

March 6, 2024

South BROOKSVILLE

Finding of Necessity

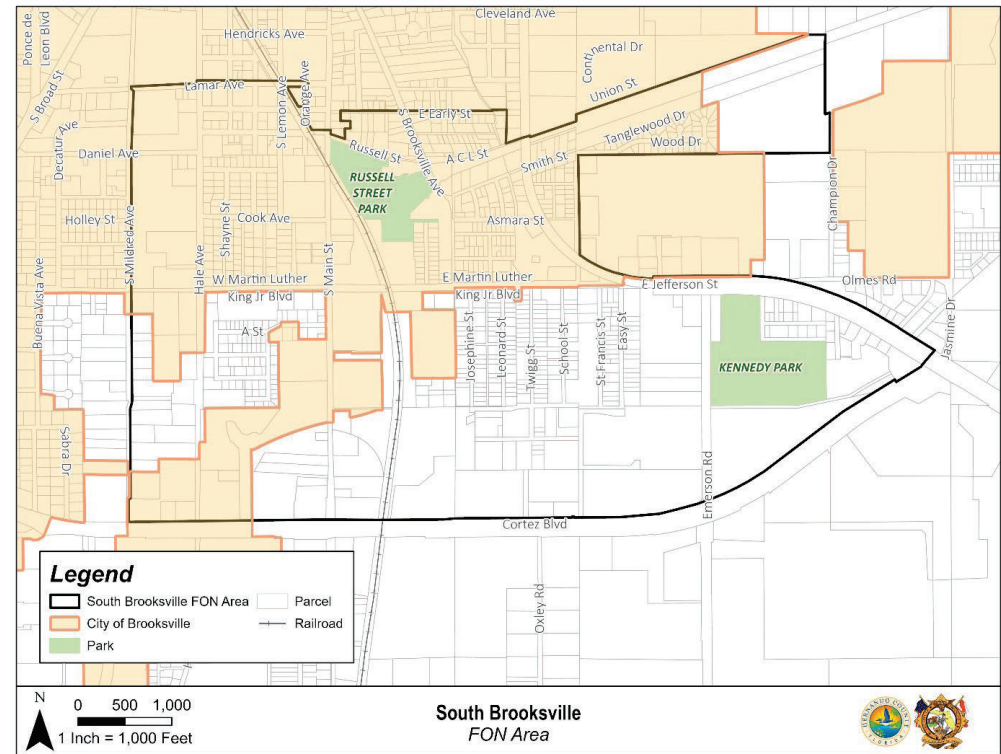


Agenda

1. Finding of Necessity Overview
2. Observed Conditions
3. Process & Next Steps

Finding of Necessity Study

- **Evaluates the conditions** of the proposed establishment of a Community Redevelopment Area (CRA) in South Brooksville as a partnership between Hernando County and the City of Brooksville.
- The evaluation is to determine if conditions satisfy the definitions of **“slum and blight” per Section 163.340(7), Florida Statutes** to establish the Study Area as a CRA.



Florida Statutes Definition and Observations

	Observed	Not Observed	Suspected
"Slum Area"			
Inadequate provision for ventilation, light, air, sanitation, or open spaces		X	
High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government - maintained statistics or other studies and the requirements of the Florida Building Code		X	
The existence of conditions that endanger life or property by fire or other causes	X		
"Blight Area"			
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities	X		
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			X
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X		
Unsanitary or unsafe conditions	X		
Deterioration of site or other improvements	X		
Inadequate and outdated building density patterns	X		
Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality			X
Tax or special assessment delinquency exceeding the fair value of the land		X	
Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality			X
Incidence of crime in the area higher than in the remainder of the county or municipality			X
Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality			X
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			X
Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area	X		
Governmentally owned property with adverse environmental conditions caused by a public or private entity		X	
A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.		X	

Conditions Observed of “Slum”

The existence of conditions that endanger life or property by fire or other causes

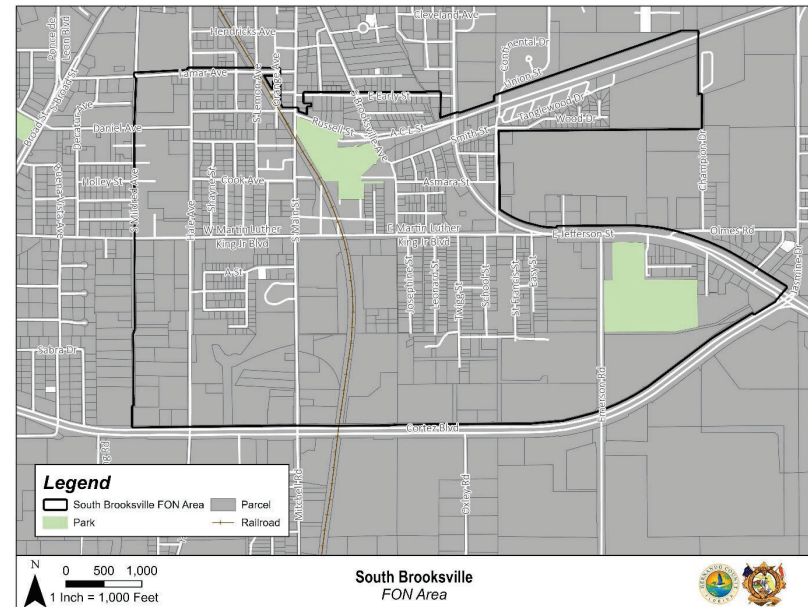
- Overgrown vegetation near electrical lines
- Abandoned/unmanaged diesel generator



