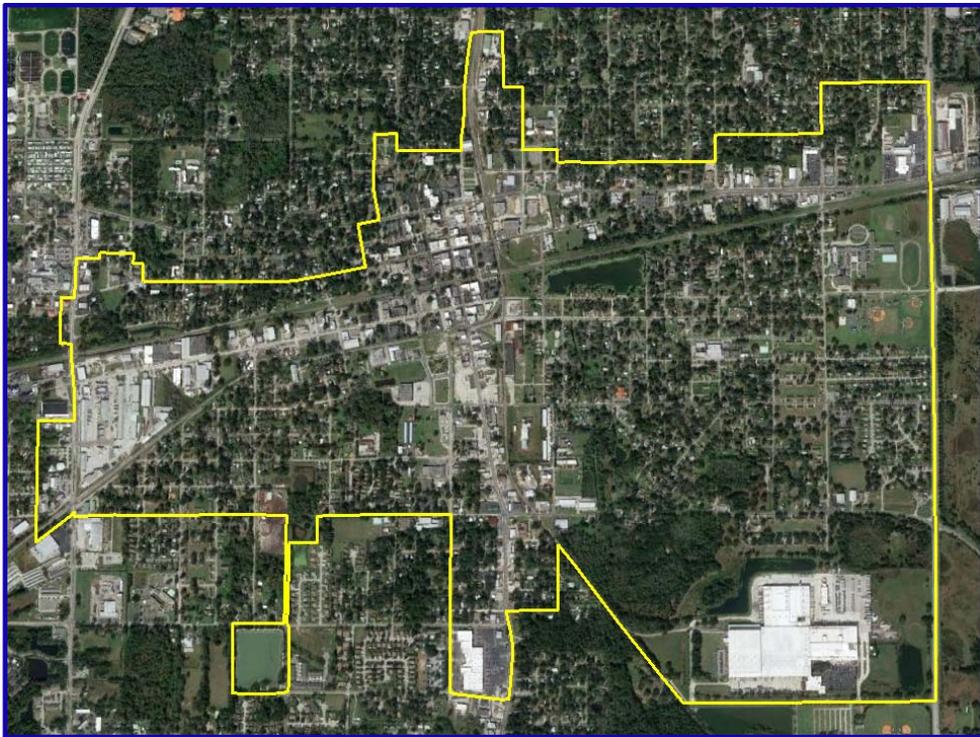
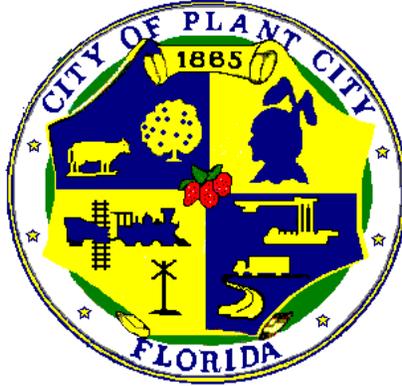


COMMUNITY REDEVELOPMENT PLAN



Revised: November 14, 2016
Community Services Department
City of Plant City

CITY OF PLANT CITY

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William D. Dodson Vice-Mayor-Commissioner
Nathan A. Kilton City Commissioner
Mary Y. Thomas Mathis..... City Commissioner
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November 14, 2016

**CITY OF PLANT CITY, FLORIDA
COMMUNITY REDEVELOPMENT PLAN
TABLE OF CONTENTS**

Table of Contents.....	<i>i</i>
List of Maps and Tables.....	<i>ii</i>
Executive Summary	1
Purpose of Plan	2
Boundary Description.....	2
Designation of the Redevelopment Area	2
Community Redevelopment Plan Objectives.....	2
Conformance to Community Objectives	3
Land Use Objectives.....	6
Existing Land Use and Conditions	8
Residential Uses.....	9
Commercial and Industrial Uses	10
Public and Semi-Public Uses.....	11
Historic Structures.....	11
Parks, Recreation and Open Spaces.....	13
Parking.....	14
Transportation.....	15
Public Safety.....	16
Public Services and Other Issues	17
Neighborhood Impact Element	19
Housing.....	19
Relocation.....	24
Traffic Circulation.....	24
Environmental Quality.....	25
Availability of Community Facilities and Services.....	25
Effect Upon School Population	26
Other Matters Affecting the Physical and Social Quality of the Neighborhood.....	26
Community Revitalization Element	28
Proposed Activities	32
Funding Sources.....	32
Community Redevelopment Trust Fund	32
Community Development Block Grant.....	33
Other Revenue Sources	33
Financing Options for Proposed Improvements.....	34
Development Controls and Guidelines	35
Duration, Modification and Severability of Plan	35
CRA Boundary Map	36
Appendix A	
Legal Description of Community Redevelopment Area	37
Appendix B	
Ordinance Designating the Community Redevelopment Area	41
Appendix C	
Ordinance Adopting the Amended CRA Plan	47
Appendix D	
Strategic Action Plan.....	51

**CITY OF PLANT CITY, FLORIDA
COMMUNITY REDEVELOPMENT PLAN**

LIST OF MAPS AND TABLES

<u>Number</u>		<u>Page</u>
Map 1	Boundaries of the Community Redevelopment Area	36
Table 1	Existing Building Conditions in the Plant City Community Redevelopment Area: 1983	9
Table 2	Historic Buildings on National Register of Historic Places	12
Table 3	Buildings on Florida Master Site File	13
Table 4	Crime Statistics	17

EXECUTIVE SUMMARY

In 1981, the City Commission of the City of Plant City, Florida established a Community Redevelopment Agency (CRA), in accordance with the Community Redevelopment Act of 1969 (Act), to implement a Community Redevelopment Plan to remove the conditions of slum and blight that existed within a large portion of the City's core, including the Central Business District (CBD) and the adjacent residential areas.

Redevelopment and restoration efforts have sporadically occurred within the boundaries of this relatively large portion of the City that was targeted for renewal and revitalization. However, many of the conditions that existed at the time of the CRA's formation still exist today. These include substandard conditions in a significant percentage of the area's single-family, multi-family, retail, office and industrial buildings. Coupled with numerous fire hazards, inadequate drainage facilities, high accident rates, railroad crossing hazards, and the evidence of inordinate vacancy rates and absentee property ownership, this area still meets the statutory requirements set forth in Chapter 163 of the Florida Statutes and, thereby, warrants the continued designation as a community redevelopment area.

This revision of the Community Redevelopment Plan incorporates those changes needed to ensure that the plan include those elements required by Paragraph 163.362 of the Act and proposed capital improvements that are essential for the reduction of slum and blight and the stimulation of private sector revitalization efforts within the area. Compliance with the Comprehensive Plan for the City of Plant City and the coordinated implementation of planned activities were given primary consideration in the preparation of this modification.

The plan provides for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight by encouraging needed restoration of the CBD and adjacent residential neighborhoods, providing for the installation or replacement of public facilities and infrastructure, providing affordable housing opportunities for low and moderate income residents, acquiring and clearing substandard buildings and vacant land, and requiring diligent enforcement of housing, zoning and building occupancy standards.

To carry out the provisions of the plan, the City shall afford maximum opportunity for the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Whenever feasible, special consideration will be given to developing public-private partnerships.

PURPOSE OF PLAN

BOUNDARY DESCRIPTION

The proposed legal boundaries of the Community Redevelopment Plan are shown on the Project Boundaries Map (Map 1), and include those tracts or parcels of land, improved and unimproved, lying and being in Plant City, Florida. A complete legal description of the plan area is detailed in Appendix A, attached hereto.

DESIGNATION OF THE REDEVELOPMENT AREA

By Resolution Number 59-1981, and Ordinance Number 12-1981, the City Commission of Plant City, on June 1, 1981, created the Community Redevelopment Agency of Plant City. Subsequently, Hillsborough County and the State of Florida conferred upon it the rights, powers, privileges and immunities of a Community Redevelopment Agency in accordance with Chapter 163, Part III of the Florida Statutes. Further, the City of Plant City, by Ordinance Number 31-1981, appropriated funds to the Community Redevelopment Agency for the purposes of undertaking and carrying out the proposed community redevelopment projects of the Agency within the redevelopment area designated by the City of Plant City.

The boundaries of the redevelopment area, based upon the preponderance of substandard buildings and vacant developable land, were originally designated by the City Commission by Ordinance Number 40-1983 on December 27, 1983, and later modified by Ordinance Number 27-1984 to correct an error in the legal description. Both ordinances were repealed in October, 1984. Subsequently, by Resolution Number 76-1985, on May 13, 1985 the City Commission approved new boundaries, eliminating the Walden Woods Shopping Center and other commercial property along Jim Redman Parkway (State Road 39).

COMMUNITY REDEVELOPMENT PLAN OBJECTIVES

The following objectives have been formulated to guide the planning and programming of the Community Redevelopment Area of Plant City:

1. Acquire and remove structurally substandard and obsolete buildings in the project area that are detrimental to the safety or welfare of the community, including buildings exhibiting blighting influences causing physical and environmental deterioration.
2. Acquire property where the conditions of title, diverse ownership, lot layouts, or other conditions prevent the proper development of the property and where such acquisition is necessary to carry out the redevelopment plan.
3. Increase the opportunities for both temporary and fulltime employment of Plant City

residents.

4. Improve the surrounding environment and upgrade deteriorated or obsolete buildings within the project area with new construction and/or adaptive reuse projects.
5. Provide land for public and private development which will support and strengthen the City's commercial base (these development types may include industrial, residential, retail, entertainment, parking and open space uses).
6. Strengthen the tax base of Plant City through new development in the Community Redevelopment Area.
7. Increase Plant City's penetration of the economic activity captured by the Central Business District by developing additional commercial, industrial, residential and open space uses in the redevelopment area.
8. Provide pedestrian linkages within the project area.
9. Create a strong visual image for the project area through consistent, high-quality design of buildings, open space plazas and park areas and landscape treatments.
10. Relocate existing uses, where necessary, in close cooperation with these affected users and offer relocation opportunities pursuant to applicable law.
11. Provide public improvements to complement and serve new development, including any needed utilities, street closings and changes, streetscape improvements, open space landscaping, pedestrian linkages and parking.
12. Provide the additional public services necessary to serve new development.
13. Enhance the image of Plant City in general through the redevelopment of the area.

