

MIDTOWN
BLACK HERITAGE DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES

AGENDA

MIDTOWN REDEVELOPMENT BOARD
TUESDAY, FEBRUARY 11, 2020, 6:00 P.M.
CITY HALL COMMISSION CHAMBERS

NOTICE –Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. APPROVAL OF MINUTES:
 - a. January 14, 2020 Regular Board Meeting
 - b. January 30, 2020 Workshop
6. STAFF REPORT

POLICE DEPARTMENT
CODE ENFORCEMENT
7. ELECTION OF OFFICERS – CHAIR / CO-CHAIR
8. WORKSHOP DISCUSSION
9. PROJECT UPDATES
9. PUBLIC COMMENTS
10. BOARD COMMENTS
11. ADJOURNMENT

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
Tuesday, January 14, 2020**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, January 14, 2020, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Pierre Louis, Chair
Mr. Alphonsa Bush, Jr.
Ms. Terica Charles
Mr. Shawn Collins
Ms. Tangel Hardy
Milverton Robinson (Planning Board appointee)

Board Members Absent

Mr. Danny Fuqua
Ms. Valencia Stubbs

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Charles Bryant, Redevelopment Project Manager
Mr. Ben Gross, Deputy City Attorney
Capt. Scott P. Goss, Daytona Beach Police Department
Off. Cortland Lampe, Daytona Beach Police Department
Ms. Sara Kirk, Neighborhood Services Inspector
Ms. Becky Groom, Office Assistant

1. **Call to Order**

Mr. Louis called the meeting to order at 6:00 p.m.

2. **Roll Call**

The roll was called and attendance was noted as stated above.

3. **Invocation**

Mr. Bush gave the invocation.

4. **Pledge of Allegiance to the Flag**

Mr. Louis led the Pledge of Allegiance.

5. **Approval of Minutes for Meeting of November 12, 2019**

A motion was made by Mr. Bush, seconded by Ms. Charles, to approve the minutes of the Regular Meeting of December 10, 2019, as presented. The motion carried (5-0).

6. **Staff Reports**

a. Police Department

Capt. Scott Goss presented the year end report which was included as part of the packet. Capt. Goss stated there was a reduction in crime in Midtown in 2019 by 12%. Capt. Goss stated the biggest challenge facing the city is the expansion of the city along LPGA and Williamson. Capt. Goss stated there were 11 homicides last year.

Mr. Robinson asked if the statistics from Midtown are comparable to those in the rest of the city.

Capt. Goss stated there are two districts in the city, one east of the railroad tracks to the beach and the other from the western side of the railroad tracks to the city limits. Capt. Goss stated the statistics are not comparable since the west side encompasses 2/3 of the city.

Mr. Collins asked why there isn't a comparative report of statistics throughout the city.

Capt. Goss stated the statistics are available on the city's web page and Page 1 of the report included in the packet lists the statistics for the entire city.

Mr. Bush asked what will be new in the Department in the coming year.

Capt. Goss stated the Department will be back to 100% full staffing.

Ms. Hardy thanked the Department for all they do and for the support they provide in the community.

Ms. Charles asked if the Department could offer a gun buy-back program in an attempt to get guns off the streets.

Capt. Goss stated at least one and sometimes two gun buy-backs are offered throughout the year and noted 80 weapons were returned in the most recent buy-back. Capt. Goss noted 90% of the car break-ins in the community are due to unsecured vehicles with valuables being visible.

Capt. Goss stated he spoke with Capt. Scott Lee regarding a report that was requested from the Board regarding a breakdown of statistics from the Code Walks held on the east side and west side. Capt. Goss stated that information is still being compiled.

b. Code Enforcement

Sara Kirk, Neighborhood Services Inspector, presented the staff report which was included as part of the packet. Ms. Kirk stated only 20 cases were opened in Midtown in December and 8 of those cases were rental inspections. Ms. Kirk stated the January Code Walk was in Derbyshire and stated the Code Stat meeting will be held at Bethune-Cookman's Civic Engagement Center on January 29, 2020 at 6:30 p.m.

Mr. Robinson stated he reviewed recent minutes of the Midtown meeting and noted Mr. Tony Barhoo had requested information on programs available to assist older citizens in addressing Code Enforcement violations.

Ms. Kirk stated Code Enforcement staff will let a citizen know what assistance is available.

Mr. Bryant stated he works with the Code Enforcement Board and Special Magistrate and offers assistance in addressing violations. Mr. Bryant stated he has also been invited to neighborhood meetings to let citizens know what programs are available. Mr. Bryant noted grant information is listed on the city's website.

7. **Election of Officers** – Chair and Co-Chair

This item was continued since the full Board was not in attendance.

8. **Redevelopment Project Updates**

Charles Bryant, Redevelopment Project Manager, presented the staff report which was included as part of the packet. Mr. Bryant stated many successful events were held during the month of December, including the Midtown Senior Prom and the Holly Jolly Christmas Parade. Mr. Bryant stated the prom queen was Mary Flemmings and the King was Jack McClairn.

Mr. Robinson asked how involved Bethune-Cookman University is in the Midtown Area. Mr. Robinson stated he would like to receive a report on BCU's engagement in the community or to have a liaison from the University attend the Midtown meetings, which would also be good publicity for BCU.

