

# Community Redevelopment Plan

~~Old Tampa Police Department~~ [Tampa Heights Riverfront](#)

[CRA Site](#)

Aerial Map

May 1999  
First Amendment May, 2005  
Second Amendment February, 2006  
[Third Amendment August 2007](#)

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## Part 1. Introduction

This plan for redevelopment of the area which surrounds the ~~City of Tampa's Old Tampa Police Department site~~ [Tampa Heights Riverfront CRA](#) has been prepared in compliance with the State of Florida's redevelopment statute Chapter 163 Part III. The City of Tampa declared this area blighted and eligible for redevelopment in March 1999. This Plan includes a description of initial redevelopment projects and provides a framework for coordinating public and private redevelopment. Typically areas which are blighted contain deteriorated land uses and vacant or under utilized properties which are obstacles to the renewal of a vital urban area. The purpose of preparing a redevelopment plan is to guide public and private actions to eliminate blighting conditions and provide for continued reinvestment in the neighborhood.

In 1997 the City of Tampa moved the main police department to a renovated building near City Hall. The former police department, which was inadequate for current needs, has become surplus property. Located in a declining area immediately adjacent to Interstate 275 and north of downtown, the City has recognized an opportunity to convert the police department and surrounding property into an extension of Tampa's urban renaissance. The site, which is located on the Hillsborough River, enjoys dramatic views and deep-water access.

Several historic properties are located nearby. With renovated housing, transit and interstate access, this site and its surrounding area are well positioned to become a community cornerstone and a major gateway to Downtown Tampa. In order to accomplish these goals, a redevelopment plan is needed. The Hillsborough County City-County Planning Commission and the City of Tampa have prepared this redevelopment plan in order to achieve these goals.

The plan is designed to eliminate unsafe conditions and obsolete land uses, and provide a framework that will increase investor confidence in the renewal of the area. As a result of redevelopment, the City's tax base will be expanded, jobs and housing will be available in the redevelopment area, parks and open space improvements will be implemented and the environment will be enhanced to increase the enjoyment of area residents and employees.

In 2003, the Tampa City Council approved a community plan entitled the "Tampa Heights Plan: Rebuilding Community" (also referred to as "Tampa Heights Neighborhood Plan"), which plan was developed by the City and the Planning Commission, working together with representatives of the Tampa Heights Community. It is the intent of this Community Redevelopment Plan that any redevelopment in the area should encompass the stated goals and vision of the Tampa Heights Neighborhood Plan.

## Part 2. Statutory Requirements for a Community Redevelopment Plan

Areas that are subject to Community Redevelopment Plans must first be found to conform to the provisions of Chapter 163.355, which require that the local government establish a finding of necessity to conduct redevelopment activities.

A Community Redevelopment Agency must be appointed to conduct redevelopment activities. In the City of Tampa, City Council acts as the Community Redevelopment Agency (CRA). Redevelopment activities must be conducted in accordance with the CRA Plan.

The Redevelopment Plan is required to comply with Chapter 163.360. The Plan must indicate areas for acquisition, demolition, redevelopment, improvements and rehabilitation. In approving the CRA Plan, the local government must find that a feasible method exists to relocate families displaced by redevelopment.

The Plan must conform to the City of Tampa's Comprehensive Plan and indicate zoning and planning changes, if any; land uses; maximum densities; and building requirements. Among the other findings, the CRA Plan must address community policing and parks and recreation. Additional requirements may be invoked, depending on the types of land use specified in the Redevelopment Plan.

After the governing body approves the Plan, the CRA is empowered to implement the Plan. Among the powers the CRA may use are the installation of public facilities, disposition of property for uses specified in the Plan, property acquisition, demolition, and administration of a tax increment finance trust fund (subject to the creation of a tax increment financing trust fund by the governing body).

A tax increment financing Redevelopment Trust Fund was adopted by the City of Tampa for the ~~Old Tampa Police Department~~ [Tampa Heights Riverfront](#) Community Redevelopment Area on May 20, 2005 (Ord. No. 2005-137).

## Part 3. Analysis of existing conditions and need for redevelopment

### 3.1. Land Use

The CRA area boundaries are the Hillsborough River and North Boulevard on the west, Ross Avenue on the north, Tampa Street on the east and 1-275 on the south (See Figure 1). In earlier years, Tampa Street and Florida Avenue served as vibrant extensions of the downtown. Tampa's first water source was found here and the City's first waterworks was built. The spring still exists, and is located in a small park adjacent to the Hillsborough River. The barn for Tampa's early trolley system was here, which functions as an armature works. A fish market is located at the western end of the area, adjacent to North Boulevard. Single family housing was built surrounding the public facilities and in the 1960's the main Tampa Police Department was built.

1-275 bisects this area from the main focus of activity of the downtown area, and the commercial properties along Tampa Street and Florida Avenue have declined. The older housing stock has fallen into disrepair and the commercial buildings within the district have not upgraded. With the relocation of the Tampa Police Department, the City recognized an opportunity to use the property as a catalyst for neighborhood renewal.

The City of Tampa in 1999 prepared a survey of the conditions of the structures in this area, as part of their designation of blight. The CRA encompasses approximately 77 acres of which approximately 68 acres are upland of the Hillsborough River. There were 66 structures included in that area in 1999. Existing uses and publicly owned lands in the area are shown on Figure 2. Of the 66 structures 18 percent, or 12 structures, were vacant.

