



# CITY OF TAMPA

Jane Castor, Mayor

Community Redevelopment Areas

## CHANNEL DISTRICT CRA COMMUNITY ADVISORY COMMITTEE MEETING

APRIL 5, 2023, MEETING MINUTES

1. Call to Order and Roll Call

		<b>Committee Attendees</b>		<b>City of Tampa Representatives</b>	
1	P	Kimberlee Curtis, Chair	Downtown Partnership	Jeff Burton	P
2	P	Abbey Ahern, Vice Chair		Melisa Martinez	P
3	P	Katie Gower		Captain Alex Thiel	A
4	P	Andy Scaglione			
5	P	Ron Glessing	Port Tampa	<b>Additional Attendees</b>	
6	P	David Aylesworth		Tony Rokita	P
7	A	Joseph Valdalez	Channel District Council	Andy Wood	P
8	A	Rita Ugianskis			
9	A	Michael Leeds			

2. Public Comment – None

3. Tampa Police Department Update – None

4. Tampa Downtown Partnership – Sean Drinkard was introduced as the interim TBP director.

5. The Florida Aquarium Update –

6. Public Relations – HCP gave an overview of their services to Ybor CRA.

7. Parks and Recreation – Dix Hite gave a presentation on Washington Park.

8. Action Items

8.1. The March 1, 2023, regular meeting minutes were approved unanimously.

8.2. The 2023-24 draft budget was approved unanimously with an increase to RV Lot design and construction.

9. New Business –

9.1. 10-year budget was discussed.

10. Unfinished Business

Channelside traffic calming, pressure cleaning contract, above and beyond landscaping contract, mural update, grant policy and personnel were discussed.

11. Announcements/Discussion

Upcoming CAC and CRA Board meetings were discussed.

12. Adjournment

The meeting was adjourned.

**DATE:** May 11, 2023  
**TO:** The Honorable Lynn Hurtak, Chair and Members of the CRA Board  
**THROUGH:** Nicole Travis, Interim CRA Director/Development and Economic Opportunity Administrator  
**FROM:** Jeff Burton, Urban Core CRA Manager  
**RE:** **Channel District Community Redevelopment Plan amendment**

---

The City of Tampa Community Redevelopment Agency’s Channel District Redevelopment Plan was updated in 2022. Upon review of that plan, additional documentation is needed to expand the scope of programs and services in the district and to comply with the statutes mandated to address housing affordability.

FLORIDA STATUTE 163 PART III

If at any time after the approval of a community redevelopment plan by the governing body, it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. <sup>1</sup>

CHANNEL DISTRICT COMMUNITY ADVISORY COMMITTEE

On May 3, 2023, the Community Advisory Committee unanimously recommended amendments to the current community redevelopment plan to integrate updates to the following goals:

- Commerce
- Culture
- Emergency Management and Resiliency
- Housing
- Image
- Infrastructure
- Property Maintenance
- Public Safety.

COMMUNITY REDEVELOPMENT AGENCY BOARD

Staff requests approval of the 2023 Channel District Community Redevelopment Plan amendment framework.

Fiscal Impact: None

Attachments: Proposed Updates to Redevelopment Plans, Goals, and Policies

CC: Shirley Foxx-Knowles, City Clerk  
Morris Massey, CRA Attorney  
Alis Drumgo, Deputy Administrator for Development and Economic Opportunity

---

<sup>1</sup> F.S. 163.361 (1)

## **11.0 Framework for Community Redevelopment**

### **GOAL 1 Commerce**

The agency may focus resources to reduce slums and blight through the development of employment opportunities and diverse retail, industrial, commercial, and not-for-profit economies.

**Intent** - The agency may encourage commerce in accordance with following:

1. To the greatest extent it determines to be feasible, afford maximum opportunity in carrying out the provisions of the plan consistently with the sound needs of the city as a whole and rehabilitate or redevelop the community redevelopment area by the private enterprise.
2. Rehabilitation and revitalization of deteriorated coastal resort and tourist areas that are economically distressed.
3. Remove blighted conditions that include areas that are leading to economic distress and economic and social liabilities that impose onerous burdens which ... delays the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities.
4. Revitalizing and redevelop of a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.
5. Identifying and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impedes their growth and economic and social development.