CONFORMANCE TO COMMUNITY OBJECTIVES

Redevelopment of the project area will conform to the goals and objectives for Plant City as contained in the Comprehensive Plan for the City of Plant City as adopted by the City Commission by Ordinance Number 20-1989 on July 14, 1989. The following goals and objectives, as delineated in the Comprehensive Plan, are relevant for the restoration and rejuvenation of the Community Redevelopment Area:

1. To achieve a well-balanced and well organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network while protecting and preserving the fabric and character of the City's neighborhoods. Provide a safe, efficient, environmentally sensitive, and

integrated multi-modal transportation system for the efficient movement of people and goods. Traffic circulation patterns will be responsive to the needs of the citizens of Plant City and its neighboring communities.

2. To sustain the viability of existing and emerging commercial and industrial park areas to achieve an integrated land use fabric that will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Require all non-residential development to meet applicable locational criteria contained in the comprehensive plan and applicable City land development codes.

Infill and redevelop existing commercial areas in lieu of permitting new areas to commercialize.

Encourage development and redevelopment of the major office and commercial activity centers as pedestrian places.

3. To provide a framework within which special commercial areas on major arterial roadways can be developed in a manner that enhances the City's character and ambience.

Encourage commercial development so as to provide ease of accessibility with minimal adverse effect on adjacent land uses. Perimeters should be buffered from residential and institutional areas by open space, streets and/ or visual screening techniques used in site planning. Commercial areas shall not be adjacent to local streets and shall be accessed from collectors and arterial roadways.

4. Promote the rejuvenation of the Central Business District (Downtown Core).

This area shall be the center for financial, governmental, retail, office and institutional uses within the City of Plant City. Housing opportunities shall be provided and promoted within the downtown core. The area shall be urban in character, including intensity and density of land use, to encourage pedestrian movement within the downtown core.

5. To preserve and promote the historical, architectural, archaeological, and cultural resources of the City for today's and future residents.

In addition, the redevelopment of the project area will help to achieve the following objectives necessary for the revitalization of Plant City.

- Remove conditions which have created, contributed to or perpetuated the substandard character of the redevelopment area, and ensure the redevelopment of the area in accordance with the land use needs within the City.

- Develop professional, industrial, retail and residential areas that would improve the environmental quality of the Community Redevelopment Area while providing much needed services to the surrounding areas.
- Provide standard paved streets and all public utilities.
- Stabilize land uses and property values within and adjoining the redevelopment area.
- Improve traffic arteries to serve through-traffic.
- Provide maximum opportunities, consistent with the sound needs of the City as a whole, for the redevelopment of the designated project area by private enterprise.

The clearance objectives propose to upgrade slum and blighted areas where the prevailing conditions of decay in a predominant number of structures or vacant parcels make it impractical to reclaim the area by conservation or rehabilitation, or where the following factors exist:

- Unsanitary or unsafe conditions.
- A lack of correlation of the area with other areas of the county or municipality by streets and modern traffic requirements.
- A predominance of vacant land in a state of economic disuse.
- Deterioration of the site or improvements.
- Faulty lot layout in relation to usefulness, accessibility, adequacy or size of parcels.
- Diversity of ownership, or defective or unusual conditions of title which prevent the free alienability of land within the redevelopment area.
- Taxation conditions which fall far below the fair value or marketability of the land.

Further support of the local planning objectives for neighborhoods is achieved by this Redevelopment Plan where it aids in the accomplishment of the preservation of existing stable neighborhoods. A land use and zoning plan to adequately buffer these neighborhoods with economically and environmentally complementary uses is proposed as a means of merging these neighborhoods with the adjacent downtown commercial uses.

The Plant City Community Redevelopment Plan supports the preceding objectives by acquiring and removing structurally substandard and obsolete buildings, located within

the project area, that are detrimental to the safety or welfare of the community and contribute to its physical or environmental deterioration. Any such land that may be acquired because of this policy shall be made available for new and more productive uses, either commercial or residential, to generate additional tax revenues to use for the maintenance of a quality residential environment.

Also, the acquisition of property where conditions of title, diverse ownership, lot layouts, or other conditions preventing proper development of the property will make this land available for more productive development or other uses which further the stated goals and objectives for the project area. Redevelopment of the project area, which can be accomplished by replacing deteriorated or obsolete buildings with new and compatible development, by providing needed streetscape improvements, and by providing landscaped open space park areas and pedestrian areas and pedestrian linkages, will improve the appearance of the redevelopment area and, thereby, enhance the image of Plant City as a quality city.

LAND USE OBJECTIVES

On balance, the proposed redevelopment plan for Plant City must necessarily provide for a mix of residential, commercial, industrial and public support uses to spur continued revitalization. By establishing these land uses, several objectives can be met and will result in the following:

Residential--New moderate-density residential development in the redevelopment area, as well as upper floor renovation of existing buildings, will bring people to the central business district, generating new life for downtown and strengthening the tax base of the area. New, infill lower-density neighborhood residential areas, in conjunction with the renovation and rehabilitation of existing units, will assist in stabilizing and encouraging sound growth in the existing neighborhoods within the area.

Commercial--New commercial development will provide necessary services to residents and employees as well as visitors to Plant City. Retail establishments will also further increase tax revenues for the maintenance of a quality community environment.

Industrial--New industrial development will serve to expand the employment base of the community, to diversify the economic character of Plant City, increase non-residential tax base, and increase levels of disposable income necessary for continued and stable retail and wholesale purchases.

Parking--Additional parking facilities will increase utilization of the redevelopment area. The convenience of parking for redevelopment area users will provide necessary reinforcement for increased commercial and residential development in the area.

Open Space and Beautification--The concurrent development of open space areas is a vital component of the success of a balanced land use plan and will be an important

aspect in the revitalization of Plant City. A beautification program which emphasizes the historic and aesthetic character of the downtown will help create a quality community environment desirable as a place to work, shop, live and play.

EXISTING LAND USE AND CONDITIONS

Field inventories of land use provide the key data necessary to gauge a city's development progress. In 1985, the Hillsborough County City-County Planning Commission performed an inventory of existing land uses in and around Plant City. In addition to the field inventory there was an inventory that identified the historic resources of the City. These resources are listed on Tables 2 and 3. The survey had two purposes; first, to determine what exists in what quantities; and second, to define the relationship between land use types. Uses which may determine the future urban pattern can be identified from the inventory and trends warranting attention in the goals, objectives and policies of the comprehensive plan can be addressed.

In 1983, field surveys of the community redevelopment area were conducted by the Community Redevelopment Agency of Plant City to determine the existing land uses and evaluate the condition of the properties located within the boundaries of the redevelopment area. Details of the survey are illustrated in Table 1. In this study, visual inspections of the exterior elevations of the buildings were made to ascertain the maintenance and structural conditions. Specifically, six separate building elements -- foundations, walls, roofs, gutters and downspouts, windows and doors, and paint -- were rate in one of four categories. Vacant lands were similarly rated on the basis of the maintenance of the growth of vegetation and the accumulation of unsightly and hazardous debris. The following definitions were used in determining overall property conditions:

- Sound Condition--These structures appeared to be in good condition and were relatively new or well maintained. Visually, buildings in this category exhibited no structural defects and little or no deterioration of materials was apparent. Vacant land was well mowed and maintained with no accumulation of debris.
- Minor Deteriorating Conditions--Buildings in this category exhibited no, or only minor, structural defects and only minor maintenance deficiencies which are normally corrected during the course of regular maintenance. Examples of slight defects include lack of paint, slight damage to porch and/or steps, cracks in windows and broken gutters. Vacant land had a nominal growth of grass and vegetation that did not exceed a height of 6 inches and/or a minor accumulation of non-hazardous debris.
- Major Deteriorating Conditions--Buildings in this category exhibited greater than minor structural defects and required repairs that would not normally be provided in the course of regular maintenance. These structures had one or more defects of a nature that needed to be corrected immediately for the unit to continue to function in accordance with its intended use. Examples of these defects include holes and open cracks in walls, rotting or missing materials, obvious foundation problems and roofs in need of repair. Vacant land had a greater growth of grass and vegetation, but it did not exceed a height of 24 inches, and/or a greater accumulation of non-hazardous debris.

- Dilapidated Conditions--Buildings in this category exhibited either evidence of major structural defects or serious maintenance deficiencies. In their existing condition, these buildings were not safe and could not perform their intended function. Vacant land was complete overgrown with weeds and vegetation and/or had a substantial accumulation of non-hazardous debris or was being used for the storage of unsafe and hazardous materials.

