

Authorizations with Emphasis

Florida Statute Sections

163.345 Encouragement of private enterprise.—

(1) Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, **shall afford maximum opportunity**, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by **private enterprise**. Any county or municipality shall give consideration to this objective in exercising its powers under this part, including the **formulation of a workable program**; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans (consistent with the general plan of the county or municipality)

163.350 Workable program.—Any county or municipality for the purposes of this part may formulate for the county or municipality a **workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas**, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of . . . encouraging voluntary rehabilitation, and **compelling the repair and rehabilitation of deteriorated or deteriorating structures**;

163.370 —Powers; counties and municipalities; community redevelopment agencies . . . (a) **To make and execute contracts and other instruments necessary** or convenient to the exercise of its powers under this part . . . **163.370 (c) 5** Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan . . . (k) **To prepare plans for and assist in the relocation of persons** (including individuals, families, **business concerns**, nonprofit organizations, and others) displaced from a community redevelopment area and **to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made . . .**

**City of New Port Richey
Community Redevelopment Plan Sections**

City of New Port Richey Redevelopment Plan May 29, 2001 p. 3-1—Section 3.0
Redevelopment Objectives.

The grant program specifically serves to support the following five 2001 CRA plan section objectives.

- 3.1 Community Enhancements**
- 3.3 Strengthen the Local Tax Base**
- 3.4 Strengthen Land Use Patterns within the Community**
- 3.5 Enhance the Business Districts**
- 3.6 Reverse Obsolescence**

City of New Port Richey 2012 Community Redevelopment Agency Redevelopment Plan, Adopted May 15, 2012 p.46

1.7.1 Commercial Redevelopment Strategies

Several **redevelopment policies aimed at commercial properties within the City would encourage improvements to existing sites, promote the establishment of new businesses in the community, enhance the existing tax base and further the redevelopment efforts** and strategies of the City.

- Rehabilitation Assistance Program
The City should **consider incentive programs to entice the private redevelopment and revitalization of centrally-located commercial properties that have been identified as underutilized or poorly maintained.**
- Store Frontage Rehabilitation
The City should consider the use of TIF funds for the **revitalization of store frontages and rehabilitation of run-down business facades**
- Incentive-Based Recruitment of Target Businesses
The City should consider the **targeted marketing of properties, especially in the downtown, to specific types of businesses in order to encourage activity generation.** Some examples of these types of business include:
--**Specialty food store (green grocer, organic foods, health foods)**

5.0 Redevelopment Programs & Activities p. 57

The CRA is empowered to provide services and programs to further carry out the themes and principles of the Plan . . . These **programs are intended to encourage and promote private enterprise** within the CRA.

The CRA may help **directly stimulate and support private investment in new real estate development, property improvements, new businesses, increased business activity and as a result, create new jobs.** Although the CRA may not be able to utilize some of these tools in the short-term, they are included as options to be used once fiscal

conditions are again stable. Many of the **options are grant-based for which the CRA may be eligible.**

The **CRA may assist private property owners and developers in redeveloping properties** in a number of ways including **recruiting businesses and/or developers to do business within the CRA urban core** and connecting would-be developers with potential property owners to facilitate redevelopment. The **CRA may choose to offer financial incentives in order to fill the economic gap and stimulate redevelopment.** The following tools may be used alone or in partner with other options:

Incentives for New Businesses -Attracting new businesses **will be critical to the success of the redevelopment and revitalization of the commercial areas** of the CRA. The ability to **offer financial incentives increases the potential for success in attracting the numbers and types of businesses needed and desired to create a sustainable business community.**

The Comprehensive Plan and the Redevelopment Plan are consistent, providing unified direction in the accomplishment of the City's redevelopment goals. The following goals of the Comprehensive Plan are being implemented in the CRA Plan:

Policy FLU 1.5.1 – The Community Redevelopment Agency shall pursue redevelopment opportunities in accordance with provisions of Part III, Chapter 163, FS

Policy FLU 1.9.2 – The Land Development Regulations shall, through incentives, encourage the adaptive reuse or rehabilitation of historic or architecturally-significant structures.

Policy LIV 2.4.1 – Devise a course of action to address the problems of commercial sprawl, deterioration, obsolescence and corridor congestion by following the strategic framework set forth in the Ten Principles for Reinventing suburban Strips.

The City can facilitate this through revised development code processes and other incentives as re-investment occurs on individual properties through the normal course of private property management and re-investment.

The resulting neighborhood plan includes goals and strategies for preserving or enhancing the neighborhood including **City commitments to provide identified amenities and services.**

The **stability, the safety and the preservation of property values of the neighborhoods are critical to the prosperity of the City and its citizens.** Residents must have, and feel they have, decent and safe homes which necessitate decent and safe neighborhoods. The attention from their City to this aspect of their lives is important. Without these conditions, the business community will continue to struggle to serve a constituency that has more pressing needs than supporting local business and community

activities. Therefore, community redevelopment planning starts in the neighborhoods. In addition to being good places to live, neighborhoods are where customers reside. (2.4)

4.1 Community Enhancements

The character of the community should be emphasized through recreational opportunities, higher standards of development, and public and **private reinvestment in commercial and residential development.**

The use of public/private partnerships is critical to the success of the CRA. Public agencies, different levels of government, coupled with business associations and nonprofit organizations all work in agreement on objectives and strategies, mutual benefits, essential resource commitment, and variety of activities. The partnering team brings a wide variety of experiences and skill sets that can have a positive long term impact on the community. The projects to be undertaken are often large and complicated, and getting the continued support of public and private entities is essential to their success.

Infill

– Continue to improve processes and **incentives to enable and encourage infill development, redevelopment and mixed-use development** with an emphasis on the residential component.

Physical and Social Quality

The Plan's recommendations to continue to improve the Redevelopment Area's streetscapes, public spaces and riverfront access; redevelopment of vacant and underutilized parcels; establishing urban design guidelines for new development; policy and zoning recommendations to ensure compatible land uses and character; building rehabilitation services and community policing and continued code enforcement will have a positive impact on the area's physical and visual character. **Implementation of the Redevelopment Plan recommendations will improve the overall quality of life for area residents.** The Plan provides increased opportunities for residents and employees to socialize in additional public spaces, at the river and at other venues within the Redevelopment Area. Streetscape improvements and the landscape maintenance program will continue to improve the quality of the neighborhoods and the connectivity between neighborhoods and activity centers within the Redevelopment Area.

4.4 Land Use Verbiage

Rehabilitation Assistance Program

Commercial Redevelopment Strategies

Several redevelopment policies aimed at commercial properties within the City would encourage improvements to existing sites, promote the establishment of new businesses in the community, enhance the existing tax base and further the redevelopment efforts and strategies of the City. Again these strategies, while having been successful in the past, will be difficult to achieve in the short term given the CRA's fiscal constraints.

The City should consider incentive programs to entice the private redevelopment and revitalization of centrally-located commercial properties that have been identified as underutilized or poorly maintained.

5.0 Redevelopment Programs & Activities

Fast Track Permitting

- In addition, a major cost/obstacle to redevelopment is the time and effort involved in the planning/permitting process. A “fast track” process for development could be created to expedite certain desired projects.

Business Relocation

- The CRA may assist businesses with moving expenses to relocate to the Redevelopment Area and may also assist existing businesses within the area to relocate to make way for redevelopment activities consistent with The Plan.

Environmental Improvements

- As redevelopment occurs, **private properties within the Redevelopment Area may be found to contain environmental contamination. The CRA is empowered to provide financial assistance to property owners/developers to cover costs associated with environmental cleanup as part of the redevelopment of such properties.**