Conditions Observed of “Blight”

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities

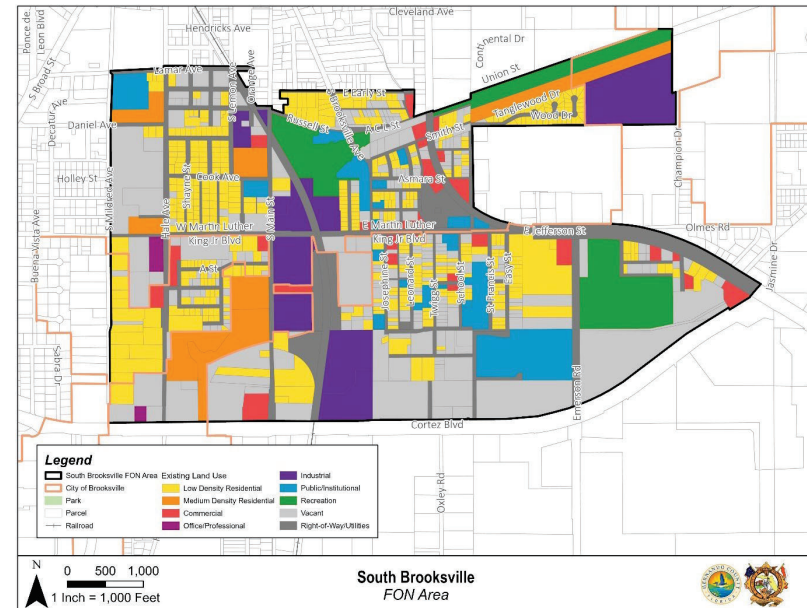
- In need of repairs and maintenance
- Potholes
- Broken pavement
- Inadequate drainage
- Lack of pedestrian facilities



Conditions Observed of “Blight”

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

- Inaccessible by public roads
- Large vacant lots (over 10 acres)
- Limited flexibility in use



Conditions Observed of “Blight”

Unsanitary or unsafe conditions

- Abandoned homes open with dangerous materials
- Unsanitary stormwater infrastructure
- Disrepaired roadway infrastructure



Conditions Observed of “Blight”

Deterioration of site or other improvements

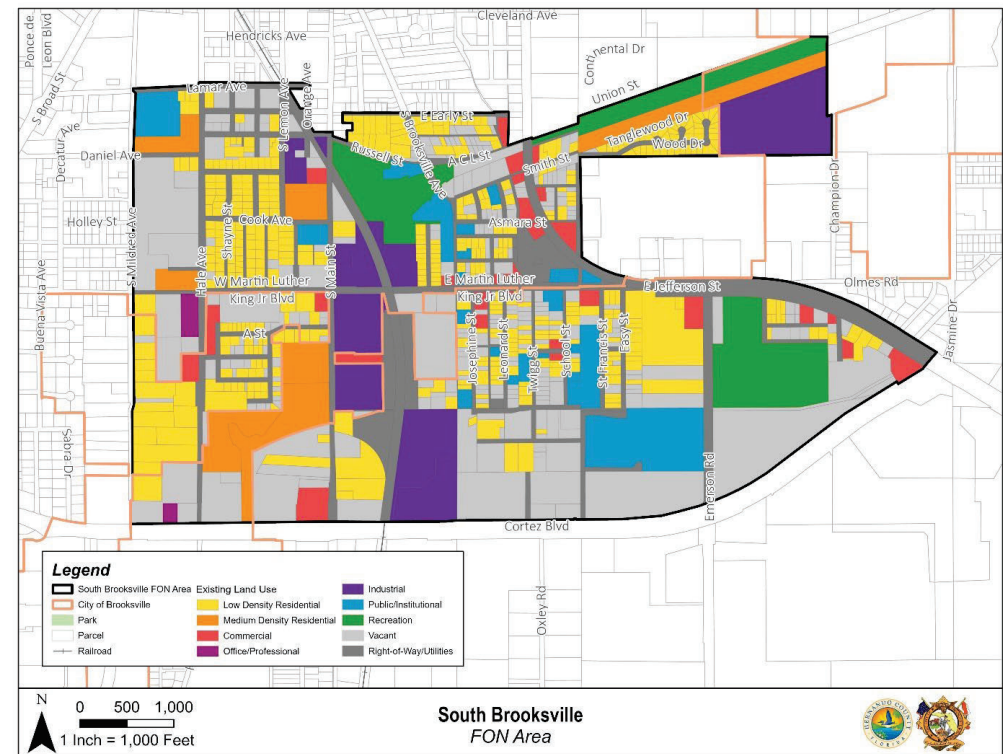
- Deterioration in roadways: potholes and major cracks
- Deterioration of pedestrian infrastructure: major cracks, uneven, large holes
- Deterioration of residential homes: broken or boarded windows, damaged roofs, general disrepair



