

**Agenda Item 16.A
Meeting of 3/17/21****RESOLUTION 2021-14616**

A RESOLUTION AMENDING THE NAPLES COMMUNITY REDEVELOPMENT PLAN, PROVIDING FOR MODIFICATION TO THE HOUSING OBJECTIVE AND POLICIES, PROVIDING FOR ALLOWABLE ACTIVITIES IN THE ABSENCE OF NEIGHBORHOOD PLANS, AND PROVIDING FOR THE ADOPTION OF A RELOCATION PLAN BY THE COMMUNITY REDEVELOPMENT AGENCY (CRA) AND CITY COUNCIL PRIOR TO INITIATION OF ANY CONTRACT, AGREEMENT, OR ACTION OF THE CRA THAT MAY CAUSE RESIDENTS TO BE DISPLACED FOR ANY PERIOD OF TIME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Plan was approved by the Naples City Council on May 18, 1994 pursuant to Resolution 94-7202, and subsequently amended on January 15, 2014 pursuant to Resolution 14-13401; and

WHEREAS, the original boundaries of the redevelopment area have not changed, and the redevelopment area is generally described as bounded on the north by 7th Avenue North, on the east by the Gordon River, on the south by 6th Avenue South and including Cambier Park, and on the west by 6th Street South, and that portion of 5th Avenue South continuing westerly to 3rd Street South, as more particularly described in Exhibit "A" of Resolution 94-7202; and

WHEREAS, the time certain for the completion of redevelopment activities by the Naples CRA is not modified by this amendment; and

WHEREAS, The CRA has expressed its desire to expand the ability of the CRA to create and maintain affordable housing units for persons of limited incomes; and

WHEREAS, The CRA expressed its desire to clarify the types of projects and programs that may be taken in neighborhoods within the redevelopment area whether or not a neighborhood plan has been created or adopted for any particular neighborhood; and

WHEREAS, The CRA recognizes that a Relocation Strategy approved by the CRA and the Naples City Council must be in place for any project or program undertaken or funded by the Agency is initiated; and

WHEREAS, after review of the proposed Community Redevelopment Plan amendment the Community Redevelopment Agency Advisory Board, at public meetings held on December 28, 2020 and on January 25, 2021, recommended approval of the redevelopment plan amendment, and

WHEREAS, after review of the proposed Community Redevelopment Plan amendment the Planning Advisory Board, at a public meeting held January 13, 2021, determined that the proposed amendments conform to the comprehensive plan for the City of Naples, as required by Section 163.360, Florida Statutes (2020); and

WHEREAS, after review of the proposed redevelopment plan amendment, the Community Redevelopment Agency at a public meeting held February 2, 2021 approved Resolution 2021-0069 recommending that the City Council adopt the proposed amendment to the Naples Redevelopment Plan; and

WHEREAS, notice of the public hearing to consider the proposed amendment to the Naples Redevelopment Plan has been sent via registered mail to all the taxing authorities in the redevelopment area; and

WHEREAS, notice of the public hearing to adopt the proposed amendment to the Naples Redevelopment Plan amendment has been advertised in the local newspaper; and

WHEREAS, it is in the best interest of the residents of the City of Naples to adopt the proposed redevelopment plan amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:



Section 1. That the Naples Redevelopment Plan amendment, which is attached hereto as Exhibit 1 and made a part hereof and will also be on file in the City Clerk's Office, is hereby adopted.

Section 2. That immediately upon adoption of this resolution, the Community Redevelopment Plan amendment is deemed to be in full force and effect.

Section 3. This resolution will take effect immediately upon adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA THIS 17TH DAY OF MARCH 2021.

Attest:



Patricia L. Rambosk, City Clerk


Teresa Lee Heitmann, Mayor

Approved as to form and legality:


James D. Fox, City Attorney

Date filed with City Clerk: 3-26-21

Housing Objective: To protect and preserve the stable residential areas within and adjacent to the Redevelopment Area ~~and, to~~ expand the residential sector of the downtown by facilitating mixed uses in new construction and the rehabilitation of existing structures, and to create, construct, or cause to be created, new affordable and workforce housing throughout the CRA.

Policies:

1. Encourage projects which combine residential with commercial and/or office use.
2. Encourage a variety of housing types and prices within the downtown.
3. Establish specific access management standards and buffering requirements to help ensure that commercial traffic does not encroach into stable residential neighborhoods.
4. Provide a Residential Use Element that satisfies the needs and requirements for housing consistent with Chapter 163.362, Florida Statutes.
5. Monitor and promote the development of the affordable housing units throughout the Redevelopment Area.
6. Monitor and document the success of housing units developed as part of mixed use projects within the Redevelopment Area.
7. Continue to enforce the Minimum Housing Code standards within this Area.
8. Create, or eEncourage the creation of innovative strategies and funding mechanisms to develop workforce and affordable housing units within the Redevelopment Area.
9. Have the capability to purchase, construct, re-construct, have an ownership stake in land or structures, or use other methods to insure long-term affordability (preferably in perpetuity) for workforce and/or affordable housing units within any area or district of the CRA.