**TABLE 1
EXISTING BUILDING CONDITIONS
COMMUNITY REDEVELOPMENT AREA**

Type of Uses	Total Units	%	Sound No. Units	%	Minor Deteriorating No. Units	%	Major Deteriorating No. Units	%	Dilapidated No. Units	%
Single-family Residential	981	54.6%	420	42.8%	408	41.6%	145	14.8%	8	0.8%
Multi-family Residential	124	6.9%	92	74.2%	26	21.0%	5	4.0%	1	0.8%
Retail Only	197	11.0%	99	50.3%	85	43.1%	12	6.1%	1	0.5%
Office Only	58	3.2%	35	60.3%	21	36.2%	2	3.4%	0	0.0%
Retail/Office	56	3.1%	36	64.3%	18	32.1%	2	3.6%	0	0.0%
Industrial	40	2.2%	19	47.5%	15	37.5%	3	7.5%	3	7.5%
Institutional	57	3.2%	41	71.9%	16	28.1%	0	0.0%	0	0.0%
Vacant Buildings	29	1.6%	3	10.3%	10	34.5%	13	44.8%	3	10.3%
Vacant Land	256	14.2%	92	35.9%	93	36.3%	64	25.0%	7	2.7%
TOTAL	1,798	100.0%	837	46.6%	692	38.5%	246	13.7%	23	1.3%

Source: Zuchelli, Hunter & Associates, Inc., under contract to the Community Development Agency of Plant City, 1983 (Percentages may not be exact due to rounding)

Residential Uses

In 1985, the City was predominantly developed with single family residential uses with 17.81 percent of the total city land area devoted to that use. The existing residential patterns of the City include single family detached units developed at 1.5 to 6 units per acre, single family attached units developed at 5 to 8 units per acre and multi-family units developed between 9 to 20 units per acre. Average housing unit densities for single

family areas was 3.9 units per acre, while multiple family areas averaged 16.7 dwelling units per acre. All housing types accounted for 19.63 percent of the City's total acreage.

In the 1983 survey, 55 percent of the existing buildings in the community redevelopment area were single family residential units while multi-family units accounted for 7 percent of the total units. Approximately 46 percent of all housing units were determined to be in less than sound condition. About 14 percent of all dwellings suffered serious deterioration or displayed dilapidated conditions.

Commercial and Industrial Uses

Commercial uses are found throughout the City at varying intensities. The Central Business District (CBD), historically, served as the retail, governmental, office, and institutional center of the City for many years. Most of the recent commercial development, however, has occurred along Jim Redman Parkway (SR 39) south of the CBD. This area has shown the greatest growth with the development of two shopping centers and the location of branch offices of several financial institutions. Emerging commercial areas are located at the intersections of Interstate 4 at Thonotosassa Road, Park Road and Wheeler Street. If there is an intersection improvement of Interstate 4 at Alexander Street, it is anticipated that this area will also commercialize.

Since the adoption the Community Redevelopment Plan, commercial development has occurred within the community redevelopment area along Wheeler and Evers Streets with the construction of a new financial institution and the renovation and adaptive reuse of several historical buildings as legal and professional offices, small specialty retail shops and a restaurant. Future commercial development within the project area will be located primarily in the CBD and be based upon the renovation and adaptive reuse of existing buildings or the demolition and replacement of substandard structures.

Industrial land uses are found primarily in the western portion of the City in Plant City's Industrial Park and on the immediately adjacent lands. Plant City has had steady industrial growth over the past years with almost total utilization of its industrial park as well as perimeter development around the Walden Lake development. As the available land in the City's industrial park developed, new industrial areas have emerged on adjacent property northeast of the original industrial park and, to a greater extent, in the eastern portion of the City along Park Road. The City encourages industrial uses which are smokeless, odorless, non-toxic and generally not a health hazard and not a nuisance. To date, several of these types of industries have been successfully recruited.

The 1983 survey revealed that only 3 percent of the property within the community redevelopment area was being utilized for industrial purposes. Only about 48 percent of the buildings for the industrial enterprises were in sound condition, while 15 percent suffered serious deterioration or dilapidated conditions. Trends indicate that industrial land use within the project area will decline as the substandard structures are demolished and existing industries relocated to the emerging industrial parks.

Public and Semi-Public Uses

Public facilities are those facilities, except for recreational facilities, owned and/or operated by a public entity for a public purpose. Semi-public uses include privately owned establishments generally for public use, such as churches, day care centers, private schools, nursing homes, clinics, hospitals, clubs, private golf courses, and utilities. Nearly 1,004 acres of land, or 8.13 percent of all land uses in the City, fell in this category. Within the project area, about 3 percent of the existing structures are used for public and semi-public purposes. Public buildings in this area include offices for city governmental administration, police and fire protection services, and a branch office for the county's administrative and social services. Among the structures that are used for semi-public purposes are several churches, private schools and public utilities. In the 1983 survey all of the buildings that were being utilized for public or semi-public functions were in sound condition (72 percent) or suffer only minor deterioration (28 percent).

Historic Structures

Plant City has three sites, which are all located within the community redevelopment area, listed on the National Register of Historical Places. These sites are listed in Table 2. Being listed on the National Register is an indication of the significance of the historical importance of the site.

Table 2 City of Plant City, Florida, Historic Buildings on National Register of Historical Places: 1990

Plant City Union Depot
104 North Palmer Street
Plant City, Florida

Hillsborough State Bank Building
121 North Collins Street
Plant City, Florida

1914 Plant City High School
605 North Collins Street
Plant City, Florida

Sources: Florida Department of State, Division Of Historical Resources, 1990

In the rehabilitation and preservation of structures that are historically significant, property owners shall be encouraged to follow the guidelines published in the U.S. Department of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. As indicated in the guidelines, every reasonable effort shall be made to provide a compatible use for historically significant property which requires minimal alteration of the building, structure, or site and its environment, or to use historically significant

property for its originally intended purpose. The distinguishing original qualities or character of the structure, site, and its environment shall not be destroyed in the restoration process. Also, the removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

The Division of Historical Resources of the Department of State maintains a central archive of historical and archaeological sites known as the Florida Master Site File (FMSF). This is an inventory of "reported sites," and thus the Division cautions that sites listed may not actually be of historical significance. Currently, the Division has several reported sites in Plant City listed on the FMSF. Table 3 lists these sites, identifying location and use of the sites as well. Property owners should also be encouraged to follow the historic preservation standards in the restoration or redevelopment of these structures.

**Table 3 City of Plant City, Florida
Florida Master Site File (FMSF): 1990**

FMSF Number	FMSF Code**	Site Name	Address	Use***
8H13940	S	Plant City Primitive Baptist Church	509 N. Evers Street	10
8H1174	S*	Hillsborough State Bank Building	121 N. Collins Street	68
8H1175	S	Hookers' Department Store	102 N. Collins Street	68
8H1190	S	W. Victor Smith House	508 N. Whitehall Street	45
8H1191	S	Madie Lowry House	503 S.W. Drane Street	45
8H1193	S	Benny R. Hendry	401 W. Reynolds Street	45
8H1194	S	Edwin T. Roux/Lew J. Prosser House	202 W. Calhoun Street	45
8H1195	S	Barnes House	508 N. Evers Street	45
8H1196	S	J. A. Pearce House	102 W. Calhoun Street	45
8H1197	S	Edward J. Devane/John Chapman House	711 N. Collins Street	2
8H1198	S	Samuel E. Mays House	703 N. Collins Street	45
8H1356	S*	Plant City Union Depot	104 N. Palmer Street	75
8H1687	S	Dr. D. M. Griffin	206 W. Calhoun Street	45
8HI696	S	T. M. Strickland	103 N. Collins Street	68
8HI697	S	Simmons Building	109 N. Collins Street	68
8HI698	S	Postal Telegraph	111 N. Collins Street	68
8HI700	S	H. B. Wordehoff Block	113 S. Collins Street	68
8HI701	S	Wells Building	114 N. Collins Street	68
8HI702	S	Ideal Shaving Parlor	116 N. Collins Street	68
8HI703	S	Central Pharmacy	118-120 N. Collins St.	68
8HI704	S	First Baptist Church	304 N. Collins Street	75
8HI706	S	First Baptist Church	315 N. Collins Street	10
8HI707	S	Robert E. Fletcher House	504 N. Collins Street	7
8HI708	S	Old Strickland Home	602 N. Collins Street	45
8HI710	S	John G. Sparkman House	707 N. Collins Street	45
8HI711	S	D. V. Coleman House	708 N. Collins Street	2
8HI728	S	Kie Robinson House	604 W. Drane Street	45
8HI730	S	Black's Department Store	105 S. Drane Street East	68
8HI731	S	Wells & Sons Hardware	107 N. Drane Street	68
8HI732	S	G. G. Altman House	508 W. Drane Street N.	45
8HI733	S	Courier-Shopper Office Building	102 S. Evers Street	68
8HI734	S	Edwards, White, & Galloway Attorneys	104 N. Evers Street	68

8HI736	S	L. R. Waver House	700 N. Evers Street	45
8HI738	S	C. B. Root House	707 N. Evers Street	45
8HI747	S	J. L. Young House	207 N. Franklin Street	45
8HI788	S	Oscar Strickland House	106 E. Herring Street	45
8HI857	S	Thomas J. Smith House	504 N. Palmer Street	45
8HI865	S	Magnolia Pharmacy	102 W. Reynolds Street	68
8HI866	S	S. Mays Building	107-121 E. Reynolds St.	68
8HI868	S	Young & Moody Building	112-118 Reynolds Street	68
8HI869	S	Glover Apartments	701 W. Reynolds Street	45
8HI870	S	Meldrin House	702 W. Reynolds Street	45
8HI871	S	Couch House	707 W. Reynolds Street	45
8HI872	S	G. W. Foster House	801 W. Reynolds Street	45
8HI875	S	D. M. McKee House	909 N. Roux Street	45
8HI895	S	Register House	907 N. Wheeler Street	45
8HI1036	S*	1914 Plant City High School	605 N. Collins Street	75
8HI1051	S	Main Post Office	301 W. Reynolds Street	44

* Site listed on the National Register of Historic Places.

** FMSF Code

A = Archeological Site
S = Standing Structure

*** Use (Note: Although the FMSF has about 115 use codes, only those applicable to this table are shown.)

2 = Apartment	68 = Commercial
10 = Church	70 = Vacant
42 = Plant, Industrial	72 = Governmental
44 = Post Office	75 = Civic
45 = Private Residence	

Source: Florida Department of State, Division of Historical Resources: 1990

Parks, Recreation and Open Spaces

Public parks, recreation, cemeteries, open space, and rights-of-way areas are separated from other public and semi-public uses because of their characteristically low development intensity. Environmental lands are also included in this category. Approximately 4894 acres within the City fell in this category (39.64 percent). Over 59 percent of that acreage, 2,899 acres, was classified as wetlands or water bodies.

