signature in black ink, appearing to read "James W. Denhardt". The signature is fluid and cursive, with a large initial "J" and "D".

James W. Denhardt
City Attorney.

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Asst. City Manager
Susan Walker, Community Development Administrator

JWD/law



CITY of

Pinellas Park, FL

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