Parks and Open Space Objective: To improve the park and open space areas and integrate them into the urban design of the Redevelopment Area.

Policies:

1. Include both public and private open space within the downtown.

2. Improve the existing facilities and expand the programs offered in the various parks within the Redevelopment Area.
3. *Support the creation of public spaces that attract users to the Redevelopment Area that will subsequently support businesses and other uses within the Redevelopment Area.*
4. *Encourage and support the planning and implementation of connections between open spaces and parks within the Redevelopment Area through the use of signage programs and identified pathways for bicycles, pedestrians and other modes of transportation.*

C2. Neighborhood Plans

There are three distinct residential neighborhoods within the CRA- Anthony Park, River Park and Lake Park. Lake Park is a larger area that extends outside the CRA, north of 7th Avenue North. Approximately twenty percent of this neighborhood lies in the CRA. The CRA has invested in these neighborhoods through expenditures in the River Park Community Center, lighting and stormwater improvements in Anthony Park, and projects are planned for Lake Manor Linear Park and lighting on 6th Avenue. Aging neighborhoods need investment to ensure they keep their value and ensure quality of life for the resident. These neighborhoods are also a source of workforce and affordable housing within a City that has a higher than average housing prices. While the overarching connectivity and redevelopment strategies are geared towards ensuring that these neighborhoods are both well-connected to the areas of new employment and services and benefactors of the overall improvement of the surrounding area, the CRA may develop specific neighborhood master plans to further continue the overall investment in these specific neighborhoods beyond infrastructure improvements by providing branding strategies that celebrates the uniqueness and history of the community and by employing strategies that increase the quality of life of its residents. Projects may include, but not limited to, improved infrastructure, lighting, signage and wayfinding, traffic calming, home improvement grants, landscape or park improvements. Specific strategies for the Anthony Park, River Park, and Lake Park neighborhoods may include the following:

- Neighborhood Plan Preparation
 - The neighborhood plans may include public participation through meetings and charrettes with property owners, neighborhood associations, homeowners groups, and business groups as appropriate. Through a public process, the plan may include recommendations for neighborhood enhancements such as infrastructure projects, signage, lighting, home improvement grants, streetscaping, or park improvements. Projects that support sustainability such as home improvements that increase energy efficiency may also be considered.
- Neighborhood Plan Implementation
 - Funding and capital improvements should be planned to ensure the neighborhood plans are implemented for the benefit of the neighborhood and CRA.
 - As the Lake Park Neighborhood is both inside and outside the redevelopment area, the CRA may consider cooperating with the City to fund and accomplish the Neighborhood Plan.

In the Absence of Neighborhood Plans

The CRA should still work to undertake necessary infrastructure projects in these neighborhoods which may include, but not be limited to improvements to: streets, sidewalks, parking, lighting, landscaping, and utilities.

The CRA should also work to stabilize the housing stock of these neighborhoods through the use of grants and low-or-no interest loans for home and property repair and other innovative programs that allow lower income residents to remain in their homes.

Work may also be undertaken by the CRA to insure that existing affordable housing in these neighborhoods remain affordable in the long-term (preferably in perpetuity), through the acquisition and/or rehabilitation/reconstruction of such properties by the CRA or assistance to private or non-profit entities in acquiring and/or rehabilitation/reconstruction of these properties in a manner that will insure this affordability. The CRA may also work to create new affordable housing through the acquisition and/or rehabilitation/construction of properties within the CRA or assistance to private or non-profit entities in acquiring properties and/or rehabilitating or constructing units that will be affordable for a long-term.

F. Neighborhood Impact of Redevelopment Programs

Section 163.362 of the Florida Statutes requires that if the redevelopment area contains low or moderate income housing, the Community Redevelopment Plan must 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.

Relocation of Displaced Residents

Contemplated projects in this plan ~~demay~~ not require the relocation of residents. However, ~~in~~ the event that existing or future CRA projects require relocation of residents or businesses, a relocation plan which includes a feasible method for the relocation of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwellings ~~may will~~ be submitted ~~for official action by the City Council.~~ to, and adopted by, the CRA Board and City Council prior to the initiation of any contract, agreement, or action that may cause residents to be displaced for any period of time.

Traffic Circulation

Proposed road and traffic improvements will be designed to enhance safety and increase convenience for the movement of pedestrians and vehicles to, within, and through the Redevelopment Area. This will include intersection improvements, and enhancements of bicycle and pedestrian facilities.

Environmental Quality

The CRA proposes to improve the environmental quality of the Redevelopment Area as redevelopment proceeds. The recommended improvements are primarily related to increased tree canopy and landscaping improvements that will reduce urban heat island effects.

Community Facilities

CRA activities are anticipated to have a positive impact on the existing community facilities in the Redevelopment Area. The Plan calls for additional art and civic facilities, park development, blueway and ecotourism facilities. The Plan also calls for a multitude of improvements to roads, streets, sidewalks, drainage, parks, and beatification of the right-of-way.