McCall Park, a small park in the downtown core, Marie B. Ellis Park, a neighborhood park in the southeast quadrant; Snowden Park, a neighborhood park in the southwest quadrant; and Dr. Martin Luther King Recreation Center in the southeast quadrant are the only parks located within the community redevelopment area. The total acreage for these facilities is approximately 28.6 acres with 18.6 acres at M. L. King Recreation Center, 7.0 acres in Snowden Park, 2.25 acres in Marie B. Ellis Park, and .75 acres in McCall Park. Major deficiencies, primarily because of the lack of needed facilities, exist in all three parks.

McCall Park was developed to create an attractive setting for social activity and special events. However, the diminutive size of the park severely limited the capabilities and flexibility for use. To achieve the objective for its initial development, the park needs to be enlarged, possibly incorporating the open space area of the Union Depot Plaza, and facilities redesigned and redeveloped.

The neighborhood parks, located in areas where the population is predominantly low income and minority in characteristics, were created primarily to be utilized by residents who live in the areas immediately adjacent to the parks. Marie B. Ellis Park is a fenced open space area with a picnic shelter and minimal landscaping. Because of a lack of facilities, Ellis Park is poorly utilized. Snowden Park contains 2 baseball fields, a basketball court, a tot lot with playground equipment, a picnic shelter with tables and benches, volleyball courts, and restroom and storage facilities. The installation of additional facilities, particularly at Ellis Park, and improvements in the maintenance of the facilities and grounds would make both parks attractive settings for leisure-time pursuits. Proposed for Midtown is a village green open space.

Within the community redevelopment area, there are approximately 20 acres of designated storm water detention and retention areas and environmentally sensitive wetlands. It is anticipated that the characteristics of these open space areas will not be changed significantly by the implementation of this plan.

Parking

In 1982, studies prepared by a consultant to the City indicated that approximately 3,807 parking spaces were required to adequately serve the existing occupied commercial office/retail space and governmental facilities located in the CBD. At that time, there were only 2,132 parking spaces available for use. Additionally, the survey noted that 583 more parking spaces were needed if approximately 130,000 square feet of vacant commercial office/retail space in the CBD were to be fully utilized.

In December, 1982, City staff recounted the parking spaces and determined that 2,356 spaces were then available. In May, 1983, twenty-one (21) additional spaces were provided by converting areas which had been designated for loading or no parking. In 1987, as part of the Evers Street Streetscape Project, two municipal parking lots, one at the southwest corner of Evers and North Drane Streets with 22 spaces and one at the northeast corner of Evers and Haines Streets with 11 spaces, have been constructed.

Transportation

Transportation focuses on the mobility of individual vehicles, bicycles, and pedestrians throughout Plant City. Municipal government is responsible for constructing, improving, and maintaining those roads, sidewalks, bikeways, and terminals in the municipality that are not under the jurisdiction of the Florida Department of Transportation or Hillsborough County.

The traffic circulation system for the City of Plant City is shown on Map 2. The primary north-south roads through the City of Plant City are State Route 39 (Wheeler Street, Collins Street, and Jim Redman Parkway), State Route 39-A (Alexander Street), State Route 39-B (Park Road), Turkey Creek Road, Forbes Road, and Thonotosassa Road. The primary east-west routes through Plant City include Interstate 4, which has interchanges at Forbes Road, Thonotosassa Road, Alexander Street, Wheeler Street, and Park Road; U.S. 92 (Baker and Reynolds Street); State Route 574 (Reynolds Street); Sammonds Road; and Alsobrook Street. The central portion of Plant City is served by Baker Street, Mahoney Street, Reynolds Street, Evers Street, Collins Street, Wheeler Street, and Haines Street.

An inventory of the existing traffic circulation system was prepared as a basis for examining the existing roadway deficiencies and projecting roadway needs. The inventory is shown in Table 4. Traffic counts were taken at numerous locations within the city to determine the **average daily traffic** volumes. Using these daily volumes as a basis, an analysis was performed on each segment. The analysis determines the prevailing **level-of-service (LOS)** on each roadway segment when volume and roadway cross-section design are known. The cross sections, or number of lanes, determine the capacity of a facility. The complete discussion of the traffic inventory and analysis can be found in the Traffic Circulation and Mass Transit Element of the *Comprehensive Plan for the City of Plant City*.

From the analysis it was determined that most of the facilities serving Plant City provide for safe and efficient traffic circulation with reserve capacity on several major arteries. Based on current usage and congestion, all network facilities, except the Interstate (I-4), are operating at a level-of-service that allows the stable flow of traffic. The ability to maneuver and select a desired speed, however, is restricted by the presence of others. On some facilities, small increases in the normal traffic density may cause substantial delays and significant decreases in operating speed.

In the community redevelopment area, the frequency of train traffic and the passage of large commercial trucks on narrow streets often result in substantial travel delays on several major roadways, including Baker, Collins, Evers, Haines, Reynolds and Wheeler Streets in the downtown core.

Public Safety

- Accident Frequency — During the six-month period between January 1 and June 30, 1987, the Plant City Police Department investigated 824 motor vehicle accidents within the city limits. These accidents caused five fatalities and 185 injuries. Of the total accidents, 797 involved automobiles only, ten involved automobiles and bicycles, nine involved automobiles and pedestrians, and eight involved automobiles and motorcycles. In 2010, there were 1,319 motor vehicle accidents within the city limits. According to Police Department records, 288 of the traffic accidents (21.8%) occurred with the community redevelopment area.
- Crime Statistics — In 2010, Plant City Police Department responded to 3,701 calls for specific crimes ranging from homicide to petit theft; 1,052 of the incidents (28.4%) occurred within the community redevelopment area. Some of the reported criminal activities are listed in Table 4.

TABLE 4
CRIME STATISTICS

Category	Total	CRA	Percent
Burglary-Business	88	19	21.6%
Burglary-Residence	214	70	32.7%
Burglary-Structure	30	6	20%
Burglary-Vehicle	293	59	20.1%
Homicide	2	1	50%
Robbery	39	15	38.5%
Shooting with injuries	11	3	27.3%
Stolen Vehicle	189	66	34.9%
Theft	507	114	22.5%
Vandalism	348	119	34.2%

Source: Plant City Police Department, April, 2011

- Fire Hazards — An analysis of responses to emergency calls by the Plant City Fire Department revealed that, in 1989, personnel were dispatched to 626 emergency situations that ranged from structure fires, grass fires, car fires, electrical shorts and fires, downed power lines, dumpster fires, unauthorized burns, automobile accidents and extrications, gas leaks and spills, police and Emergency Medical Services assistance, blocked chimney and smoke penetration, and false alarms. Thirty one percent (31%) of the emergency calls were from the community redevelopment area. This translates into approximately 61 emergency calls per square mile in the project area and only 24.2 emergency calls per square mile in the rest of the city. The Fire Department responded to a total of 561 emergency calls in 1988, with 126 in the community redevelopment area. While the number of emergency calls per square mile increased 56 percent in 1989 from 39

emergency calls per square mile in the project area, there was no change in this ratio in the rest of the city.

Railroad Crossing Hazards--Having approximately 10 miles of railroad tracks that traverse the city limits from north to south and east to west, Plant City has an abundance of railroad crossing. Throughout the years, the mixture of trains, motor vehicles and pedestrians along the tracks and at crossings has resulted in numerous accidents and fatal encounters.

To help minimize the number and severity of collisions of trains with motor vehicles, safety standards for railroad crossings are set forth in the U.S. Department of Transportation, Federal Highway Administration, Manual on Uniform Traffic Control Devices for Streets and Highways (1971). According to the Manual, each railroad crossing must have a railroad cross buck and an advance railroad crossing sign for each direction of travel. If there are flashing lights and/or gates also protecting the crossing, then pavement markings must be in place.

Public Services and Other Issues

Other surveys were conducted to further evidence and document conditions which, according to Chapter 163, Florida Statutes, justify the adoption of a redevelopment plan to eliminate and prevent undesirable conditions in the community redevelopment area. The following are conclusions derived from these surveys.

- Inadequate Storm Sewer Drainage--According to engineering reports produced by Smith and Gillespie, Inc., in 1970, 1982 and 1989 for Plant City, the Plant City Central Business District (CBD) and surrounding area experiences inadequate drainage facilities to handle normal storm water flows. The first storm sewers, built in 1913, exist in the high density downtown area, are still in service, and have not been improved over a 77-year period to provide for increased development of impermeable areas such as parking lots and buildings. In addition, some of the urban storm water management systems are inoperative and repairs were recommended to avoid standing water retention during low flow conditions. These drainage ditches tend to accumulate debris, attract children at play, are hazardous to vehicular traffic and stand as a breeding ground for rats, poisonous snakes, mosquitoes and various vermin.
- Evidence of Substandard Interior Building Conditions-- While the survey of exterior appearances revealed many building condition deficiencies, 1980 U.S. Census Bureau information revealed a comparatively higher rate of vacancy, substandard conditions and inadequate plumbing facilities in housing units in the community redevelopment area than in immediately surrounding areas within Plant City. For example, nearly 3.5 percent of persons living in the project area lived in substandard households while less than one percent (0.65 percent) of persons living in immediately surrounding areas within Plant City lived in substandard

households. Similarly, nearly 1.8 percent of persons living within the community redevelopment area lived in crowded households with incomplete plumbing facilities, as compared to an insignificant number of persons who reside in immediately surrounding areas within Plant City (0.073 percent).

