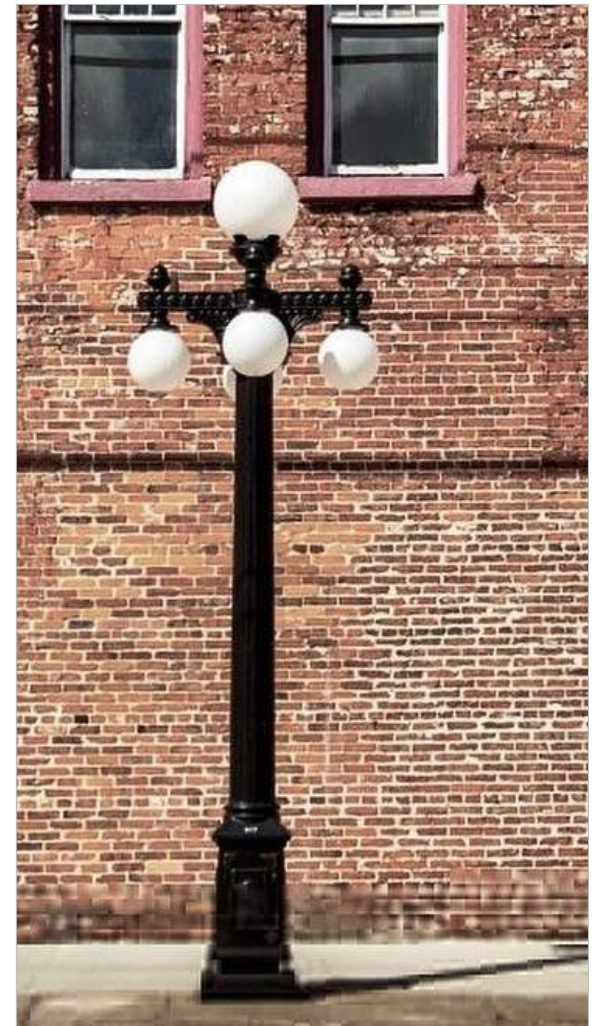


# V.M. YBOR

## 2305- 2309 N. Nebraska Avenue & 907 E. 14th Street



Ybor City is a unique urban community melding beautiful historic architecture, a celebrated multicultural heritage, a bustling main street, creative businesses, and revitalized neighborhoods in the City of Tampa. Designated as a national historic landmark district, the area's rich blend of history, culture, and opportunity makes Ybor City a desirable location for residents and businesses of all sizes. The growing arts scene, a variety of new businesses, historic office spaces, upcoming affordable housing projects, and planned streetscape improvements show why Ybor City is an attractive area for redevelopment.



# CRA

## COMMUNITY REDEVELOPMENT AREAS

### ORIGIN

On June 2, 1988, Tampa City Council declared Ybor City a blighted area per Florida Statutes Chapter 163 that established the Ybor City Community Redevelopment Area (CRA) 1. On May 17, 2004, Ybor City CRA 2 was established. The Ybor City CRA serves as the community's liaison for economic development and helps guide redevelopment activities and projects.

### COMMUNITY REDEVELOPMENT AREAS FAQ

Community Redevelopment Areas (CRAs) are a commonly used redevelopment tool. There are currently over 140 CRAs in the State of Florida. Following are brief answers to common questions regarding CRAs.

#### **How are CRAs Created?**

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Examples include: the presence of substandard or inadequate structures, a shortage of affordable housing, and inadequate infrastructure.

#### **What is a Community Redevelopment Agency?**

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five- to seven-member CRA "Board" is created by the local government, which directs the Agency. The Board can be comprised of local government officials and or other individuals appointed by the local government.

