

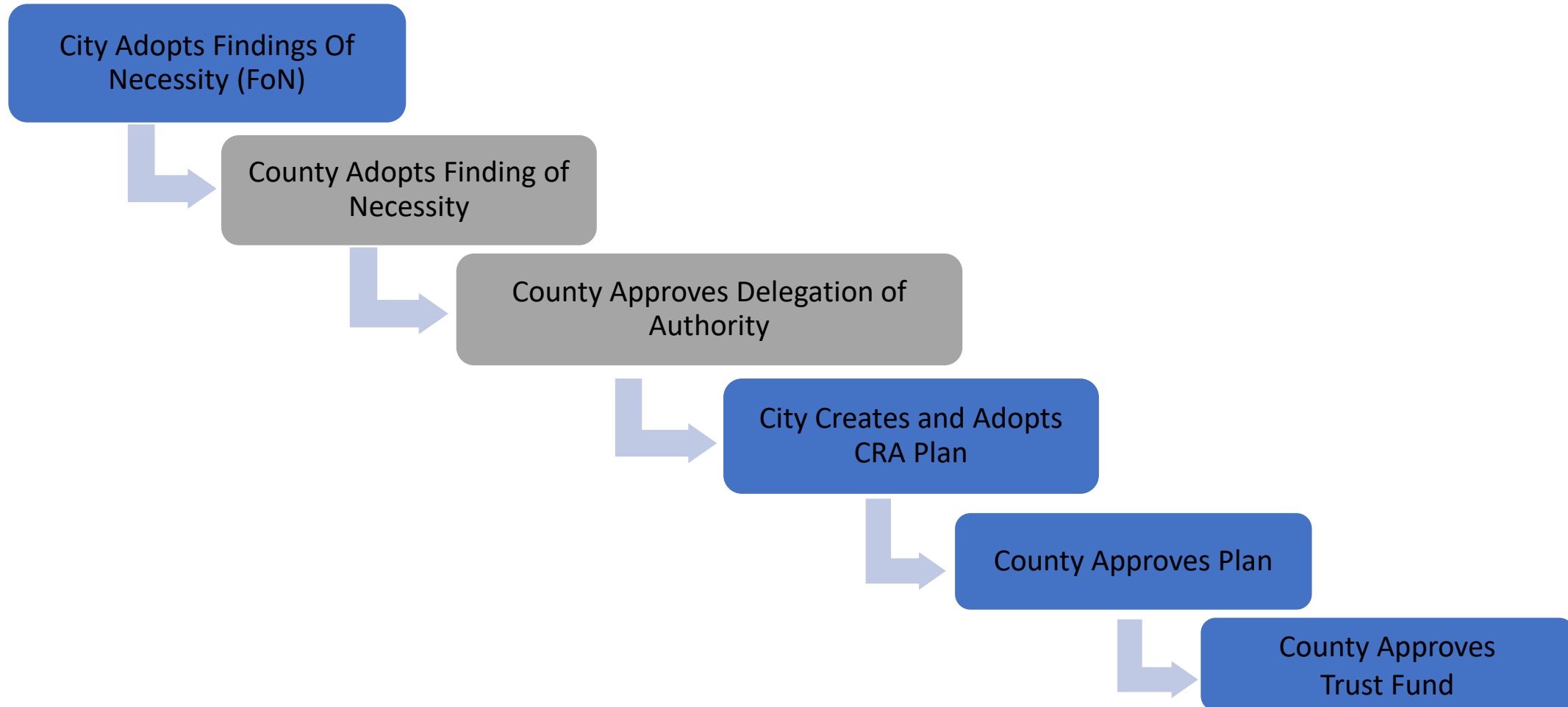


## CENTRAL TARPON SPRINGS CRA

*Resolution Approving Delegation of Redevelopment Authority*

**Board of County Commissioners  
Public Hearing – May 20, 2025**

# COMMUNITY REDEVELOPMENT AREA (CRA) CREATION



## Chapter 163, Part III (SECTIONS 163.330-163.463)

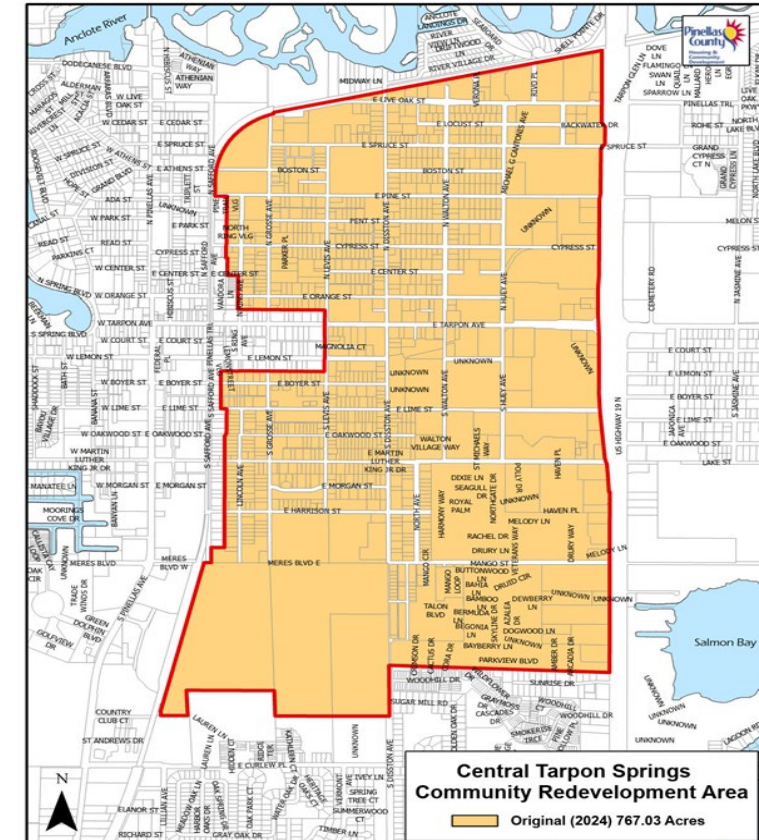
- 163.355: Findings of Necessity determines 'blight' within subject area.
- 163.410: Delegation of Authority- for 'Home Rule' counties.
- 163.360: Redevelopment Plan to remove 'blight' conditions found.
- 163.387: Trust Fund provides tax increment funding to the Redevelopment area.

- **August 2021, the Board adopted the new CRA Policy**
  - Methodology to determine the percentage rate for County contributions
- **Guidance for eligible expenditures for County TIF funds**
- **Methodology and Term Limits**
  - Urban Revitalization (95%)= up to 20 years, with 10-year review
  - Community Renewal (75%)= up to 20 years, with 10-year review
  - Economic Development (50%)= up to 10 years, with 5-year review