- Evidence of Inordinate Vacancy Rates and Absentee Property Ownership-- According to 1990 U.S. Census Bureau preliminary data, the residential vacancy rate of the entire city was 9.9 percent. This vacancy rate, which represents an increase of 10 percent over the rate denoted in the 1980 census, can partially be attributed to the number of housing units which have become substandard over the past decade. Additionally, the 1989 tax role for both the Central Business District (CBD) and the adjacent area indicates that approximately 17 percent of the parcels are owned by persons living outside of the city limits. Nearly two-thirds of these absentee-owned parcels had multiple-ownership. Many of these vacant parcels were previously office/retail spaces.

NEIGHBORHOOD IMPACT ELEMENT

Housing

One of society's most basic needs is shelter. How we, as a society, preserve the existing housing stock and how we plan to accommodate our future housing needs will be the major determinant of the quality of life within our community. When the condition of the housing stock is allowed to deteriorate, the inevitable consequence is the decline of neighborhoods and the creation of slums and blight.

To determine the condition of the existing housing stock, a survey was conducted, between February and July, 1990, of the 8,405 dwelling units in the City. Approximately 1,800 of those residences are located within the community redevelopment boundaries. In the most recent study, a majority (6,859 residences) were found to be in good condition. Of the 1,546 dwellings determined to need repairs or to be substandard, fifty three percent (814 houses) are located in the project area. Partially to blame for this large number is the fact that many of the existing substandard units were built with minimal structural integrity before the adoption of modern building codes. Additionally, several units built between 1950 and 1965 are beginning to show signs of wear.

Maintenance and preservation of all structurally-sound homes, especially those of historical significance, will be a major priority in the implementation of this plan. Also, through diligent code enforcement, the City will seek to condemn and demolish every substandard dwelling that cannot be effectively rehabilitated because of excessive structural damage or deterioration and constitute a health and/or safety hazard to the residents and/or community. Specific activities which the City will undertake to identify and eliminate substandard housing include the following:

A. Minimum Housing Code/The Southern Building Code

The Southern Building Code (Code), which is the adopted public policy and standard for minimum housing conditions in Plant City, provides minimum requirements to safeguard life, health and public welfare in the provision, use and occupancy, location, demolition and removal of all housing and related structures within the City. To assess compliance with the noted housing standards, housing inspectors shall conduct inspections of properties that, through visual observation or complaint, have been identified as a threat to the life and health of the occupants or the community. Before initiating an inspection, the inspectors shall identify themselves to the owner/occupant and explain the purpose and justification for the inspection. These inspectors shall provide information concerning compliance with the Code, and answer questions that may be asked regarding the correction of the problem. The owner of the structure will be advised of the violations in writing, along with a timeframe in which to correct the situation. If compliance is not obtained, such structure will be secured, required to remain vacant, or reported to the City Commission for condemnation and demolition.

B. Housing Assistance Programs

The federal government, through the Housing and Community Development Act's Community Development Block Grant (CDBG) program, has been providing qualified local governments with funds to improve the quality of life for low and moderate income residents living in blighted areas. To date, Hillsborough County has been the recipient of approximately \$50 million dollars. The funds have been utilized to improve the basic infrastructure in identified distressed areas (including the Plant City Community Redevelopment Area), rehabilitate owner occupied homes, provide recreational and social services facilities, public services, fire protection and as local funds match for other grants designed to serve the needs of low and moderate income residents.

The City, along with unincorporated Hillsborough County and the City of Temple Terrace, apply for funding under the "Urban County" designation. Cooperation agreements, which designate Hillsborough County as the lead agency, have been entered into between the County and municipalities to qualify for the federal funds. In addition to the funding that the City receives for eligible infrastructure improvements, the City's residents may also apply for support under the following housing assistance programs:

1. Homeowner Rehabilitation Assistance Program

The Homeowner Rehabilitation Loan Program (Program) assists homeowners rehabilitate their dwelling to meet minimum housing code standards. The Program is targeted to low and moderate income families who cannot afford the necessary financing to bring their homes up to minimum standards. Financial assistance is available in the form of low-interest loans and deferred payment loans.

Dwelling units eligible for assistance are single owner-occupied structures, or owner-occupied duplex units. Correcting code violations are a first priority item for any financial assistance provided through the Program. Items which may reduce the cost of energy used in the house are also considered eligible, and include energy-efficient hot water heaters, insulation, etc. Improvements designed to assist the handicapped are permitted in order to provide access to, and use of, homes occupied by eligible handicapped persons. In Hillsborough County, an average of 80 dwellings units is rehabilitated per year under this program which has an annual budget of approximately \$1.5 million dollars.

2. Displacement Housing Program

The Displacement Housing Program provides assistance to low and moderate income owner-occupants who are displaced as a result of the Minimum Housing Code Enforcement Activities in selected target areas. This displacement benefit is based upon the number of bedrooms and range from \$450 for moving expenses to \$22,500 to acquire a new home.

The Program is designed for those families for whom the cost of rehabilitation far exceeds the guidelines for cost-effectiveness under the Homeowner Rehabilitation Program, or

the Emergency Assistance Program. The program should be considered as a cost-effective venture with private enterprise to provide the citizens of Hillsborough County with decent, safe and sanitary housing. The County Housing Assistance Agency, working with private sector contractors and lenders, strives to minimize the hardship of displacement and encourage replacement of those dwellings for which there is no hope of rehabilitation.

After a structure has been condemned, the owner may be eligible for assistance for the demolition of the existing dwelling and the construction of a replacement dwelling on the existing site. The County Housing Assistance Agency will assist the homeowner in selecting a qualified contractor to construct a replacement dwelling and securing private sector financing to pay construction and related costs that exceed the maximum relocation benefit.

3. Emergency Assistance Programs

The Homeowner Emergency Assistance Program assists homeowners eliminate immediate dangers to health and safety that constitute an emergency and for which full rehabilitation is not feasible. Financial assistance is available in the form of loans where repayment may be deferred. Dwelling units eligible for assistance are single family owner-occupied structures.

This program addresses Minimum Housing Code violations of the nature where there is a failure of a major system that constitutes an immediate danger and threat to the health and safety of the occupants of the structure. These are generally considered to be the roof the plumbing system, and the electrical system.

Only those eligible homeowners who cannot be helped under any of the other available programs can be assisted under this program. A one-time maximum benefit of \$3,500, or \$6,000 in cases of extreme hardship, is provided to the homeowner to alleviate the hazardous or unsafe condition.

4. Urban Homesteading Program

The Urban Homesteading Program transfers vacant, unrepaired residential properties which FHA has repossessed, to eligible families who agree to rehabilitate the structure to the standards of the Minimum Housing Code, thereby returning the structure to the tax rolls and eliminating the appearance of blight and decay in the neighborhoods that can be targeted for the program.

The Program is popularly known as "the dollar house", because of the raffle that is conducted once a year by the County. A list of names is obtained from this raffle, and as vacant homes become available they are offered to the next person on the list for one dollar. The new owners arrange their own financing and contracting for the repairs necessary to correct code violations. This must be accomplished in a period of 180 days. After moving in, the owners must agree to live in the house for 5 years.

5. Rental Rehabilitation Program

The Rental Rehabilitation Program is a program designed for owners to assist them in supplying housing units for low income families through the Section 8 Rental Assistance Program. The program is designed to assist the owners of rental property by rehabilitating existing housing units to meet the Minimum Housing Code, and to revitalize neighborhoods in Hillsborough County.

Before rehabilitation, a project must have one or more substandard conditions in violation of the Minimum Housing Code, and the rehabilitation cost per unit must exceed \$600.00. After rehabilitation, the dwelling units must meet the Code.

6. Affordable Housing Assistance Programs

For a significant number of the City's residents, housing affordability is becoming an increasingly serious problem. The State Department of Community Affairs (DCA) estimates that as many as two million Floridians face critical housing problems associated with the unaffordability of their dwelling units. In Plant City, approximately 15 percent of homeowners and 33 percent of renters pay more than 35 percent of their income for housing expenses, which may include mortgage or rental payments, taxes, insurance and utilities. The generally accepted standard for determining housing affordability in 1980 was that housing costs should not exceed 25 percent of gross family income. By 1987, this figure had been raised to 30 percent; by 1989, 30-35 percent was considered an acceptable range.

To assist those residents, whose gross family income meet applicable program guidelines and whose monthly housing costs exceed 35 percent of their gross family income, obtain standard housing, the City shall seek encourage local lending institutions to commit funds for the development and acquisition of affordable housing and shall provide staff to give technical assistance and assistance in the counseling, interviewing and application process for affordable housing loans. The City may utilize allocations from the Community Development Block Grant Program to finance the following:

1. Down Payment Assistance Program

The down payment assistance program shall provide financing for the purchase of existing affordable housing units for low and moderate income homebuyers whose income is between 30% and 80% of the median income of Hillsborough County residents. Provision of down payment assistance shall facilitate and expand home ownership among persons of low and moderate income by using assistance to:

- a) subsidize mortgage interest rates and mortgage principal amounts for low and moderate income homebuyers;

- b) finance the acquisition by low and moderate income homebuyers of housing that is occupied by the homebuyers;
- c) acquire guarantees for mortgage financing obtained by low and moderate income homebuyers from private lenders, provided that the city shall not directly guarantee such mortgage financing;
- d) provide up to 50% of any down payment required from low or moderate income homebuyers; or
- e) pay reasonable closing costs normally associated with the purchase of a home incurred by low or moderate income homebuyers.

Prior to the City assisting with the purchase of any affordable dwelling under this program, there must be a potential purchaser who has been qualified for assistance under the affordable housing guidelines, procured a sales contract or other form of firm commitment for the purchase of an existing dwelling from the owner or his/her agent, and shown evidence that funds are available from a private lender/financial institution for the purchase of the proposed dwelling. The City may require a promissory note and mortgage in the amount of assistance provided under the down payment assistance program. The City may agree to subordinate its note and mortgage to any construction loan and/or permanent financing.