Table 1. Existing uses of structures as of 1999

Use	Number	Percent
Residential	41	62
Commercial	18	27
Public	7	11
TOTAL	66	100

Source: City of Tampa, 1999

Based on a review of property appraiser's records, most of the structures were built prior to 1960. Approximately 43 percent of the area is owned by the government or non-profit organizations and 57 percent of the area is vacant (includes parcels and structures).

Non-governmental structures include a mortuary, warehouses, an office building, the armature works, a marina and a fish market.

Governmental uses included the Old Tampa Police Department and other offices used for City administrative services. The main Tampa Police Department operations have been relocated to the downtown, and the municipal offices, which remain, will be relocated to other City facilities. There is now located within the area the Stetson University College of Law-Tampa Campus. With the exception of the Stetson Campus, there has not been much change in conditions in the area since the time of the 1999 survey.

### 3.2. Housing

When studied in 1999, there were 41 residential properties in the area. Less than half of the homes had homestead exemptions, according to the Hillsborough County Property Appraiser. Homestead exemption is an indication of owner occupancy. The values of the homes were well below the area median. (See, Old Tampa Police Department Site: Factors Determining "Slum" and/or "Blighted" Conditions, City of Tampa, February 1999).

### 3.3. Open Space

Two parks are located in the area. The Water Works Park commemorates the location of the spring, which was the original water source for the City. A small spring still emerges at this location, adjacent to the Hillsborough River. At the present time the site is seldom used and is fenced.

Phil Bouguardez Park is approximately 1.3 acres located at the southwest corner of 7th and Tampa Street. The park is a passive park with sidewalks and a manmade water feature.

### 3.4. Public services

The area is served by all municipal services. Water service is provided from the City's central facility. Some components of the water system are as old as the City, which is in part due to the location of Tampa's first water works within the study area. There is a need to modernize the system. In addition, it may be necessary to relocate some water lines. There is sufficient water capacity to meet demands created by redevelopment.

Wastewater is treated at the Howard F. Curren Advanced Wastewater Treatment Plant. There is sufficient capacity to accommodate both present and future development. The City does not have as built drawings of sewer lines in this older area. The existing lines are presumed to be in fair to poor condition, and are in need of repair or replacement. In addition, sewer lines may need to be relocated. There is one pump station in the redevelopment area, located at Oak Street. This pump station presently receives sewage from the property west of Ola Avenue.

Drainage within the CRA flows generally to the Hillsborough River. Because the properties were developed prior to present day environmental legislation, there is no stormwater retention or detention in the redevelopment area. Due to the extensive amount of impervious surface which exists in the area, there is a significant opportunity to enhance surface water quality within the new development.

Good transportation connections exist on the periphery of the redevelopment area. North Boulevard and Tampa Street bound the area to the west and east. Tampa Street and Florida Avenue are one-way pairs serving the study area.

Realignment of streets within the redevelopment area may serve to facilitate redevelopment while maintaining adequate capacity.

Bus service is provided along Tampa Street. The City's largest bus terminal is located just southeast of the redevelopment area. Transit service is provided to all areas of Hillsborough County.

Sidewalks along Tampa Street and North Boulevard provide pedestrian access. There are sidewalks on Henderson and Highland Avenues in the vicinity of the Old Tampa Police Department.

### 3.5. Summary, need for redevelopment

The need for redevelopment of the ~~Old Tampa Police Department~~ [Tampa Heights Riverfront CRA](#) site is driven by the opportunity to replace a combination of deteriorated structures, vacant land and obsolete structures and street patterns (internal to the redevelopment site) with uses that will create a positive economic benefit for the community. With a prime location along the Interstate, waterfront access and underused transportation links surrounding the site, redevelopment of the Old Tampa Police Department and the environs will provide jobs for area residents, an increase in the community's tax base, and an attractive visual feature at the gateway to Tampa's downtown.

Within the redevelopment area, the Old Tampa Police Department formerly occupied the most prominent site. However, the entire CRA area will benefit from redevelopment, using the public ownership as leverage to encourage private investment.

## Part 4. Description of Proposed Redevelopment Actions

The land use program is designed to augment the jobs and economic opportunities available in the community, to preserve historic and cultural features, and to provide a variety of housing types for new and existing residents. The riverfront will be maintained and improved to a higher standard of safety and aesthetics. An advisory panel made up of neighborhood residents and land development specialists reviewed these proposed land uses and provided input during the initial development of the plan. A description of the proposed uses is provided below. Figure 3 illustrates the areas described in the following pages.

The Future Land Use Plan and Zoning Code of the City of Tampa will guide the future land use. Height, bulk and other land development regulations as prescribed in these codes shall be applicable to the ~~Old Tampa Police Department~~ [Tampa Heights Riverfront Community Redevelopment Area](#).

The Future Land Use Map of the City of Tampa Comprehensive Plan carries a designation of "Regional Mixed Use- 100" (RMU-100) for most of the redevelopment area south of Palm Avenue. The RMU-100 category identifies areas suitable for high-rise residential, major office, and regional serving commercial developments that because of their need for space, significant vehicular access, or intensity of use require locations related to major transportation facilities. Permitted uses include: Single family and multi-family residential, general and intensive commercial including shopping malls with one or more major department stores, low to high intensity office uses, mixed use developments. Land use types are permitted according to the following schedule expressed as a percentage of the total area in this plan category. The percentages shall

be applied on an area-wide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area:

Residential: 50

Commercial (including office development): 75

Industrial: 0

Residential density ranges from 0-75.0 dwelling units per acre (du's/ acre). An increase from 0-100 dwelling units may be considered with applicable bonus performance standards. A 3.5 floor area ratio (FAR) maximum may be considered in this land use designation.

