

# **Community Revitalization – A Good Idea Whose Time has Come Again**

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**Buchanan  
Ingersoll   
Rooney PC**

**FOWLER  
WHITE  
BOGGS**

# Requirements for Revitalization:

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- **Vision**
  - Long Term – Flexible Plans
  - Revitalizing infrastructure/facilities and Culture
  - Economic and Social Diversity
- **Community Buy-in**
  - Education
  - Input
  - Support



# WELCOME TO HISTORIC TAMPA HEIGHTS



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["Tampa Heights: Rebuilding Community" - The Master Plan \(.pdf file\)](#)  
[Redeveloping Plan Map 1 \(.pdf file\)](#)  
[Redeveloping Plan Map 2 \(.pdf file\)](#)  
[Tampa Heights Map \(.pdf file\)](#)  
[Tampa Heights Historic Boundaries Map \(.pdf file\)](#)

Want to know more about historic guidelines? Visit [Historic Preservation Commission website](#) or call the Architectural Review Commission at 813-274-8920. (The guideline book is not available electronically at this time, but can be purchased for \$15 from the ARC.)

[Tampa Heights Civic Association Bylaws](#)

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# Requirements for Revitalization

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- Political will
  - Revitalization Plan
    - Community Redevelopment Area (Ch. 163, Part III FS)
      - Required Conditions
      - Finding of Necessity
      - Community Redevelopment Agency
      - Tax Increment Financing
- Eminent Domain
- Local Government Improvements






## **Selected Incentives**

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- Brownfield Redevelopment bonus
- Brownfield Tax Refunds
- Community Contribution Tax Credit Program
- Business Facade Improvement Program
- Econ. Dev. Transportation Fund

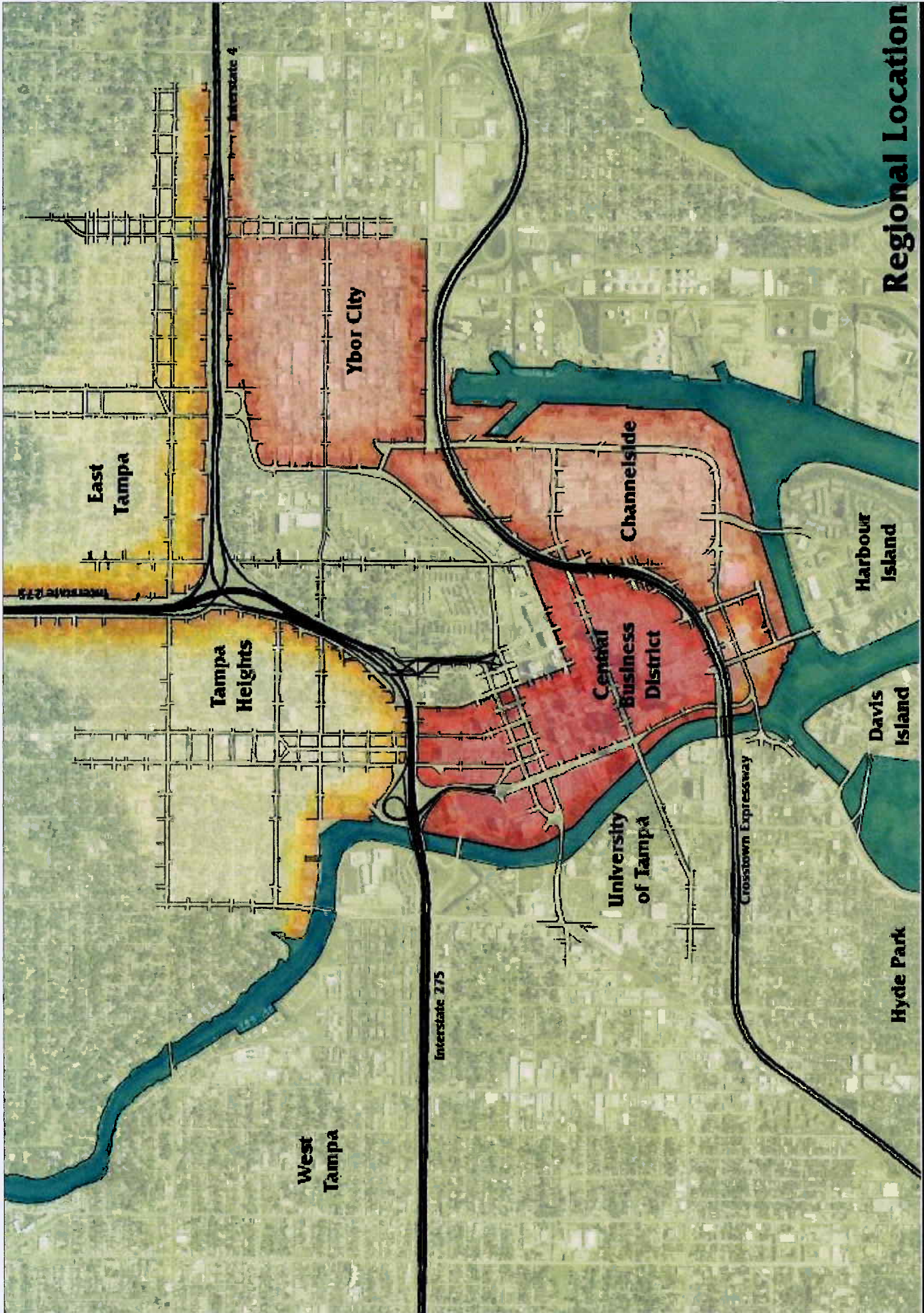
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- Florida Enterprise Zone Program
  - Incumbent Worker Training/Quick Response Training
  - Urban Incentives
  - Enterprise Zone Incentives

# What does Urban revitalization look like?

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- Planned Urban Living
- Focus & Appreciation of Urban Resources
- The Heights





**Regional Location**



# With One Exception

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