2. Site Acquisition and Preparation Program

The site acquisition and preparation program shall provide financing for the acquisition and preparation of sites that will be resold to low and moderate income residents, whose income is between 30% and 80% of the median income of Tampa-St. Petersburg-Clearwater Metropolitan Area residents, for the development of affordable housing units. To be eligible for financing under this program, sites must be located within the municipal boundaries of the City of Plant City and should be available at fair market value or less.

Prior to the City transferring title to any land acquired under this program, the potential purchaser must have been qualified for assistance under the affordable housing guidelines, obtained firm commitment for the construction of an affordable dwelling from a qualified developer/contractor, and shown evidence that funds are available from a private lender/financial institution and/or public agency for the construction of the proposed dwelling. Upon request by the applicant the City may provide technical assistance in selecting a contractor and securing commitment from the contractor to build a house on the land that is affordable to the potential purchaser and/or locating a lending institution to finance the construction of the proposed dwelling.

Payment for all such property acquired by the City shall be due upon conveyance of the property to the borrower. If financed by the City, a promissory note and a mortgage in the amount of the costs incurred for the site acquisition and preparation

shall be required as security. The City may agree to subordinate its mortgage to both the construction loan and the initial permanent loan.

Relocation

In the design and implementation of improvements required for the elimination of the causes of slum and blight, it may become necessary to permanently displace homeowners and tenants, both residential and commercial, who are occupants of buildings which, because of code enforcement, demolition, neighborhood revitalization, or general community improvement, will be substantially rehabilitated or demolished and removed. All persons who will be permanently displaced as a result of any activities created by virtue of the Community Redevelopment Plan shall be entitled to relocation benefits. Relocation benefits will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act to ensure that persons displaced as a result of Community Redevelopment Agency projects are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.

Traffic Circulation

The current congestion levels, projected traffic growth, safety and design deficiencies, and existing and proposed land uses within the project area will require some improvements to major streets within the transportation network to maintain traffic flow at the present level-of-service. Through proper coordination of land-use and transportation plans, Plant City will reduce its dependency on the private automobile and move towards establishing a multi-modal transportation system.

To reduce the impact of future development and redevelopment activities in the community redevelopment area, the City's transportation plan provides for the following:

1. Protection and preservation of sufficient right-of-way to provide adequate recovery area for all vehicles, and provide adequate bikeways and pedestrian ways;
2. Improvement of highway facilities to provide access to employment, recreation, and service areas;
3. Improvement of those facilities that are presently considered hazardous due to high accident frequency;
4. Provision of a bus circulation system within Plant City and express service to the Tampa Central Business District (CBD).

Environmental Quality

The essential premise behind the Community Redevelopment Plan is to formulate a program which will enhance the overall quality of life in Plant City. Through the provision of public infrastructure improvements and the encouragement of private sector restorations and reconstructions of commercial and residential structures, this plan shall have a positive impact upon the quality of the environment of the boundaries of the community redevelopment area. The plan will ensure that all commercial and dwelling units comply with the standards for safe, decent and sanitary human occupancy, thereby encouraging pride in the community. Furthermore, through the encouragement and creation of additional opportunities for employment, it will foster a positive economic impact on the blighted and economically disadvantage areas of the City.

Availability of Community Facilities and Services

Presently, two buildings, both of which are listed on the National Register of Historic Places and located in the community redevelopment area, are the only publicly-owned community facilities, other than recreation centers, in Plant City. Both facilities are leased to private non-profit organizations, the East Hillsborough Historical Society and the Plant City Arts Council, who were instrumental in the acquisition and ongoing restoration of these historically significant structures. The City, however, provides staff and/or financial assistance to each organization to support the day-to-day operations of the respective facilities.

The 1914 Community Building, also known as the 1914 Plant City High School, serves as a community center and provides space for a museum with artifacts and genealogies of the early settlers, meeting rooms for local civic organizations, and the staging area for the Pioneer Day Picnic activities that celebrate and revive the City's early heritage.

Union Depot provides office space for the Main Street Program, classrooms for art instruction, exhibition area for art appreciation, and the staging area for several community events, including the annual citywide cleanup and downtown promotional activities.

This plan shall promote and support the continued utilization of these community facilities through assistance in the application process for grants for structural restorations and program operations, encouragement of private donations, and the provision of staff support for day-to-day operations.

Effect upon School Population

Existing school facilities within the community redevelopment area are more than adequate to serve the present and anticipated future school age population. As the potential commercial and residential developments will not be oriented specifically toward families with school age children, there should be little or no increase in the school age population. Activities which are undertaken to redevelop and revitalize the project area will incorporate into the design improvements needed to make the school facilities more accessible to the community by eliminating perceived hazards to the safety and well-being of the children and removing obstacles to the handicapped and infirmed.

Other Matters Affecting the Physical and Social Quality of the Neighborhood

Vacant Land

Vacant land parcels can contribute to neighborhood decline and blight. This often leads to public safety and health issues, as vacant lots can remain unattended for long periods by absentee land owners. Such neglect often manifests itself visually in vacant areas of overgrown weeds and debris. Vacant lots often become magnets for the dumping of worn out furniture, appliances and automobile parts. This often leads to rodent infestation and creates serious public health problems.

Large numbers of passed over parcels can often lead to lower market and assessed values for adjacent developed residential properties. It may often lower property values in entire neighborhoods where large numbers of vacant parcels exist.

The following strategies will be developed and implemented to enable the City to determine and monitor vacant properties within its domain and to encourage the construction of infill housing on vacant residential parcels:

- Develop a monitoring program which tracks building permits, certificates of occupancy and vacant land by subdivision and other geographic areas.
- Develop a vacant residential use parcel system that contains size, location, physical characteristics, available utilities, zoning and ownership data. If possible, this system should utilize the data of the Hillsborough County Property Appraiser as a base with a direct link established, via modem, to provide easy access to the available information.
- Inventory infrastructure conditions (i.e., the presence of public water and sewer facilities) serving vacant residential sites for adequacy.
- Publicly fund minor off-site capital improvements, i.e., minor street and utility extensions or upgrading.

- Review the zoning ordinance as it relates to the marketability of vacant residential parcels. Revise, as needed, to provide incentives (i.e., "density bonuses") that will encourage the development of infill housing.
- Develop an "outreach" program targeted toward realtors, developers, architects and builders, as well as neighborhood groups, on infill housing opportunities in Plant City.

Employment

Although Plant City has lagged the other municipalities and unincorporated county in the growth and development of new job opportunities, moderate growth and expansion of the City's economy has occurred during the previous decade. It has been observed, however, that the rate of unemployment among project area residents is higher than the City as a whole. As Plant City is located within a strong and dynamic metropolitan area that is experiencing substantial population, employment and income expansion, it is anticipated that all local residents will benefit from those new opportunities and increased income, and, in accordance with the its objectives, the implementation of this plan will have the positive impact of encouraging additional opportunities for both temporary and full-time employment of area residents.

COMMUNITY REDEVELOPMENT PLAN COMMUNITY REVITALITATION ELEMENT

The Community Revitalization Element can be seen as the blueprint for the implementation of needed infrastructure and other public facilities improvement and the catalyst for private sector investments in the redevelopment of the community redevelopment area. This element sets forth those activities essential for the revitalization and restoration of the community redevelopment area.

The proposed projects are listed by project category. Some projects may be related or required for the implementation of other projects. If so, a phased implementation approach may be indicated. Funding for the proposed projects shall be based upon available funding and shall be denoted in the annual Community Redevelopment Agency budget.

PROPOSED ACTIVITIES

Administration

Funding shall be used for the management and oversight of project activities and resources formulated to meet identified community needs and issues. Eligible expenditures include, but are not limited to, project planning, design and construction; preparation of budget and fiscal activities; payment of special district fees; community redevelopment association membership fees; consultant services; staff training and development; monitoring and auditing of program expenditures for compliance with applicable guidelines and regulations; and evaluation of program accomplishments.

Brownfield Sites

Several properties in the community redevelopment area can potentially be classified as brownfield sites. Relatively small in size, most being less two acres, the brownfield sites are clearly impacting the welfare of the City; they contain a collection of older, deteriorating structures, some of which are barely operational and the rest are vacant. These underutilized sites no longer represent appropriate land use patterns in the City's urban core, as they are oriented toward marginal or abandoned industrial activities, including defunct automobile service stations, dry cleaners, lumber yards, and commercial fertilizer distribution sites interspersed with low to moderate residential units. Such older, deteriorating properties have the potential to release both hazardous substances, such as chlorinated solvents and heavy metals from dry cleaning and industrial activities, as well as petroleum products, from underground storage tank discharges associated with the automotive service and lumber yard facilities. Revitalization efforts in the community redevelopment area have been stymied due to the perception of contamination. CRA funds will be used as a funding mechanism to perform the requisite assessment activities which will provide liability protection for the acquisition of such sites, as well as to acquire and cleanup impacted properties.

Debt Service

Funding shall be used for making principal and interest payments toward loans, bonds, and other advances provided for the implementation of eligible CRA project activities.

Housing Assistance

The affordable housing program provides counseling, loan packaging, and down payment assistance for the purchase of existing affordable housing units as well as funding for the acquisition and preparation of sites for the development of affordable housing for low and moderate income homebuyers whose income is between 30% and 80% of the area median income. To be eligible for financing under this program, sites and housing units must be located within the municipal boundaries of the City of Plant City and should be available at fair market value or less.

Housing assistance programs have a strong influence on the overall improvement and preservation of the existing housing stock within targeted distressed areas of the community redevelopment area, providing the impetus to curb the spread of slum and blight through the encouragement of pride in home ownership and the surrounding community. The comprehensive housing strategy supports both the national goal of providing decent housing for low and moderate income persons and the local goal of improving the condition of the housing stock in the low and moderate income neighborhoods.