The frontage along Tampa Street, between Palm Avenue and 7th Avenue is designated ITeavy Commercial (ITC-24). Permitted uses include general commercial and low to medium-high intensity offices uses. Residential development shall be limited to site plan controlled zoning districts. Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an area-wide basis but shall not be interpreted to require development with a mixture of such uses.

Maximum Allowable Percentages of Land Use Within the Area:

Residential: 70

Commercial (including office development): 100

Industrial: 0

The cumulative development in these areas shall be monitored to ensure that the proportion of mixed uses is maintained.

Density/Intensity: A 1.5 floor area ratio (FAR) maximum may be considered in this land use designation. A range of 0-24.0 du's/acre shall guide residential density.

The portion of the redevelopment area between Palm Avenue and Ross Avenue is designated Residential-35 (R-35). Permitted uses include single family detached, semi-detached, attached and multi-family residential, and mid-rise multi-family residential uses, neighborhood commercial, and low intensity office uses.

A range from 0-30.0 du's/acre is permitted. An increase from 0-35.0 dwelling units per gross acre may be considered with applicable bonus performance standards or a site plan controlled zoning district. A 0.5 floor area ratio (FAR) maximum may be considered for non-residential uses.

#### 4.1. Area "A" High Density Mixed Uses: Office, Hotel, Retail and Residential

This area is proposed to be a high intensity node of mixed land uses. The potential uses for this area include office, hotel, residential, retail; as well as the provision of opportunities as support facilities for cultural and community uses. The highly visible site, adjacent to the interstate highway, will be ideally located for a major user who can take advantage of the opportunity to be instantly recognized as part of the downtown skyline.

The uses described above are expected to be developed in several buildings within area A. Potential office, hotel and retail sites would have both excellent accesses to the arterial street network and vistas on the Hillsborough River. It is intended to permit high intensity development consistent with the comprehensive plan designation, Regional Mixed Use-100 (RMU- 100) which permits a maximum floor area ratio of 3.5. Residential uses, if developed in this area, would be done consistent with the comprehensive plan floor area ratio designation (RMU-100). Similarly, building heights would be allowed to take advantage of the intensity anticipated in the RMU-100 category (approximately 200 feet). Height references in this plan are the heights above the flood plain elevation for this site.

Retail commercial opportunities may be incorporated in office/hotel buildings to serve office workers and hotel guests for goods such as food, beverage, cards, sundries and office supplies. Free standing retail may be incorporated into the mixed land use configuration. Retail, which is built as an accessory use to the office and hotel development, is not anticipated to draw new trips to the site.

A hotel would add to the inventory of hotel spaces downtown in support of activities at the convention center, Performing Arts Center and Ice Palace. Water views and good transportation access are benefits of Area "A". Connection to the downtown Tampa riverwalk to the south can be made providing access to the performing arts center on Doyle Carlton Drive. The convention center and the Ice Palace will be a short trip from the hotel.

#### 4.2. Area "B", Medium Density Mixed Uses Residential, Office and Retail

Area "B" is planned for a medium density mixed use land use pattern. This area contains internal streets, some of which may be vacated to permit greater flexibility in site design. To the extent employees of new office occupy those residential units or other downtown offices trip demand will be reduced.

Additional neighborhood-service offices may be located in this area. Retail/office space in this area may be developed in conjunction with residential opportunities. Storefront office/retail development would draw the interest of residents wishing to open local businesses. The mix between office and retail use will be determined by end user demand. The intent is to provide flexibility in space design and tenant characteristics to

meet market demand and at a scale and character compatible with the surrounding area.

Retail development in Area "B" will be oriented to supplying goods and services to nearby employees and residents. There are retail opportunities for grocery, drug and convenience uses. Building heights in area B are limited to 175 feet. Densities of the residential development in this area are proposed to be an average of 50 du's/acre or approximately 650 units. Retail and office use development will be limited to a floor area ratio of .5.

#### 4.3. Area "C" Medium Density Residential

Area "C" is north of Palm Avenue. Development within Area "C" is expected to be single family homes, town house or condominium units at a density of 24-30 du's/acre or about 350-438 dwelling units, neighborhood commercial and low intensity office uses (with a 0.5 FAR). This density is compatible with the comprehensive plan designation in the immediate area; similar in scale and mass to the current residential in-fill development patterns being developed in the City of Tampa. Building heights in this area are limited to 45 feet. Efforts shall be made to preserve or relocate contributing historical structures, and historical architectural details found within the area shall be incorporated into new development in order to preserve the character of Tampa Heights.

#### 4.4. Area "D" High Density Residential

Area "D" abuts the Hillsborough River and North Boulevard. This site is proposed to be redeveloped as a multi-story residential development with building heights not to exceed 175 feet and compatible office and retail uses. High rise apartments have a lower trip generation rate than detached housing or garden apartments.

The total number of residential units at all sites is projected to be approximately 216 units when developed at a density of 75 du/ acre. Bonus provisions of the comprehensive plan permit densities of up to 100 du's/acre, or about 289 units in this case. Families and singles will be accommodated in the proposed housing unit mix. Retail and office uses will be limited to a floor area ration of 1.0.

#### 4.5. Area "E", Open Space

Area "E" is planned for parks and open space connections to the Hillsborough River. Open space is planned to be an integral part of the redevelopment area. The existing Waterworks Park (including the Water Works Building) will remain and will be improved with landscaping and amenities. It is anticipated that this park will be a stronger functional element of the redevelopment area landscape. Fencing surrounding the Waterworks Park is proposed to be replaced with a more aesthetic treatment. The present Waterworks Park will be improved and the relationship of the park to the river will be strengthened. It is intended that the open space provisions in Area E will be considered in determining open space requirements of the other areas of the CRA plan.