#### **What is a Community Redevelopment Plan?**

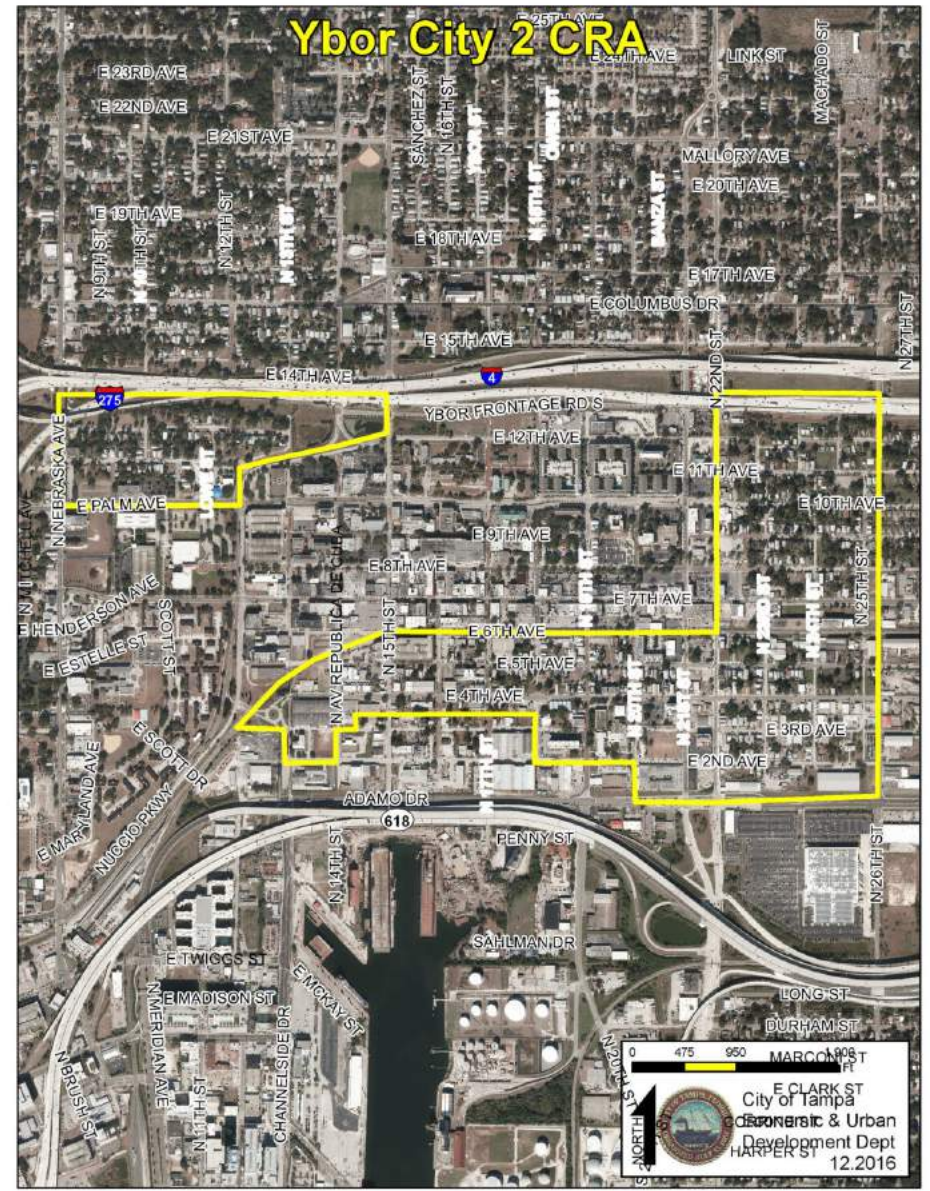
The Community Redevelopment Agency is responsible for developing and implementing a Community Redevelopment Plan that addresses the unique needs of each targeted area (CRA). The plan includes the overall goals for redevelopment in the area, as well as identifying the types of programs and projects planned for the area.

#### **What is Tax Increment Financing?**

After approval of a community redevelopment plan, a redevelopment trust fund is established for the CRA. Revenue deposited to this fund results from the incremental growth in taxable value within the area subsequent to establishment of the CRA. All funds received from a tax increment financing area must be used for specific redevelopment purposes within that area.