Infrastructure Improvements

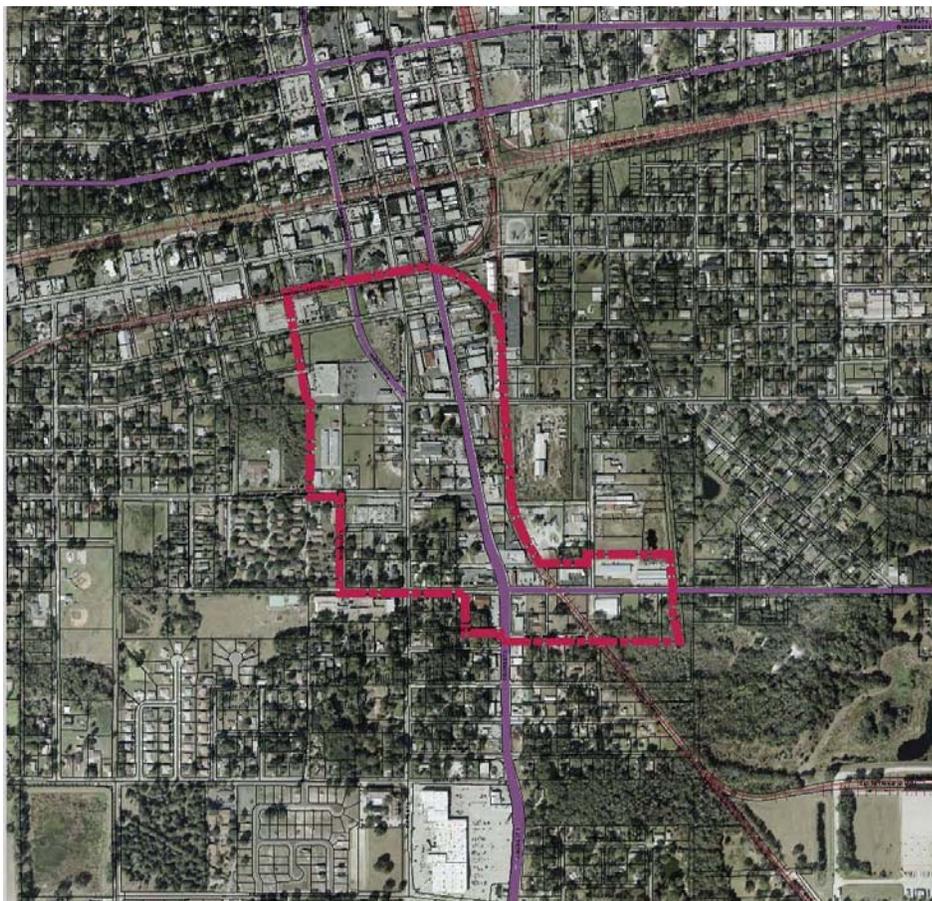
Decaying, inadequate and non-existent public infrastructure is often linked to slum and blight. Land without adequate infrastructure remains vacant, is often overgrown and becomes an attractor for garbage and debris. Large, open drainage canals often serve as linear garbage dumps and breeding grounds for snakes and rodents. Drainage, water, sanitary sewer and street improvements will be used as a tool to aid in the restoration of older deteriorating neighborhoods and as a catalyst for new development.

Proposed project activities include the replacement of older outdated drainage, water and sanitary lines; design and construction of storm water management facilities; installation of new lines in underserved areas; roadway and streetscape improvements; development of parking facilities; installation of directional and identification signage; installation of gateway entry features; and traffic light improvements. It is anticipated that public facilities projects will have the additional benefit of creating jobs for some of the low and moderate income residents.

Midtown Redevelopment

Restoration efforts in an area adjacent to the downtown core have not matched those of the surrounding areas. This area contains a collection of older deteriorating structures oriented toward industrial activity; repair of automobiles; sales of building products, agricultural products, and marble and granite monuments; and a variety of other commercial activities. Additionally, some of the streets are poorly laid out, negatively impacting traffic circulation within the area.

To highlight the potential for Midtown, EDAW|AECOM of Atlanta, Georgia was commissioned to prepare a vision plan that could be used as a guide to inspire and encourage the redevelopment of this area. The vision plan focuses on the redevelopment of Midtown as “a mixed-use, pedestrian-friendly area with multiple options for residential, business, and entertainment.” To encourage redevelopment, this project will require the acquisition of property, demolition of structures, infrastructure improvements, zoning code amendments, and the realignment of streets. The following map depicts the Midtown redevelopment area, which is an 85 acre site in community redevelopment area.



Property Acquisition and Disposition

Funding shall be provided for acquisition of property to reduce slum & blight, support affordable housing, provide for parking, and expand recreational facilities. Funds may also be used to 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, including the making of such payments financed by the Federal Government. Assistance may also be provided for the disposition of any property acquired in the community redevelopment area. Properties may be acquired or disposed of at the fair market value for uses in accordance with the community redevelopment plan.

Community Facilities

Funding shall be provided for the installation, construction, rehabilitation, expansion and preservation of public facilities which are necessary for carrying out the community redevelopment objectives of this plan. Existing public facilities in the community redevelopment area include the Bruton Memorial Library, 1914 Plant City High School Community Building, and Union Depot Plaza.

Crime Prevention

Several portions of Chapter 163, Florida Statutes, encourage the development and support of community policing initiatives within the Community Redevelopment Area. Community policing involves the face-to-face interaction of law enforcement officers with neighborhood residents and businesses in order to involve the community in identifying problem areas and assisting with the police effort.

Historical crime statistics identified significant problems in the Community Redevelopment Area. Crime prevention and community policing programs, such as officer(s) dedicated to the Community Redevelopment Area and Crime Prevention Through Environmental Design (CPTED), will become an important component of the area's civic support system.

CPTED is based upon the theory that the proper design and effective use of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life. Built environment implementations of CPTED seek to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. The three most common built environment strategies are natural surveillance, natural access control and natural territorial reinforcement.

Community policing is a proven method to help increase the sense of security, possibly resulting in increased investment. Experience with community policing efforts shows that it takes a period of years for local law enforcement to establish the community bonds and contacts needed to form the foundation of community policing. The issue of safety and

security in the area is considered a priority. As part of the City's and CRA's strategy to eliminate slum and blight, dedicated law enforcement will be deployed in the community redevelopment area to deter and reduce criminal activity.

Recreation and Parks

Funds which are proposed for recreation improvements will assist with the development of recreational facilities and infrastructure and landscaping improvements at recreation and park facilities in the community redevelopment area. Facilities in the community redevelopment area include Dr. Martin Luther King Recreation Center, Marie B. Ellis Park, McCall Park, Planteen Recreation Center, Midtown Village Green, and Snowden Park.

Rehabilitation and Preservation

To address certain areas of physical decline, funding shall be used to provide matching grant assistance to property and business owners to rehabilitate and restore facades and make eligible repairs and undertake the rehabilitation of building interiors, particularly to correct code deficiencies in buildings located in the community redevelopment area. Additionally, funding may be used for the administration of the program.

Economic Development Programs and Incentives

Funds may be utilized to support special events and programs designed to: encourage residents to come to the downtown and midtown areas; support downtown businesses; preserve the historical resources and further economic revitalization within the CRA. The special events and activities may be offered by local, non-profit organizations.

Additionally, financial incentives may be provided to local businesses and property owners within the CRA. These incentives will be designed to create job opportunities; provide for the expansion of existing businesses; encourage new businesses; improve existing housing and support new housing construction. Incentives may include, but will not be limited to the following: Food-Related and New Product Retail Business Assistance; Interior Build-out Assistance; Architectural Design Assistance; East Entryway Commercial Façade and Site Improvements; Curb Appeal Assistance; Homeowner Downpayment Assistance; and Homeowner Façade and Site Improvement Assistance.

FUNDING SOURCES

COMMUNITY REDEVELOPMENT TRUST FUND

The Community Redevelopment Trust Fund was created specifically to capture all increases in property tax revenue above the baseline assessment that was established upon the initial adoption of the Community Redevelopment Plan for those properties within the boundaries of the designated community redevelopment area. Revenue

generated by this tax increment will be the primary source for the funding and/or financing of public facilities and infrastructure improvement projects identified within this plan and for all associated administrative costs necessary or incidental to the implementation of the plan.

COMMUNITY DEVELOPMENT BLOCK GRANT

Community Development Block Grant (CDBG) funds, from the U. S. Department of Housing and Urban Development, can be used for varied public improvements and private investments that provide economic opportunities for low and moderate income residents. CDBG funds can be used to acquire, construct or rehabilitate public facilities and infrastructure improvements; acquire real property; clear, demolish and remove substandard structures; relocate permanently and temporarily displaced individuals, families and business; remove architectural barriers; rehabilitate and preserve residential, commercial or industrial buildings; assist with the acquisition of affordable housing; and to provide public services that are directed toward improving the community's public services and facilities.

Because of the federal requirement that CDBG funds be expended in areas in which 51% or more of the residents are low and moderate income or on projects that are designed specifically to benefit low and moderate income residents, the majority of the City's CDBG funds will be allocated to two neighborhood improvement areas in the southeast and southwest quadrants of the City. This includes all of the southeast neighborhood improvement area (Census Tract 129) and a significant portion of the southwest neighborhood improvement area (Census Tract 126).

OTHER REVENUE SOURCES

The General Fund of the City of Plant City is the funding category for the general governmental operations of the City. The traditional city services such as police and fire protection, parks, libraries, infrastructure improvements, as well as building inspection, finance, and administration are all funded from the General Fund. There are various sources of revenue that compose the General Fund total budget amount. Sources of revenue which the City may use to implement this Capital Improvements Element include the following:

Property Tax (Ad Valorem)

The property tax is determined by the application of a tax or millage rate (e.g. one mill represents \$1.00 per \$1,000 assessed value) to the total assessed value of taxable property at a given date (assessment date). Since the tax is based on value, it is often called an "Ad Valorem" Tax. Current Florida law limits this tax levy to 10 mills unless approved by a majority of the voters in a referendum called by the City Commission.