### **Policies**

1. Increment revenue may be used for the following:
  - 1.1. To revitalize a coastal tourist area, especially those that:
    - 1.1.1. Drawing more than 500,000 tourists annually.
    - 1.1.2. Lease property from actively participating redevelopment trust fund taxing authorities.
  - 1.2. Reduce or maintain natural disaster evacuation time.
  - 1.3. Ensure property protection against natural disaster exposure.
2. Encourage, to the greatest extent it determines to be feasible, private enterprise community redevelopment according to the redevelopment plan.
3. Give special consideration to the following:
  - 3.1. Minority and Women Business Enterprises certified by the City of Tampa Equal Business Opportunity program.
  - 3.2. Historic Preservation projects as certified by the City of Tampa Architectural Review and Historic Preservation Commission.
4. Encourage new public, private and nonprofit employment opportunities in the redevelopment area.
5. Encourage and incentivize redevelopment of taxable real property in the redevelopment area.
6. Support the development of a maker space.

### **GOAL 2 Culture**

To maximize the efficient elimination or reduction of slum and blighted areas in the redevelopment area, the agency may assist the city to conserve and rehabilitate the community.

**Intent** - The agency may intensify the city's community redevelopment activities in accordance with following:

1. Activities, projects, rehabilitation, or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.
2. The rehabilitation, conservation, or redevelopment, or a combination thereof ... is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.
3. The susceptible conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action.

### **Policies**

1. Increment revenue may be used to revitalize a coastal tourist area and ensure property protection against natural disaster exposure. Especially the following:

- 1.1. Cultural sites like museums, aquariums, theatres, performing art centers, and convention centers.
- 1.2. City of Tampa Architecture and Historic Preservation historically certified sites.
- 1.3. Artistic sites certified by the City of Tampa Public Art Committee.
2. The implementation of public art may be considered in the expenditure of increment revenue.
3. Special consideration will be given to conserve existing social cultures in the redevelopment area and identify and prevent excessive gentrification.

### **GOAL 3 Emergency Management and Resiliency**

To maximize the efficient elimination or reduction of slum and blighted areas in the redevelopment area, the redevelopment agency may assist its governing body in the mitigation, preparedness, response, and recovery of the redevelopment area in response to an emergency or long-term sustainable redevelopment.

**Intent:** The CRA may intensify existing resiliency or post disaster rehabilitation of the area in accordance with following:

1. Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under F.S. 252.34(4), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a blighted area.
2. Community redevelopment agencies (CRAs) are charged with the elimination and prevention of slum and blight and encourages community rehabilitation.
3. A slum has physical or economic conditions that are conducive to disease...
4. Blight leads to economic distress and include falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality and residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
5. The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

### **Policies**

1. Increment revenue may be used within the existing redevelopment area boundaries to revitalize a coastal tourist area and reduce or maintain evacuation time and ensure property protection against natural disaster exposure. Increment revenue funded emergency management activities may remain in effect for the duration of the Governor's Public Health Emergency certification or until its CRA Board, City Council, County Commission, and Port Authority deem its duration by interlocal agreement.
2. Increment revenue may be spent on emergency management mitigation, preparation, response, and recovery activities.
3. Emergency remediation activities may include any activities agreed upon in a CRA Board, City Council, County Commission and Port Authority interlocal agreement.
4. Increment revenue may be used to address sustainable redevelopment activities not limited to sea-level rise, global warming, alternative energy creation, carbon removal, and both sole source and non-sole source pollutant remedy action.

### **GOAL 4 Housing**

The agency shall focus resources to reduce slums and blight through the redevelopment of residential and mixed-use structures.

**Intent –** The agency may intensify the city's housing stock in accordance with the Housing Affordability Advisory Team recommendations and the following:

1. Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.
2. Community redevelopment means undertakings, activities, or projects for the provision of housing, whether for rent or for sale, to residents of low or moderate income, including the elderly.

3. Develop, test, and report methods and techniques, and carry out demonstrations and other activities ... demonstrating new or improved means of providing housing for families and persons of low income.
4. Formulate ... 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.

**Policies**

The agency may assist the city encourage new housing as follows:

1. Develop rent subsidies for workforce housing, especially for employees in the redevelopment area.
2. Encourage rehabilitation grants for deteriorated housing.
3. Complement financing programs for infill development and housing affordability for low and moderate-income households.
4. Incentivize developers for providing housing sites for affordable and workforce housing.
5. Incentivize building projects receiving public funds to use energy efficient building materials and methods exceeding the Florida Building Code in new construction and substantial rehabilitation projects.
6. Examine additional density bonuses for the inclusion of affordable units within each residential project and establish intensity bonuses for the inclusion of affordable units within mixed use development.
7. Encourage participation in a regional housing task force comprised of real estate, development and financial industries, residents, and public officials to develop practical implementation methods for improving the supply of good quality affordable housing. Methods include but are not limited to, technical assistance programs, low-cost housing construction techniques, loan assistance programs, federal, state, and local subsidy programs, and cooperation with other units of government.
8. Achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard.