# Ybor City CRA

## COMMUNITY REDEVELOPMENT AREAS



# Community Partners



Our community partners play a crucial role in providing support and resources to make sure that Ybor City remains an integral part of the City of Tampa for residents, visitors, and business owners. Explore our various partners that help continually improve and grow Ybor City.



Ybor Chamber of Commerce



Ybor City Chamber Information Center



Tampa Arts Alliance



Ybor Merchant Association



Visit Tampa Bay



Ybor City Museum Society



Kiwanis Club of Ybor



Rotary Club of Ybor



Sociedad La Union Marti Maceo



The Italian Club of Tampa



HCC Ybor Campus



Circulo Cubano de Tampa



GaYbor District Coalition



Barrio Latino Commission

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# ZONING

## YC-5

**General Commercial.** This subdistrict comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.

### **OPPORTUNITY ZONES**

Opportunity Zone incentives are a federal tax program designed to encourage long-term private investments in distressed communities. Opportunity Zones create a win-win outcome: tax incentives and solid returns to investors, and economic development and job creation that benefit the people who live and work in the targeted neighborhoods.

#### **How Opportunity Zones work**

Opportunity Zones provide a tax incentive for investors to re-invest their unrealized capital gains into dedicated Opportunity Funds. Opportunity Funds can be used on commercial and industrial real estate, housing, infrastructure, and existing or start-up businesses. For real estate projects to qualify for Opportunity Fund financing, the investment must result in the property being "substantially improved."

#### **Investments are eligible to obtain:**

- A temporary tax deferral for capital gains invested in an Opportunity Fund.
- A step-up in basis for capital gains reinvested in an Opportunity Fund.
- A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund if the investment is held for at least 10 years.

Properties and investments in Opportunity Zones may also qualify for other state and local economic development programs.

If you are interested in learning more about projects or sites in which to invest through the Opportunity Zone program, please email Jaksa Petrovic with Economic Development or call (813) 273-3719.

### **HUBZONE PROGRAM**

Qualified Hubzone (providing long-term tax benefits to tenants and business owners)

The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUBZone-certified companies each year.

### **ENTERPRISE ZONE**

East Tampa is an Enterprise Zone

An Enterprise Zone is a state-designated geographical area targeted for economic revitalization. Tax incentives are offered to businesses and people in the zone to encourage economic development and investment. New and existing businesses, or any property owner who builds new or renovates, and is in the zone boundaries, may qualify for various incentives such as job tax credits, business equipment sales, tax refund, property tax credit, building, materials sales tax refund, and more.

# DENSITY STUDY

SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT			REQUIRED PARKING SPACES		
GROUP A	GROUP B	GROUP C			
• Bed & Breakfast	• Clinic	• Office, medical	5 Spaces	1,000 SF (GLA)	Personal Services
• Day care and nursery	• School	• Restaurant	3 Spaces	1,000 SF (GLA)	Bank • Bar and lounge • Microbrewery • Pharmacy • Retail • Winery
• Dwelling, multiple Family	• Bank	• Personal services	2 Spaces	1,000 SF (GLA)	Clinic • Medical office • Restaurant • Veterinary office
• Detached and two family		• Pharmacy	1 Space	1,000 SF (GLA)	Office, business and professional
• Dwelling, single family (attached)		• Recreational facility			
• Congregate living facilities of 6 or fewer residents		• Office, business and professional			
		• Microbrewery			
		• Winery			
		• Retail sales	<b>Combined Site Area</b>	41,700 SF (MOL)	0.95 AC (MOL)
		• Convenience sales	<b>Maximum Building Area</b>	83,400 SF (MOL)	
<b>PERMITTED AS S1, S2 (SPECIAL USE)</b>		• Shopper's goods	1-Story bldg. footprint	41,700 SF	
• Bar or lounge		• Veterinary office	2-Story bldg. footprint	20,850 SF	
• Package store		• Warehouse	3-Story bldg. footprint	13,900 SF	
• Drive- in window					