The Revised Figure 3 shows anticipated open space connections to the surrounding area and the Hillsborough River. The exact locations will be determined during project design, but it is intended that open space connections will be included to the waterfront. The connections are encouraged to be developed as streetscape improvements; providing for vehicular movement as well as safe and pleasant pedestrian circulation, including street trees, pedestrian scale lighting and paving consistent with the development's design theme.

Additional open space/pedestrian linkages will be reinforced through streetscape improvements along Tampa Street, Palm Avenue, North Boulevard and along 1-275. This will include appropriate landscaping, sidewalks, lighting, and street furniture that will be incorporated at selected sites. New streetscape materials will be designed to be compatible with the surrounding community.

#### 4.6. Area "F", Medium to High Density Mixed Use

The land in Area "F", including the Tampa Armature works, has an extensive commercial history within the district. The plan proposes medium to high-density residential, office and retail uses compatible with the enhanced development program for the remainder of the site.

Adaptive reuse of the armature works is anticipated to take advantage of the historic value of the site and structure. Located adjacent to the old water works, the Tampa Armature Works encompasses the trolley barn which was a historic transportation hub. Adaptive reuse will be determined in the future, but may encompass performing and visual arts, historic displays, residential uses, food and beverage retailing and education opportunities. The structure is located on approximately 2.5 acres.

The mix of uses planned for this area is similar to that proposed for Area B, but the intensity of the uses are greater. The intensity of development of this area has been designated medium to high-density to allow for reuse of the historic structures. The focus of this area is on the river frontage. Commercial uses may include outdoor cafes and shopping that take advantage of the river views and attraction of the river activities. A mix of retail, offices and residential uses in this area are proposed to take advantage of waterfront and also to create a lively urban atmosphere, with a maximum building height of 175 feet. Docking facilities are anticipated for visitors arriving by boat and for the project's residents. Densities are proposed to be 50 du's/acre or approximately 855818 units. Retail and office use will be limited to a floor area ratio of 1.0.

It is an objective of this Plan to protect view corridors to the river. Site planning, green space areas and building massing shall be designed to facilitate this objective.

### Part 5. Neighborhood Impact

The residential neighborhood in the CRA area retains few elements of vitality.

Many of the homes are not owner-occupied and the residential structures are scattered throughout the area.

### 5.1. Impact on residents of the redevelopment area

The City operates an extensive housing rehabilitation program that has both amortizing (repayments) and deferred payment loans. Opportunities may exist to rehabilitate existing structures for relocation in the surrounding neighborhood.

Several of the residential structures were determined to be in need of demolition. Demolition is called for when the unit is so severely deteriorated that the cost of rehabilitation would exceed the value of the structure. Old wooden homes often have damage to structural members, which make rehabilitation cost-prohibitive. It is anticipated that on-site residential rehabilitation will not be undertaken. As stated above, it may be possible to relocate some homes off-site for renovation.

Residents in rental housing will be given the opportunity to relocate to safe, suitable housing in the vicinity of the redevelopment area. There are numerous residential structures in the area north of Ross Avenue. Owner-occupants who choose to relocate will be given assistance through the City's Department of Business and Housing Development.

Redevelopment will have a positive impact on those residents who remain in the area. Expanded employment and recreation opportunities are expected to increase property values.

### 5.2. Impact on residents of the surrounding area

The redevelopment area is located between Downtown Tampa and Tampa Heights. Downtown Tampa has a significant concentration of office, convention and cultural land uses. The impact of redevelopment of the Tampa Police Department site on the downtown is expected to be positive. Additional jobs, housing and hotel spaces will be added in this redevelopment area. Corporate relocations from outside the immediate area are expected to be the target market for redeveloped office space. No relocations from the immediate area are anticipated. The downtown employment base will be enhanced by the addition of housing in the redevelopment area. Commuters who presently drive to downtown office sites will have attractive alternatives within a short walk or bus ride. Auto trips to downtown Tampa may decrease slightly for those commuters who relocate to housing in the study area.

The impact of the redevelopment program on Tampa Heights is expected to be positive. The present structures, in their present condition, are not an asset to the neighborhood. The public buildings are largely vacant and do not contribute to the neighborhood, either aesthetically or economically. The residential uses are largely isolated and do not form a cohesive part of the greater Tampa Heights neighborhood. With the addition of approximately 2080 dwelling units, there will be an addition of 3700-4400 residents, many of whom will be new to the area. New residents will help revitalize

the community's institutions. New members for churches, schools and the Tampa Heights Civic Association will provide increased community stability.

### 5.3. Relocation and replacement housing; affordable housing

The Tampa Housing Authority operates affordable housing units. The City will provide relocation assistance and counseling.

Given the small number of residences which may be impacted by the redevelopment plan, the large number of housing options in the area, and the expertise of the City in providing housing opportunities, relocation and replacement housing to support implementation of the redevelopment plan is expected to be easily accommodated within the existing support framework.

Residents who are displaced will be provided with full opportunity to occupy comparable replacement housing that is safe and sanitary and within the resident's ability to pay. The City will remain responsible for any residential and commercial relocation activities. The City's customary relocation policies will be followed.

State funds and Federal tax credits have been used in recent years to expand Florida's inventory of affordable housing. According to the Florida Housing Finance Corporation, as of 1999 there were 875 units of low income (below 80% of area median) in operation in Hillsborough County developed under the SAIL program. Approximately 2628 units in Hillsborough County" had been produced through Low Income Housing Tax Credits. New residential development should include an affordable housing component.