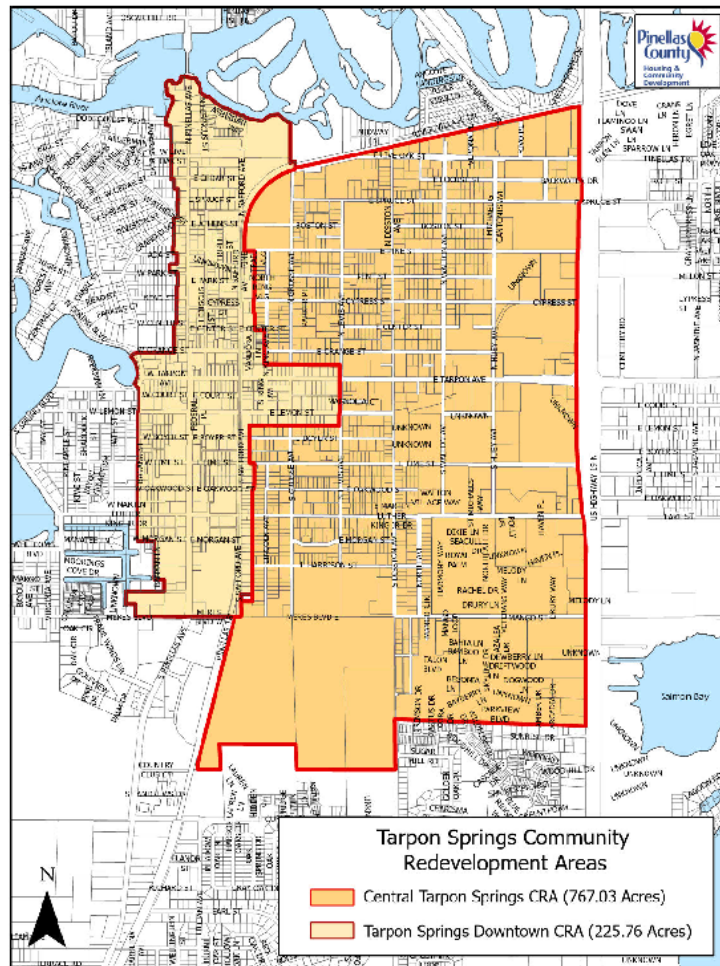
# Recommended Action

## Adopt Resolution:

- Finding of 'Blight' in the Central Tarpon Springs Study Area per statutory requirements.
- Delegate redevelopment powers to the City per §163.410.
- Authorize the City to proceed with the preparation of the Central Tarpon Springs redevelopment plan.



# Tarpon Springs CRAs



## Downtown Tarpon CRA

- Established 2001
- Expires 2031

## Central Tarpon CRA

- Proposed

# Community Redevelopment Act



- **§163.340(8) defines a “blighted area” as:**  
“...an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life of property or are leading to economic distress...”

# State defined potential blight factors §163.340(8)



- **INADEQUATE TRANSPORTATION FACILITIES**
- Tax Values
- **FAULTY LOT LAYOUT**
- **UNSANITARY OR UNSAFE CONDITIONS**
- **SITE DETERIORATION**
- Building Density Patterns
- Commercial, Industrial, and Office Lease Rates
- Tax Delinquency Exceeding Value
- Vacancy Rates
- **CRIME RATES**
- **FIRE OR EMS CALL RATES**
- **CODE VIOLATIONS**
- **DIVERSITY OF OWNERSHIP/TITLE ISSUES**
- **GOVERNMENT OWNED PROPERTY WITH ADVERSE CONDITIONS**
- Sinkhole Damage

## The Study Area

- Exhibits 9 statutory blight factors. (Minimum of 2 required)
- Contains valuable cultural, educational, religious, and social institutions vital to the City.
- Mobility and accessibility issues, aging infrastructure, and below average economic indicators.

# Proposed CRA Boundary



- **Approximately 767 Acres**
- **20-year TIF projection\***
  - Projected **\$8,247,439** total County TIF @ **95%**
- **10-year TIF base projection\***
  - Projected **\$1,041,417** total County TIF @ **50%**

\*Based on 2024 tax roll data with a 2.5% growth rate

# CRA Adoption Process



## Completed Steps

- City Approved Finding of Necessity (FON) Study – June 18, 2024 (Res. 2024-15)
- Letter requesting review – May 2024
- County review comment – August 2024

## Next Steps

- Board consideration of the Delegation of Authority (May 2025)
- City CRA Plan creation process
- City adoption of the CRA Plan
- County review and consideration of the CRA Plan/TIF Contribution Approval

# Questions/Comments?

# State defined potential Blight factors



- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.**
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**
- (d) Unsanitary or unsafe conditions.**
- (e) Deterioration of site or other improvements.**
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.**
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.**
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.**
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.**
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.**
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.