## PROPOSED PARKING MATRIX



# Ybor City Master Plan

## Location Tampa, Florida

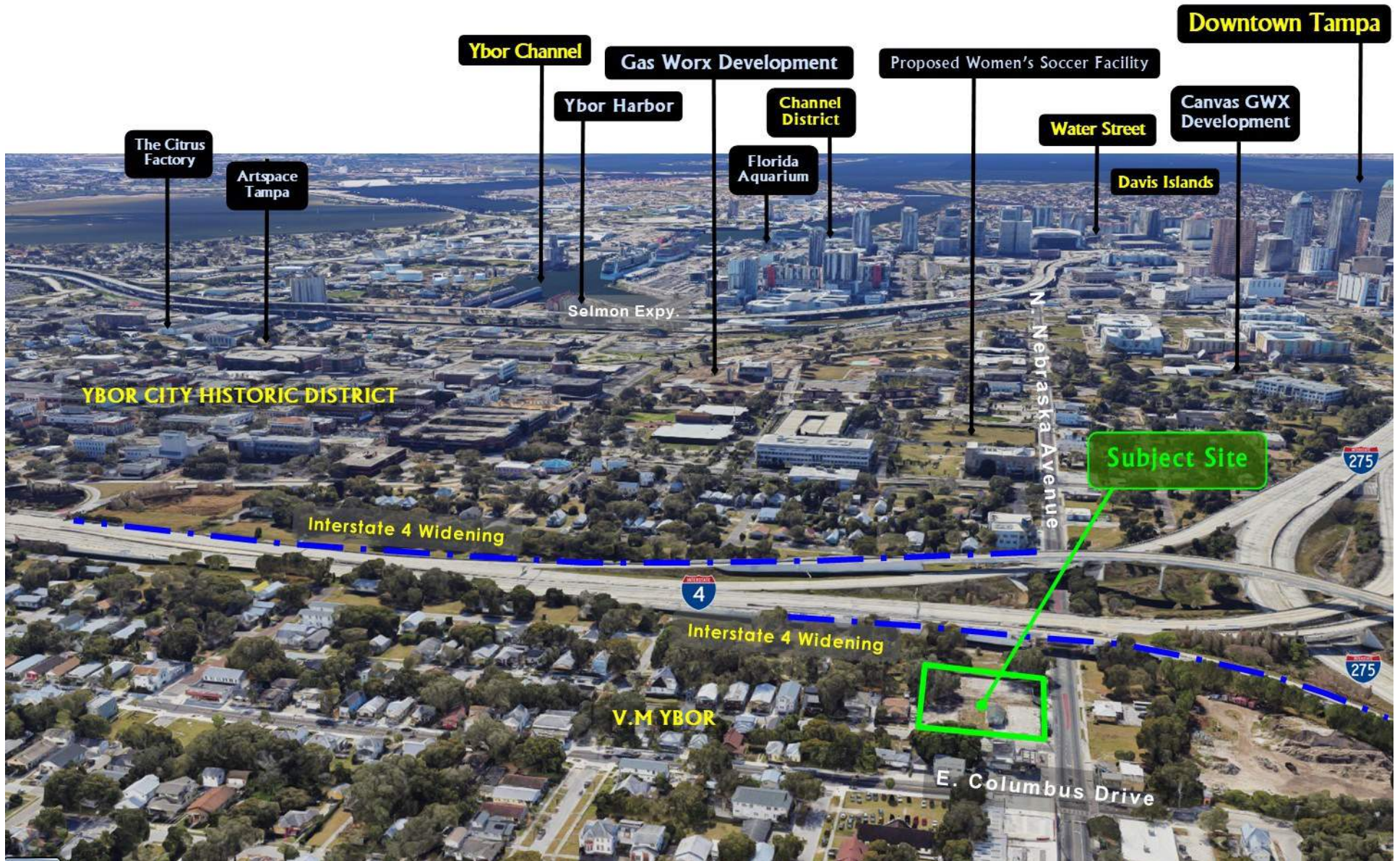
Located approximately one mile northeast of Downtown Tampa, Ybor City is a nationally-registered historic district distinguished by a unique blend of Cuban, Italian, and Spanish cultures. The downtown offers a diverse mix of commercial retail and civic amenities that target and attract tourism. With a growing population and increased development interest to move Ybor beyond a tourist and entertainment-focused city, Ybor is in need of a wider range of housing options, parks and open spaces, and neighborhood-serving retail. In 2017-2018 collaboration with developers and local business owners, Design Collective established a comprehensive master plan, outlining framework improvements and redevelopment strategies.

