



SECTION 8 - STATUTORY REQUIREMENTS

Pursuant to Chapter 163, this section confirms compliance with statutory requirements and shows in what section the topic may be contained.

163.362 - Contents of community redevelopment plan. Every community redevelopment plan shall:

- A. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan. See Map 1, with legal description found in Appendix.
- B. Show by diagram and in general terms:
 - 1) The approximate amount of open space to be provided and the street layout. (See Redevelopment Plan, which identifies lands for public usage, open space, the general street layout.)
 - 2) Limitations on the type, size, height, number, and proposed use of buildings. (This zoning requirement found in and governed by the City's Land Development Code and Comprehensive Plan)
 - 3) The approximate number of dwelling units. (The approximate number of dwelling units will be governed by the FLUM and Land Development Regulations. A good portion of the Village Center and the HCJ sub-districts shall be devoted to residential uses.)
 - 4) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature. (See Redevelopment Plan, FLUM and Zoning Map)
- C. If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. (See Section 7- Legal and Regulatory)
- D. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area. (See Capital Improvement Plan)
- E. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. (See the plan and strategies)
- F. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part. (This shall be done pursuant to negotiations and contracts at the time of any land lease or sale.)



- G. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area. (Four new developments are currently programmed or completed, which will provide replacement housing for anyone displaced within the FCRA: Whispering Pines, Sonrise Villas, Habitat for Humanity, and Sun-Ags development now inside the City limits. Coupled with other new housing opportunities in the City and new housing in the County, there are permanent and temporary available housing facilities).
- H. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore. (See FLUM/Zoning Map for identified residential areas and recently annexed areas for HFH and other housing opportunities).
- I. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues. (See Capital Improvements Plan; Implementation measures for the Plan. At present it is not known whether the CRA will engage in bonding or securing loans, but it retains its rights to do so under the Statutes).
- J. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to the requirements of s. [163.361](#)(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. (See Plan Duration in Section 9 Legal framework)