### 5.4. Traffic Circulation

A reconfigured street grid system may help to foster redevelopment in the area. This will be addressed as a component of site plan approval.

Accommodations for in-town circulation will reduce traffic demand. Connections to the downtown riverwalk will encourage pedestrian access to the performing arts center and other downtown destinations. Future circulation options include a river taxi and a trolley or equivalent mass transit circulation.

### 5.5. Environmental Quality

Environmental quality in the area is expected to improve as a result of redevelopment. In order to redevelop the sites, environmental regulations will require remediation on any on-site contamination that may be discovered or a Brownfield may be considered. In addition to remediation of contaminants, the environment of the area will be enhanced through landscaping and open space improvements.

## 5.6. Availability of Community Facilities

The need for water, sewage treatment, solid waste disposal and other community facilities will be increased as a result of redevelopment. Specific actions to meet these needs are addressed in Part 6 of this Plan. Upgrading of water delivery and sewage lines will be needed, both to replace obsolete conditions and to meet the demands of redevelopment.

The City has sufficient administrative capacity to plan and implement redevelopment. With the continued success of redevelopment in downtown Tampa, Ybor City and the Channel district, the administration has the talent and expertise to meet the challenges of redeveloping the CRA site.

## 5.7. Effect on School Population

It is assumed that any additions to the school population can be accommodated by capacity within the school area. At the present time, there has been no market niche assigned to the proposed additional housing units. The impact on school population will depend on whether these units are oriented to family housing, working singles or "empty nest" adults. At such time as development proposals are brought forward, additional analysis may be needed.

There are several schools within the vicinity of the study area: including Lee Elementary, Graham Elementary, Brewster Adult School, and Just Elementary. Blake High School is located across the Hillsborough River from the project site. Villa Madonna and Sacred Heart Academy are in the area, also. These schools would be the closest service providers for any students who locate into the redevelopment area.

## Part 6. Proposed redevelopment actions

Implementation of the plan depends on inducing private investment through public actions. One component of these actions may include public investment in infrastructure to support the proposed redevelopment program.

### 6.1. Property acquisition

The Community Redevelopment Act authorizes the City or agency to acquire real property by purchase, condemnation, gift, exchange or other lawful means, in accordance with an approved redevelopment plan.

In general, the purpose of the CRA plan for the Tampa Police Department site is to provide the optimum means for sale of the substantial amount of publicly owned property that is presently within the district boundaries. However, in order to effect orderly redevelopment it may be necessary from time to time to purchase privately owned property. If such purchases are necessary, the first line of acquisition action will occur through traditional City Housing and Economic Development programs.

## 6.2. Rehabilitation

Rehabilitation of property is a lawful exercise of Agency powers under State Statutes. The Agency may rehabilitate or cause to be rehabilitated, property as a condition of sale, lease or owner participation agreement. In addition to CRA act rehabilitation powers, the City operates an extensive program of structural rehabilitation under the Department of Business and Housing Development. This program focuses on improvements to the community's housing stock, but it has limited applicability to other properties.

Rehabilitation will likely play some role within the CRA redevelopment plan. Particularly for the historic properties, adaptive reuse and rehabilitation will support preservation of important structures and afford the district a sense of place and continuity with the roots of the City.

## 6.3. Structure relocation

Structural relocation is not anticipated to be a major component of redevelopment program implementation. For the most part, redevelopment will necessitate replacement of existing structures. Adaptive reuse of historic structures will be sought in their present locations.

Relocation may be appropriate for a small number of the older vernacular houses for reuse such as craftsmen's studios and galleries or like uses.

## 6.4. Cooperation with public agencies

The redevelopment agency (supported by the City's administrative staff) will seek aid and cooperation with other public agencies and will in turn coordinate this plan with the activities of the City, Hillsborough County, State, Hillsborough River Planning Board, School Board, and other agencies as may have interests in redevelopment planning and permitting.

## 6.5. Property management

Should any real property be owned, leased or otherwise come under the control of the agency, the City's administrative staff will conduct supervision and management. The agency shall enter into contracts, leases or management agreements as necessary to insure the preservation and maintenance of any such real property, and shall insure the greatest return feasible to the agency.

## 6.6. Demolition and clearance

The redevelopment agency (supported by the City's administrative staff) is authorized to demolish, clear or move buildings, structures or other improvements from any real property in the area which has been acquired or as may be necessary to carry out the purpose of the redevelopment plan.

Demolition is not anticipated to be an activity of the redevelopment agency. Such demolition as may be necessary to implement the CRA plan is anticipated to be conducted by other public or private agencies.

### 6.7. Preparation of building and development sites

The agency is authorized to prepare or cause to be prepared as building and development sites, any real property in the redevelopment area owned or acquired by the agency or any other person, which property is to be developed pursuant to the plan.

### 6.8. Disposition and development

The redevelopment agency (supported by the City's administrative staff) 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 acquired pursuant to the plan. To the extent permitted by law, the agency is authorized to dispose of real property by negotiated sale or lease. All real property acquired by the agency shall be sold or leased for development for fair value in accordance with the uses permitted in the plan and as required by the act.

The agency may reserve such powers and controls through disposition and development documents with purchasers or lessees of real property as may be necessary to ensure that development begins within a reasonable period of time and that such development is carried out pursuant to the purposes of the redevelopment plan.

## Part 7. Publicly funded capital improvements

The CRA may recommend to the City that the construction of public improvements and infrastructure be undertaken by the City, or by another entity, as designated by the City, respecting the location, installation, ownership, maintenance and operation thereof, as shall be agreed to by the City and the CRA in order to carry out the purposes of the plan.