### **Master Plan Recommendations include:**

- Focus (and continue) destination retail and entertainment along 7th Avenue
- Redevelop underutilized and obsolete industrial properties throughout downtown for residential and mixed-use development, in an effort to offer a wider range of residential, retail, and office options
- Focus development and infrastructure investments around the light rail stations, including the extension of rail east, along 8th Avenue
- Build shared parking structures that will support the transformation of surface lots into flexible event spaces to support outdoor movies, dining, and festivals
- Establish options for an innovation district between Nuccio Parkway, 4th Avenue, and 15th Street
- Infill development and incorporate streetscape improvements to complete the frontage (reducing gaps, surface parking lots, and undeveloped sites) along major commercial corridors, especially on 7th Avenue, 4th Avenue, and 15th, 21st /22nd, and 25th /26th Streets
- Transform 26th Street into a neighborhood-serving retail and service corridor with new infill, mixed-use residential
- Encourage adaptive use and redevelopment of the blocks around 26th Street to become an “identifiable neighborhood” with a mix of housing types
- Establish pedestrian and bike facilities and connections to parks and points of interest via streets and abandoned rail easements
- Identify key character areas to ensure future redevelopment respects the architectural heritage of the place



# AREA DEVELOPMENTS



# NEW & UPCOMING TO THE AREA (2024/2025)

## ◆ 1728 E. SECOND AVENUE (THE CITRUS FACTORY)

The Citrus Factory, located at 1728 E. 2nd Ave., is an exciting renovation of one of Ybor's treasured warehouses into 50 artist studios, a community gallery and cultural event space.

## ◆ 1701 E. 2ND AVENUE (TAMPA PICKLEBALL CREW)

A huge indoor pickleball facility in Ybor City inside a 28,000 -square-foot warehouse at 1701 E. Second Avenue. It will feature at least eight pickleball courts and on and off- street parking.

## ◆ 1610 E. 3RD AVENUE (ARTSPACE, TAMPA)

The current plan, subject to change, envisions a building on the 23,000 sq. ft. plot of land that will house approximately 50 live/work units, 4,500 sq. ft. of gallery/amenity space.

## ◆ 1802 E 4TH AVENUE- 4TH AND ANGEL DOG PARK

4,000 SF dog park and café space at the corner of Angel Oliva Senior Street and East 4th Avenue.

## ◆ 1804 E. 4TH AVENUE (PETE'S BAGELS & GENERAL STORE)

An all-day cafe, located in Historic Ybor. With community top of mind, we created Pete's - Ybor with a vision of a place that locals and tourists alike. an all day cafe and community gathering space, this new concept is situated next door to Friends of Ybor City's new 4,000-square-foot dog park.

## ◆ 1242 E. 5TH AVENUE (OWENS CORNING FORMALLY MASONITE)

Owens Corning, a building and construction materials company has acquired door manufacturer Masonite International Corporation.

## ◆ 1630 E. 7TH AVENUE (THE FLORIDA MUSEUM OF PHOTOGRAPHIC ARTS)

The FLORIDA MUSEUM of PHOTOGRAPHIC ARTS is a museum dedicated to exhibiting important photographic art as central to contemporary life and culture. FMoPA collects, preserves, and exhibits historic and contemporary works by nationally and internationally known photographic artists. FMoPA also enriches the community by operating outreach programs to educate children and adults.

