



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 18-00016

City Council

1/11/2018

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Gerald Wingate

SUBJECT:

SCHEDULE A PUBLIC HEARING REGARDING A PROPOSED AMENDMENT TO THE URBAN CORE COMMUNITY REDEVELOPMENT PLAN

RECOMMENDATION:

That City Council schedule a Public Hearing regarding a Proposed Amendment to the Urban Core Community Redevelopment Plan. The Public Hearing will take place at the February 8, 2018 Meeting of the City Council.

HEARING REQUIRED: Public

SUMMARY:

On March 8, 1984, City Council adopted Ordinance No. 13-84 which established the Urban Core Redevelopment Trust Fund and provided funding “for the duration of any community redevelopment project undertaken in the Urban Core Community Redevelopment Area”. City Council adopted Resolution No. 15-84 which approved a community redevelopment plan for the Urban Core, which plan was revised on April 6, 1989 to identify the redevelopment activities to be undertaken. The revised community redevelopment plan, dated 1989, as amended was repealed on January 14, 2010 and the Urban Core Community Redevelopment Plan, dated 2010, was adopted.

Pursuant to Chapter 163, Part III, Florida Statutes (F.S.):

“Every community redevelopment plan shall....Provide a time certain for completing all redevelopment financed by (tax) increment revenues. “If the community redevelopment plan is amended or modified pursuant to F.S. 163.361(1), each such taxing authority shall make the annual appropriation (of tax increment revenues) for a period not to exceed 30 years after the date the governing body amends the plan but no later than 60 years after the fiscal year in which the plan was initially approved or adopted.”

The Urban Core Community Redevelopment Plan, dated 2010, provides that all projects financed by tax increment revenues must be completed by fiscal year 2040. The maximum number of years currently allowed under Chapter 163, Part II, Florida Statutes for funding of the Urban Core Redevelopment Trust Fund is sixty (60) years from initial plan adoption. The proposed amendment extends the completion date of community redevelopment activities financed by tax increment revenues in the Urban Core Community Redevelopment Area to December 31, 2043.

Additionally, the development of key affordable housing programs and projects during 2017 through 2018 provide for additional specificity of affordable housing elements for incorporation into the Urban Core Community Redevelopment Plan, 2010. The proposed amendment specifies the Residential Rehabilitation, Infill and New Housing Element and Administration and Professional Consulting Services elements.

PRIOR ACTION:

September 25, 1980 - City Council adopted Resolution No. 54-80 which designated the boundaries of the Urban Core Community Redevelopment Area and found and determined such area to be a blighted area in need of redevelopment.

October 22, 1981 - City Council adopted Resolution No. 65-81 which reaffirmed its finding and determination of blight within the Urban Core Community Redevelopment Area.

March 8, 1984 - City Council adopted Ordinance No. 13-84 which established the Urban Core Redevelopment Trust Fund and provided funding in accordance with Chapter 163, Part III, Florida Statutes.

March 27, 1984 - City Council adopted Resolution No. 15-84 which approved a community redevelopment plan for the Urban Core Community Redevelopment Area.

April 6, 1989 - City Council adopted Resolution No. 19-89 which approved a revised community redevelopment plan for the Urban Core Community Redevelopment Area and identified the redevelopment activities to be undertaken.

January 14, 2010 - City Council adopted Resolution No. 02-10 which repealed the community redevelopment plan dating from 1989, as amended, and adopted the Urban Core Community Redevelopment Plan dated 2010.

FUNDING:

N/A

FINANCIAL IMPACT:

Tax incremental revenues will continue to support community redevelopment activities until December 31, 2043.

STAFF CONTACT:

Don Kraher, Council Executive
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Urban Core Redevelopment Plan Amendment

PRESENTATION: No