The City will retain the responsibility of insuring that public infrastructure systems are adequately installed and maintained. Through development agreements and/or interlocal agreements with other entities such as Community Development Districts, elements of this responsibility may be assigned to other entities; however, adequate safeguards will be instituted to insure that the necessary and appropriate levels of public services are provided and the rights of the public to use such facilities are protected.

### 7.1. Transportation

The street grid pattern may be reconfigured to implement a more cohesive development pattern. This may necessitate the vacation of right-of-way and/or closure of certain existing streets. New public streets and alleys may be created, with appropriate signage and/or traffic control devices provided. Bus stops to provide

linkages to downtown and other parts of the community are planned and new shelters will be installed. Expansion of trolley-bus service for lunchtime to provide connections to the main transit terminals may be provided to ease the traffic impacts of development.

## 7.2. Parking

The greatest demand for parking within the redevelopment area is anticipated to be a consequence of private development. Parking is anticipated to be constructed as an accessory to the primary uses principally office and hotel structures.

## 7.3. Water

Water system improvements are required for the land use densities proposed in the redevelopment area. These improvements address service connections to individual properties and replacement of main transmission lines. Some of the locations that have been identified as requiring improvement are at Garcia Avenue, Oak Avenue and Highland Avenue. Others are anticipated to be identified as well.

Other improvements that may be associated with redevelopment include all elements of the potable water distribution system, as well as a reclaimed water irrigation distribution system. Some relocation of utilities may also be required in order to construct improvements to the water system.

## 7.4. Sewer

Improvements to the sewer system may be a necessary component of the redevelopment project. The existing pumping station at Oak Avenue may not have adequate capacity for redevelopment of the area. A new pumping station and gravity collection system may be constructed, and existing sewer lines may be upgraded or replaced.

## 7.5. Drainage

At the present time, there is a minimal drainage system in the study area. Drainage is accomplished through direct flow into the Hillsborough River. Drainage improvements will be addressed during site planning stages of the proposed development.

## 7.6. Parks and open space

Expansion and rehabilitation of the Open space/Park area will be an important public amenity, which enhances the environment for both residents and employees of the redevelopment area. Redevelopment will include the enhancement of existing parks and creation of new parks and greenways within the redevelopment area. Park enhancements may include landscaping, irrigation, outdoor benches, tables and playground equipment, gazebos, pavement, landscape architecture, historical markers, street lighting and landscape lighting.

Access to the River may be enhanced by the construction of boat slips, piers and boat launch areas for public and private use.

## 7.7. Pedestrian improvements/Riverwalk

Pedestrian improvements will benefit both the aesthetics and the function of the redevelopment area. Projects that abut arterial and major collector streets will be planned to incorporate streetscape improvements into the project plans. Improvements to minor streets may be done by either the public or private sectors.

Pedestrian access improvements along the river are to be provided as a result of the construction of the Tampa Riverwalk. The Riverwalk will extend from the boundary of the redevelopment area north along the river to North Boulevard, which is an area of approximately 2100 linear feet. The Riverwalk will be dotted with periodic plantings of predominantly native vegetation in organically shaped beds placed along the walkway. These plantings will be punctuated and somewhat formalized by live oaks on either side of the Riverwalk. This will establish a lush, picturesque canopy in future years. The Riverwalk can also serve as a recipient site for the many dozens of trees to be transplanted out of The Heights CRA while under development.

Site furnishings will include benches, water fountains, bike racks, trash cans and other people-oriented amenities. Landscape architectural elements will complement the character of the two turn-of-the-century brick vernacular buildings along the site -- the Waterworks Building and the Tampa Armature Works building. Landscape architectural elements may include shelters, follies, pavilions, amphitheaters, gazebos, and public restrooms. The Riverwalk will also have street lighting and landscape irrigation and lighting features.

Construction of the Riverwalk is expected to require repair and/or replacement of the existing seawall located along the River within the project area, including piles, pilings, bulkheads, caps and revetments.

## 7.8. Other Capital Improvements

Redevelopment of the area will also require and be benefited by:

- installation of underground electrical transmission lines and other underground distribution lines;
- earthwork, grading, and fill materials required to comply with new FEMA requirements;
- enhanced street tree plantings;
- enhanced street lighting features;
- installation of brick pavers to accentuate and complement the historic character of the neighborhood.

## Part 8. Development Controls

All new construction shall comply with all applicable local laws and ordinances and shall be consistent with the Plan. Proposals for new development shall be reviewed by the City administration and forwarded to the Community Redevelopment Agency.

No limitations are anticipated on building use as long as development conforms to the approved plans and ordinances.

Development abutting the river shall show sensitivity with respect to the placement of structures that can be seen from the Hillsborough River and shall be designed to provide view corridors to the river. No architectural restrictions will be placed on development in the remainder of the district, with the exception of any applicable provisions of the Zoning Code or restrictions applicable to officially designated historic properties.

In general, the Agency shall, or will require the developer to provide existing business owners and business tenants within the redevelopment area preference for re-entry into business within the redevelopment area provided the business is compatible with the uses, theme and quality of development in the redevelopment area and that the business owner or tenant has the financial ability to operate the business consistent with the overall integrity of the redevelopment district.

## Part 9. Projected costs of redevelopment

### 9.1. Funding sources

In order to carry out redevelopment, the CRA (supported by the City's administrative staff) will use multiple funding sources, including private sector as well as local, state and federal government sources. General funding methods and sources that will be examined to finance redevelopment activities to implement the Plan include the following:

1. Special taxing district. A special taxing district, including a Community Development District (CDD) can be created for the purpose of levying a millage assessment within a defined area to pay for improvements and services within that area.
2. State enterprise zone tax credits. State corporate income tax credits are available through revitalization programs for corporations who locate and hire residents of designated enterprise zones. Credits are also available for contributions to community projects.
3. Revenue bonds. Revenue bonds can be issued to finance public improvements within the project area. Eligible projects include parking and utilities.

