

CRA Meeting  
April 24, 2017

Action Item   X    
Information Only       

## BUSINESS ITEM 3

### RESIDENTIAL CONSTRUCTION INCENTIVE – 5010 9<sup>TH</sup> ST. AND 5617 13<sup>TH</sup> ST.

**Request:** CRA Board make recommendation to forgive code enforcement liens as incentive for new home construction on lots located at 5010 9<sup>th</sup> Street and 5617 13<sup>th</sup> Street, Zephyrhills Florida.

**Explanation:** The two lots have code enforcement liens dating back to 2010 for mowing and debris removal, including demolition of residential structure.

5617 13<sup>th</sup> Street – City Liens total \$14,204.17 plus County demolition lien of \$6,724.21

5010 9<sup>th</sup> Street – City Liens total \$10,395.43 plus County demolition lien of \$5,130.20.

The lots were recently purchased by Mr. Robert Starr through Pasco County Tax Deed Sale. Mr. Starr has met with CRA and Planning staff and is ready to develop plans for single-family homes but the cost of the liens both City and County along with purchase price of the lots makes the project financially unfeasible.

Staff feels the lots will remain empty unless City provides incentive for construction, the original owners allowed the liens to accumulate to the point that development will not occur. The City will recoup cost of liens through property taxes on new homes over time with added benefit of new homeowners / families in the downtown district.

Should the CRA Board recommend forgiveness of the liens, CRA staff and City Attorney Matt Maggard will create Developers Agreement for City Council to approve stating exactly what the developer will provide in exchange for City forgiving code enforcement liens.

**Recommendation:** CRA Board makes recommendation to the City Council for the forgiveness of City Code Enforcement Liens on lots located at 5617 13<sup>th</sup> Street and 5010 9<sup>th</sup> Street in exchange for new residential homes constructed on lots within 18 months of Developers Agreement approval by City Council.