Conditions Observed of “Blight”

Inadequate and outdated building density patterns

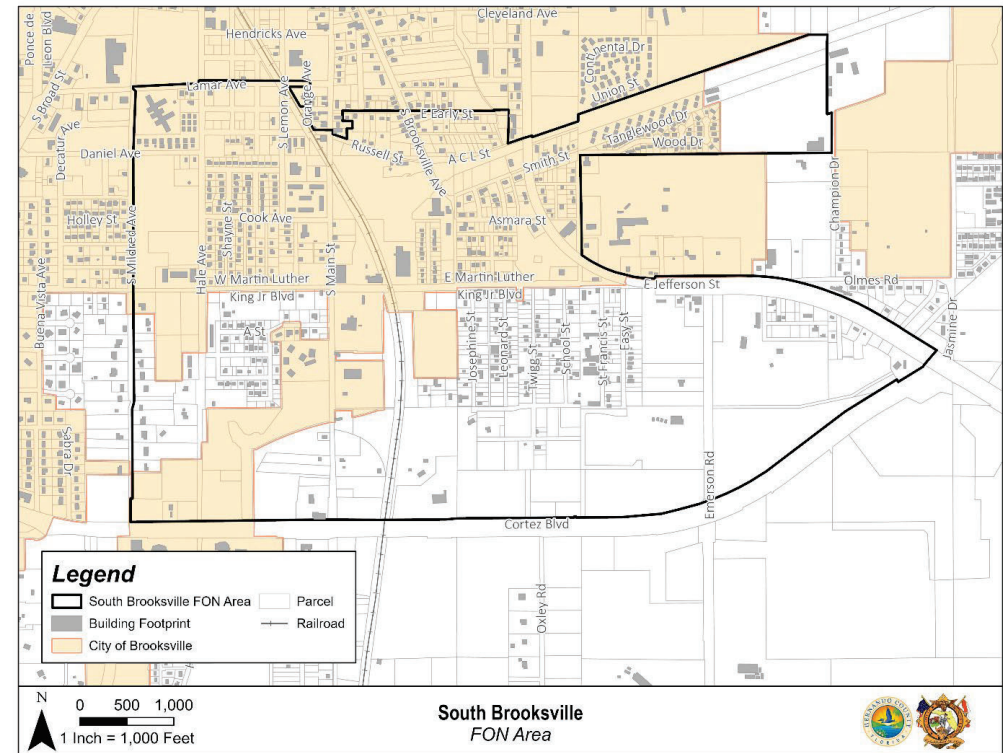
- Nearly 30% parcels are vacant
- > 4% parcels used for commercial or office/professional use
- Large lot layouts with street-facing parking lots
- Outdated site development



Conditions Observed of “Blight”

Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area

- Buildings encroaching onto parcel lines
- Potential issues with property owners in approval processes when renovating or selling their home



Conditions of Suspected *“Blight”*

- *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*
- *Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality*
- *Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality*
- *Incidence of crime in the area higher than in the remainder of the county or municipality*
- *Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality*
- *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*



Summary of Findings

Slum Conditions:

- (1) The existence of conditions that endanger life or property by fire or other causes

Blight Conditions:

- (1) The predominance of defective or inadequate street layout, parking Facilities, roadways, bridges, or public transportation facilities.
- (2) Fault lot layout in relation to size, adequacy, accessibility, or usefulness.
- (3) Unsanitary or unsafe conditions.
- (4) Deterioration of site or other improvements
- (5) Inadequate and outdated building density patterns
- (6) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

Next Steps

1. City/County **adopt the FON** resolution (on 3/18 and 3/26-27 respectively)
2. City/County **make a determination** on the Community Redevelopment Agency governing future actions regarding the designated area (if using existing CRA infrastructure may necessitate an interlocal agreement between City/County)
3. City/County determine they want to move forward on **initiating a Community Redevelopment Plan** for the designated area;
4. **If so, prepare Community Redevelopment Plan** for the designated area; review with City/County Plan Boards; review plan for adoption by Community Redevelopment Agency and City/County.

Thank you!

For questions or comments, please contact:

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Inspire Placemaking Collective