The majority of revenue generated by property taxes is obligated for the general operations of the City.

FINANCING OPTIONS FOR PROPOSED IMPROVEMENTS

Four methods of financing the implementation of the proposed redevelopment projects are briefly outlined below. An analysis of these financing techniques strongly suggests that tax increment financing (TIF) is Plant City's best option for generating the dollars required for early implementation. The City's long-term financing strategy will consider the use of a combination of funding techniques.

Tax Increment Financing

Tax increment financing as a tool for redevelopment is gaining popularity. The Community Redevelopment Act of 1969 was amended on July 1, 1977 to include provisions for tax increment financing. This state act allows municipalities to use increases in property tax revenue to finance the necessary public investments in the project area. The philosophy behind tax increment financing is to "freeze" the tax base of the redevelopment area so that all future property tax revenue above the baseline is put into a trust fund. This assumes that the increases in tax revenue are produced by redevelopment projects. The trust fund monies, under the authority of the Community Redevelopment Agency, are used to directly finance public improvements or may be used as a source of debt payment service for bond funded projects.

Special Assessments and Improvement Districts

Special assessments can be viewed as a financing mechanism or as a more comprehensive means of organizing for the planning and implementation of downtown or neighborhood improvement. In its simplest form, a special assessment district can be established to levy a charge -- in proportion to the benefit received -- on affected properties to defray the costs of a special improvement over a specified period of time. The local legislative body may exercise this special assessment power pursuant to authority granted by the State. Once approved, the municipality can issue revenue bonds to finance the agreed-upon improvements; special assessment revenues are then used to pay back the bonds over a given period.

Tax Credits

Florida law permits a 50% credit against a corporation's state income tax for contributions of cash, tangible personal property, or real property to a community redevelopment agency. Under federal tax law, write-offs are also available to encourage charitable contributions to the public sector.

General Obligation Bonds

Historically, general obligations bonds have been another method for raising funds for public improvements. These bonds are secured by a special millage increase, pledge the full faith and credit of the issuing authority, and require voter approval.

Given the time required to schedule a referendum and to underwrite and sell the bonds, this technique is not likely to yield revenues in time for early implementation.

DEVELOPMENT CONTROLS AND GUIDELINES

All development shall conform to land use regulations indicated in the City's Zoning Ordinance, Building Code, Comprehensive Plan and Community Redevelopment Plan. Design and development controls and guidelines will limit the type, magnitude and character of development and will be aimed at reinforcing public goals and encouraging quality development.

The work of community redevelopment shall be carried out only pursuant to this plan or as a modification thereof. Specific projects under this plan shall provide for the retention of control, restrictions or covenants running with land sold or leased for private use to effectuate the purposes of Chapter 163, Part 3. A variety of methods will be utilized by the City and the Community Redevelopment Agency to insure that the development within the project area proceeds in accordance with this Community Redevelopment Plan. These methods shall include, but not necessarily be limited to, the following:

- Zoning procedures and controls, either existing or as may be modified.
- Development controls stipulated in this plan which restrict height, bulk, mass, density, parking requirements, building set-backs and land uses.
- Design guidelines stipulated in a local preservation ordinance, if adopted by the City Commission.

DURATION, MODIFICATION AND SEVERABILITY OF THE PLAN

The Community Redevelopment Plan shall continue until determined complete or otherwise discontinued by the Community Redevelopment Agency. All redevelopment financed by increment revenues as provided in the Plan shall be completed no later than September 25, 2035.

In order to amend the Plan, the City Commission will hold a public hearing on the proposed modification after proper public notice of the meeting. Any person, agency, or group may submit a recommendation to amend or modify the Plan, including a change in the boundaries of the project area, major land use modifications, or any changes which constitute a substantial deviation from the original plan.

When considering modifications, changes or amendments in the plan, the Community Redevelopment Agency of Plant City will take into consideration the recommendations of interested area owners and occupants. Proposed minor changes in the plan will be communicated by the agency responsible to the affected property owners.

APPENDIX A

LEGAL DESCRIPTION

COMMUNITY REDEVELOPMENT AREA

For purposes of this plan, the following area is declared to be the City of Plant City Community Redevelopment Area.

Begin at the Northwest corner of Lot 4, Block 3 of DeVane and Thomas Subdivision, as recorded in Plat Book 5, page 14 of the Public Records of Hillsborough County, Florida, then run East to the East line of Canal right-of-way, then run North to the Northeast corner of Lot 6, Block 4 of said DeVane and Thomas Subdivision, then run East across Thonotosassa Road and along the North line of the alley in Block 2 of said DeVane and Thomas Subdivision to the East line of Dort Street, then run South to the North line of the alley in Block 1 of said DeVane and Thomas Subdivision, then run East to the Northeast corner of Lot 8, Block 1 of said DeVane and Thomas Subdivision, then run South to the North line of Reynolds Street, then run East along the North line of Reynolds Street to the West line of Walker Street, then run North along the West line of Walker Street to the North line of Baker Street, then run East along the North line of Baker Street to the West line of Thomas Street, then run North along the West line of Thomas Street, to the North line of Herring Street, then run East along the North line of Herring Street to the East line of Wheeler Street, then run North to the Northwest corner of Block 3, of W. B. Herring Subdivision, as recorded in Plat Book 2, page 41 of the Public Records of Hillsborough County, Florida, then run East to the East line of Evers Street, then run North to the North line of Gilchrist Street, then run East to the West line of Palmer Street, then run

LEGAL DESCRIPTION CONTINUED

North along the West line of Palmer Street to the North line of Calhoun Street, then continue Northerly along the West line of the Seaboard Coast Line Railroad right-of-way to a point due West of the North line of Young Street to the East, then run East along the North line of Young Street to the East line of Shannon Avenue, then run South along the East line of Shannon Avenue to the North line of Calhoun Street, then run East along the North line of Calhoun Street to the West line of Michigan Street, then run South along the West line of Michigan Street to the North line of Gilchrist Street, then run East along the North line of Gilchrist Street to the East line of Vermont Street, then run South along the East line of Vermont Street to the North line of alley in Block 5 of Gilchrist Subdivision, as recorded in Plat Book 1, page 125 of the Public Records of Hillsborough County, Florida, then run East along the North line of said alley and extending East along the North line of the alleys from Pennsylvania Street to Knight Street, from Knight Street to Johnson Street, from Johnson Street to Merrin Street, from Merrin Street to Warnell Street, and from Warnell Street to the East line of Gordon Street, then run North along the East line of Gordon Street to the North line of Oakdale Street, then run East along the North line of Oakdale Street to West line of Maryland Avenue, then run North along the West line of Maryland Avenue to the North line of Calhoun Street, then run East along the North line of Calhoun Street to the East line of Park Road, then run South along the East line of Park Road to a point intersecting with the South right-of-way line of Albertson Drive, then run West along the South line of Albertson Drive to the East line of the Seaboard Coast Line right-of-way, then run Northwesterly along the Seaboard Coastline Railroad right-of-way to a point intersecting with the Southeast

LEGAL DESCRIPTION CONTINUED

boundary of Merrick Street, then run South to the South boundary of Drew Street, West to the East boundary of Collins Street, then Southeasterly and Southwesterly along the East right-of-way line of Collins Street to the South boundary of Prosser Drive, then Westerly along the South boundary of Prosser Drive to the West boundary of Evers Street, then North along Evers Street to the South boundary of Alsobrook Street, then extending West along the South line of Alsobrook Street to the east line of parcel identified as the "West 344 feet of the north $\frac{1}{4}$ of the southwest of the northeast $\frac{1}{4}$ of Section 32, Township 28 South, Range 22 East, Hillsborough County, Florida", then run South to the south boundary line of said parcel, then run West to the east line of Hunter Street right-of-way, then run South to the south line of Prosser Street, then continue West along the south line of parcel identified as "Parcel in the northeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of southwest $\frac{1}{4}$, less north 30 feet for right-of-way and north 160.14 feet of following described tract: commence at the northeast corner of southeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of southwest $\frac{1}{4}$, thence South 472.73 feet, thence North 89 degrees 33 minutes 48 seconds West 30 feet to west right-of-way line of Hunter Street to Point of Beginning, thence continue North 89 degrees 33 minutes 48 seconds west 314.62 feet, thence north 00 degrees 07 minutes 51 seconds east 311.67 feet, thence north 89 degrees 3=42 minutes 57 seconds west 313.90 feet, thence north 00 degrees 15 minutes 44 seconds east 160.14 feet, thence south 89 degrees 42 minutes 57 seconds east 627.07 feet to west right-of-way line of Hunter Street thence south 472.65 feet to Point of Beginning" to the west line of said parcel, then run north to the north line of said parcel, then run east to the west line of Hunter Street, then continue north to the south line of

Alsobrook Street, then run West to the West line of Alexander Street, then run North along the West line of Alexander Street to the South line of the Seaboard Coast Line Railroad right-of-way, then run Southwesterly along said right-of-way line to a point extending South from the West line of Julius Street to the North, then run North along the West line of Julius Street to the North line of Bowman Avenue, then run East along the North line of Bowman Avenue to the West line of Alexander Street, then run North along the West line of Alexander Street to the North line of Lowry Avenue, then West along the North line of Lowry Avenue to the Southwest corner of Lot 10 in Block 8 of East Forest Park Subdivision, as recorded in Plat Book 7, page 14 of the Public Records of Hillsborough County, Florida, then run North to the Southwest corner of Lot 3 in said Block 8, then run West a distance of 53 feet, then run North to the North line of Granfield Avenue, then run East along the North line of Granfield Avenue a distance of 53 feet to the Southwest corner of Lot 10 in Block 1 of said East Forest Park Subdivision, then run North to the North line of Reynolds Street, then run East along the North line of Reynolds Street to the East line of Alexander Street, then run North along the East line of Alexander Street to the point of beginning.