4. Federal and state funds. Funding for redevelopment is an eligible expense of the Community Development Block Grant (CDBG) program administered by the U.S. Department of Housing and Urban Development (HUD). Federal transportation funds under the ISTEA program may be used to fund pedestrian and transportation-related improvements. Environmental funding under the P-2000 and related programs has been used for urban land conservation.

5. Tax increment financing. Tax increment financing is a power delegated by statute to the CRA. The City of Tampa adopted an ordinance establishing a Redevelopment Trust Fund for this area on May 20, 2005 (Ord. No. 2005-137) in order to finance redevelopment in the area. Per Florida Statute Section 163.87, the trust fund shall be used to finance or refinance community redevelopment activities pursuant to this approved plan. The cost of such redevelopment activities may include the professional service fees associated with redevelopment activities, including but not limited to design, planning, engineering, architecture, legal, any and all administrative fees associated with such redevelopment activities, all soft costs and other programmatic expenditures associated with implementing capital-based community redevelopment plan activities.

6. Local funds. General fund revenues can be used to finance redevelopment activities. General fund revenues are the source of staffing assistance to the redevelopment program. Enterprises of local government, including the utility and parking systems, may be used to fund system improvements in the redevelopment area.

## Part 10. Timing of redevelopment

Due to economic considerations, start of the redevelopment is planned to begin as soon as possible. It is anticipated that redevelopment of the CRA will be complete within 30 years.

## Part 11. Legal description of redevelopment area

A copy of the legal description is included in the attached appendix.

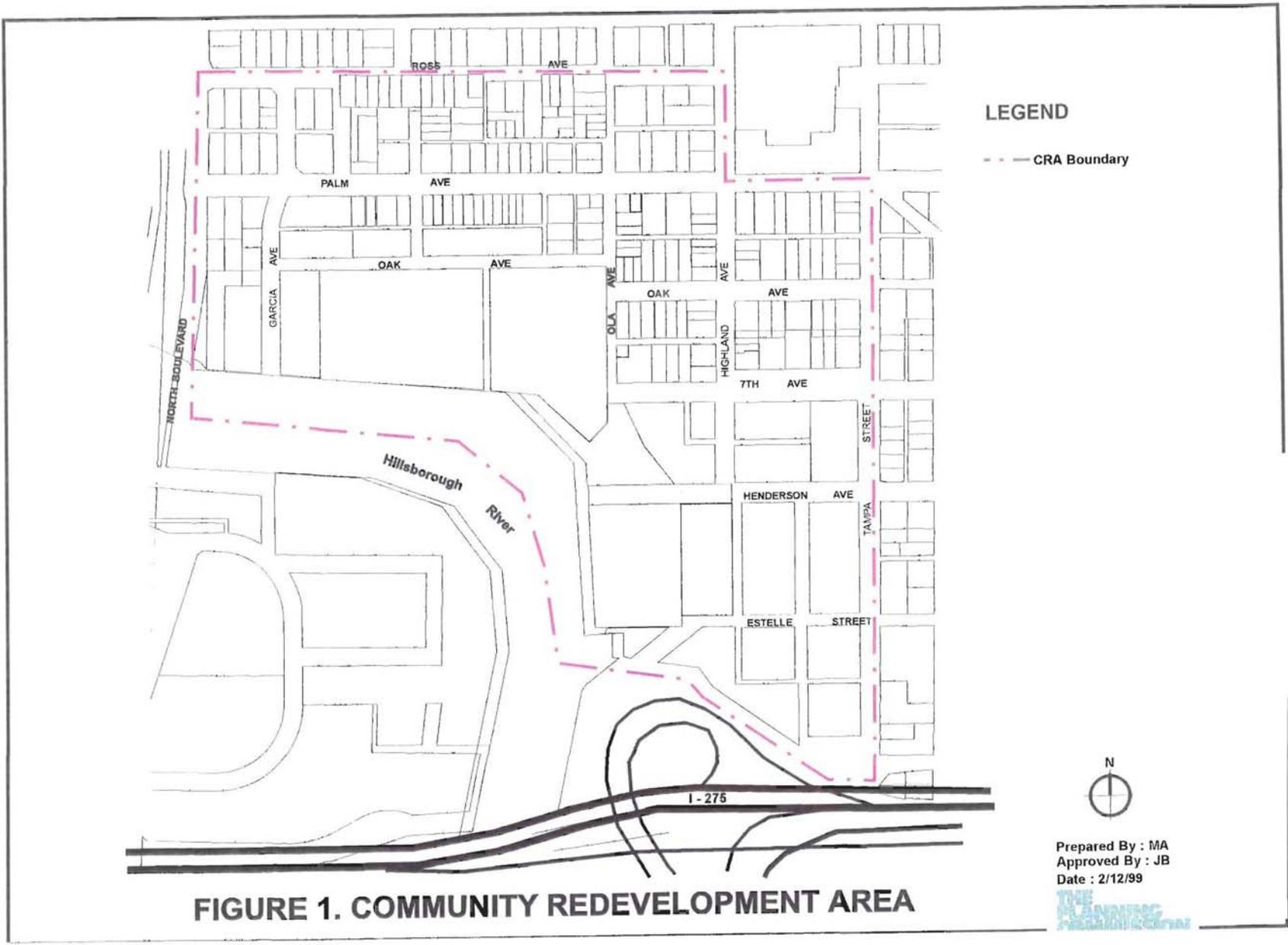
## APPENDIX

~~Old Tampa Police Department~~ [Tampa Heights Riverfront CRA Site](#)