**GOAL 5 Image**

For the purpose of dissemination through the elimination or reduction of slum and blighted areas in the area, the agency may create images of “Tampa” and the “Channel District” that promotes a safe, vibrant, diverse, developing and redeveloping community.

**Intent** - The agency may disseminate the “Tampa” brand and the activities in coordination with the marketing of the agency, in accordance with following:

1. Every county and municipality shall have all the powers necessary or convenient...to disseminate slum clearance and community redevelopment information.
2. Each year ... a community redevelopment agency shall file an annual report.

**Policies**

1. Disseminate positive information that reflects its programs and services, through a variety of mediums, programs, and projects.
2. Maximize public opportunities to disseminate Channel District’s activities and information.
3. Hold quarterly redevelopment area meetings.
4. Establish a redevelopment area merchant’s association main street program.

**GOAL 6 Infrastructure**

The agency shall focus resources to reduce the probability of or eliminate Slum and Blight through infrastructure projects above and beyond the Governing Body norm.

**Intent** - The agency may intensify the city’s infrastructure projects in accordance with following:

1. Undertake activities, programs, and projects for the elimination of blight that includes the following:
  - 1.1. Inadequacies such as transportation facilities, parking resources, street layouts, lot layouts, <sup>2</sup>roadways, and bridges.
  - 1.2. Congestion.
2. Construction of parks, playgrounds, other public improvements, and structures.
3. Remediate and redevelopment that includes the following:

- 3.1. Rehabilitation or conservation in a community redevelopment area.
- 3.2. Rehabilitation or conservation of slum and blighted areas or portions thereof...
- 3.3. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas.
- 3.4. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
4. Intensify governing body maintenance programs.

**Policies**

1. Support city infrastructure projects and micro mobility programs not on a city Capital Improvement Plan for 3 years.
2. Multimodal transportation corridors like the Urban Transit Circulator or streetcar, freight, and intermodal hubs.
3. Improve access to public parks and open space.
4. Support city, county, and port leased placemaking destinations that encourage economic, environmental, and social wellbeing.
5. Plan and implement large (greater than 2 acres) parks and public access to the water.
6. Linear parks, trails, and walks, especially those that connect to other CRA areas and placemaking destinations.
7. Install Low Impact Development (LID) infrastructure including pervious pavers and bioswales.
8. Correct existing infrastructure deficiencies, especially American with Disabilities Act issues as funds are allowed.
9. Prioritize improvements at intersections with unusually high accident rates.
10. Construct “welcome signs” located at the gateways into the redevelopment area.
11. Strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront.
12. Plan and develop adequate park and recreational areas and facilities, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans.
13. Consider alternative forms of intersection design such as round-a-bouts and other public transportation safety improvements.
14. Address environmental concerns and redevelopment related to the Brownfield sites and areas.

**GOAL 7 Property Maintenance**

The agency shall engage its resources to improve the Area’s minimum level of property maintenance through increased private and public activities, thus enhancing the elimination or reduction of slum and blighted Areas.

**Intent** – The agency may intensify the city’s property maintenance activities, in accordance with following:

1. Carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2. The enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
3. 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...including... the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements.

**Policies**

1. Support city compliance by intensifying compliance efforts in the redevelopment area.
2. Encourage neighborhood conservation by providing intensified code enforcement to remove blight or unsanitary conditions, and concentrating community policing innovation efforts to create safe, livable neighborhoods conducive to reinvestment by residents, infill developers, and financial institutions.
3. Use incentives and other programs to aid code compliance and community policing innovations.

**GOAL 8 Public Safety**

The agency shall focus resources to reduce or eliminate crime and increase public safety through community policing innovations.

**Intent** - The agency may intensify the city's community policing innovation activities in accordance with following:

1. The powers conferred...are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.
2. At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.
3. A county or municipality may delegate such powers to a community redevelopment agency created under s. 163.356, except...the power to approve the development of community policing innovations.
4. The ... redevelopment plan may provide for the development and implementation of community policing innovations.

### **Policies**

The agency shall not institute community policing innovation:

1. Unless the governing body has approved its development.
2. Unless it is noted in the redevelopment plan.

The agency may assist the city, according to the following:

1. The increment funding provides for a strengthening of existing policing resources.
2. Encourage community policing innovation in buildings, streets, and other environmental designs.
4. Make use of community policing innovation as defined by its redevelopment definition.
5. Construct a new police department building if the construction or expansion is contemplated as part of a community policing innovation and redevelopment.
6. Address homelessness and vagrancy issues.