## ◆ 1624 E. 7<sup>TH</sup> AVENUE (KRESS CONTEMPORARY)

Kress Contemporary is dedicated to cultivating a large and diverse community of the arts centrally located in the heart of Ybor City. Our purpose is to provide local, emerging, and mid-career artists with access to studio space, exhibition opportunities, and engaging events that highlight the visual, performing, and literary arts.

## ◆ 1920 E. 7<sup>TH</sup> AVENUE (INDIE FLEA)

A new monthly market at 1920 Ybor City, a music and arts venue in the heart of Ybor's historic district.

# NEW & UPCOMING TO THE AREA (2024/2025)

## ◆ 1823 E. 7<sup>TH</sup> AVENUE (THE BLIND TIGER)

Coffee shop and storefront directly on 7<sup>th</sup> Avenue.

## ◆ 1910 E. 7<sup>TH</sup> AVENUE (TRELIS AT BUCHMAN)

The new bar and stylish lounge offers both local brews from the Bay area and craft beers from microbreweries across the country.

## ◆ 1229 E. 8<sup>TH</sup> AVENUE-CASA GOMEZ (NEW WAVE ENERGY)

New Wave Energy is an alternative energy supplier to traditional utility companies.

## ◆ GAS WORX DEVELOPMENT

Tampa's first transit oriented mixed-use development. Located on the TECO Street Car Line and Selmon Greenway. This 50-acre residential and retail community that will bring 5,000 new residences, more than 500,000 SF of office space and more than 140,000 SF of retail stores on the southwest edge of Ybor City stretching toward Channelside.

## ◆ 610 EAST HARBOR STREET (YBOR HARBOR)

Ybor Harbor, a mixed-use waterfront venture would comprise of 6 million square feet of new construction. The development, proposed for 33 acres, will span 20 buildings. The project would include a marina, public pier and boardwalk, along with more than 2,500 residences, 375 hotel rooms, 140,000 square feet of office space and 292,000 square feet of retail space enveloping the northern end of the Ybor Channel, southeast of Channelside Drive and Adamo Drive in Tampa.

## ◆ 701 CHANNELSIDE DRIVE (FLORIDA AQUARIUM)

(Exhibit Expansion) The Florida Aquarium recently announced a \$40-million expansion plan that will include several exciting new experiences; most notably a grand outdoor sea lion habitat. The project, which has three phases, will begin in January of 2023 and is scheduled to be completed in 2025. The project includes the addition of a rotating special exhibit gallery, converting the second-floor lobby into to multi-species gallery that features puffins, and a large-scale outdoor exhibit featuring, first time on the west coast of Florida, California sea lions. A significant African penguin habitat will also be part of the outdoor expansion.

## ◆ 1218 E. KAY STREET (CANVAS GWX)

Canvas Gas Worx is a 79-unit industrial chic city home community at the crossroads of Tampa's most exciting neighborhoods, Ybor City, Tampa Heights and Downtown. Located adjacent to the master planned Gas Worx redevelopment, townhouse units will feature rooftop terraces and community green spaces.

## ◆ 1901 N. NEBRASKA AVENUE (PROPOSED SOCCER FIELD)

A vacant lot in Ybor City could be transformed into a training field for a new professional women's soccer team set to launch next August, 2024.

# VISITOR ATTRACTORS



- Cultural offerings
- Diverse, ethnic food
- TECO Line Streetcar System
- Fun special events
- Active night life
- National Historic Landmark District
- Pedestrian friendly community
- Clean, inviting environment
- Close proximity to downtown and interstate
- Brick streets and authentic architecture





Sources:

<https://www.tampa.gov/CRA/ybor-city>

<https://www.tampa.gov/CRA/FAQs>

<https://www.yborcityonline.com/community-partners/>

<https://www.designcollective.com/portfolio/project/ybor-city-master-plan/>

<https://www.tampa.gov/document/evolution-historic-ybor-citys-7th-avenue-32826>

<https://www.83degreesmedia.com/devnews/Arts-collaboration-behind-Ybor-Kress-will-grow-with-The-Citrus-Factory-013024.aspx>