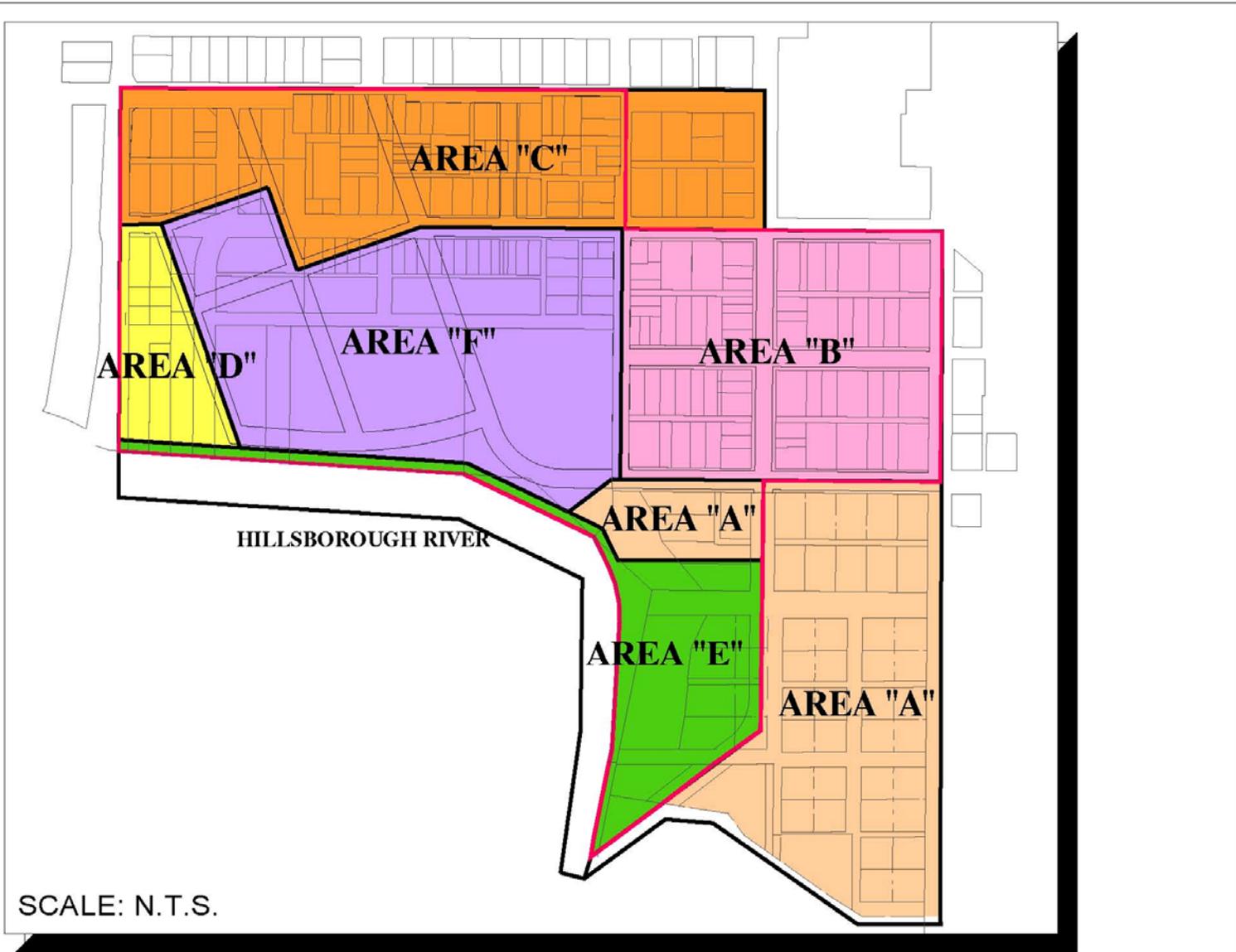
Community Redevelopment Area

Legal Description

Begin at the center point of the intersection of the Right-Of-Way Lines of Tampa Street and Palm Avenue, run thence West, along the center line of the Palm Avenue Right-Of-Way line to the center point of the intersection of the Right-Of-Way Lines of Palm Avenue and Highland Avenue; thence run North along the center line of Highland Avenue to the center point of the intersection of the Centerlines of Ross Avenue and Highland Avenue; thence run West along the Centerline of the Ross Avenue Right-of-Way to the center point of the intersection of Ross Avenue and North Boulevard; thence run South along the center line of the North Boulevard Right-of-Way to the intersection of the North Boulevard Right-of-Way and the Centerline of the Hillsborough River (said centerline being equidistant from opposing mean high water lines as established by the U.S. Army Corps of Engineers); thence run East/Southeast along said centerline of the Hillsborough River to the intersection of the centerline of the Hillsborough River and the Northern Limited Access Right-of-Way line of Interstate-275; thence run East along the Northern Right-of-Way line of Interstate-275, to the Center point of the intersection of Interstate-275 and Tampa Street; and Tampa Street; thence run North along the center line of Tampa Street to the intersection of the Right-Of-Way lines of Tampa Street and Palm Avenue and the Point of Beginning; all of the area previously described is located within Section 13, Township 29 South, Range 18 East, City of Tampa, Hillsborough County, Florida; containing 77.04 acres, more or less.







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**FIGURE 3**