Mr. Bryant stated Bethune-Cookman will be hosting the Code Enforcement meeting scheduled for January 29, 2020, and this is the second meeting they have hosted. Mr. Bryant stated many of the Bethune-Cookman organizations are involved in activities in the community, including clean-up programs in the Midtown area. Mr. Bryant stated Bethune-Cookman provides support to the Midtown community during the holiday season.

Mr. Collins asked if there is a connection between grants and the Midtown Master Plan.

Mr. Berger stated the grants were formulated prior to completion of the Midtown Master Plan and there is no connection between the two.

Mr. Collins asked who goes out to promote projects in the Midtown area.

Mr. Berger stated projects are usually brought to the city through the private sector. Mr. Berger stated Mr. Bryant attends a number of retail conferences to talk with potential developers.

Mr. Bryant stated when he attends retail conferences, he takes copies of the Master Plan with him to let potential developers know what properties are available in the area. Mr. Bryant stated he has been working to try to bring a grocery store to Midtown and hopes that the removal of the former Police Department structure along Orange Avenue may generate some interest along that corner.

Mr. Collins asked if the Midtown Board holds strategy sessions.

Mr. Bryant stated staff receives input from the Board and there has been discussion about holding a workshop to set goals.

Mr. Bush asked if there will be a public expo for young people in the community during 2020.

Mr. Bryant stated the Police Department offers a lot of programs for the youth in the community and he is always open to suggestions for additional programs.

Ms. Hardy stated she feels there needs to be more programs offered for the youth in the community.

Mr. Bryant stated programs are offered but it is discouraging to create and plan programs and people then do not attend. Mr. Bryant stated the Police Department offered softball and baseball programs and was disappointed when people did not attend.

Mr. Louis talked about the Riverfront Park and the Midtown Master Plan. Mr. Louis stated funds have been allocated for the Riverfront Park and there are no funds planned to implement the Midtown Master Plan. Mr. Louis talked about encouraging small business development in the area and noted the CRA TIF funds could be used in Midtown.

Ms. Charles stated the Board has talked about holding a workshop regarding the Master Plan which has not been implemented. Ms. Charles stated there is a disconnect and what was discussed at previous meetings has not happened.

Ms. Hardy asked if the Master Plan can be updated or changed.

Mr. Berger stated the Master Plan is not an old document and typically such plans are updated in 5 to 10 year increments.

9. Public Comments

Sandy Murphy, 136 Park Avenue, Daytona Beach, Florida stated the city's website is difficult to navigate. Ms. Murphy stated a group has formed called the Citizens for Responsible Development and they have created a webpage – C4RDDaytona.com – and noted all of the City's plans are listed at that website.

Linda Smiley, 357 Manhattan Way, Daytona Beach, Florida stated it is refreshing to see new members to the Board asking appropriate questions. Ms. Smiley stated Sandy Murphy worked with a group to bring a grocery store in Midtown and that has not happened.

Jessica Foreman, 1588 Megan Bay Circle, Holly Hill, Florida stated most small businesses do not have funds available to keep their businesses in operation. Ms. Foreman stated she feels there is a disconnect between the Police and the Midtown community. Ms. Foreman stated the Police Department may offer programs, but most people are not aware of them. Ms. Foreman stated there are no places in Midtown to hold community meetings.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated she has a breakdown of the CRA expenditures which she can provide to the Board. Ms. Ruby encouraged Board members to talk with their City Commissioners regarding their concerns and noted the City Commission is the body with the power that can make changes happen in Midtown. Ms. Ruby stated a workshop would be a great place to discuss goals for the Midtown Board that could be presented to the City Commission. Ms. Ruby stated she would like the Black Heritage Trail to receive more publicity and to be a place for physical fitness programs. Ms. Ruby stated she would like to see the City Island Recreation Center saved and that would be a good meeting location. Ms. Ruby stated the Board should be asking for updates on the Cornerstone project that was proposed for Midtown.

10. Board Comments

Ms. Charles thanked everyone for their attendance this evening and welcomed the new Board members.

Ms. Hardy asked if a workshop could be held before the next Board meeting.

Mr. Berger stated he would check to see if it could be scheduled and determine available space.

Mr. Bush noted transportation is an issue for many in attending events in the community. Mr. Bush stated he has submitted his resignation from the Midtown Redevelopment Board and this will be his last meeting.

Mr. Collins stated he would like to schedule a workshop prior to leaving this evening. Mr. Collins stated items he would like placed on the agenda are the Master Plan, Board member duties, and the Board's approach to supporting the Master Plan.

Mr. Robinson stated he is the representative from the Planning Board. Mr. Robinson stated he feels there is apathy and a lack of engagement and feels the Board should hold their meetings in Midtown. Mr. Robinson stated the Midtown meetings should be advertised more aggressively.

Mr. Louis thanked Mr. Barhoo, Ms. Ford, and Mr. Bush for their service on the Midtown Board.

Board Action:

A motion was made by Mr. Collins, seconded by Ms. Hardy, to schedule a workshop on January 30, 2020 at 3:00 p.m. to 5:00 p.m., with the place to

be determined; and the alternate date for the workshop will be February 6, 2020. The motion carried (5-0).

11. Adjournment

There being no further business, the meeting was adjourned.

Pierre Louis, Chair

Becky Groom, Board Secretary

**MIDTOWN REDEVELOPMENT BOARD
WORKSHOP MEETING MINUTES
Thursday, January 30, 2020**

The workshop meeting of the Midtown Redevelopment Board was held Thursday, January 30, 2020, at 3:00 p.m. in Room 149-B, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Pierre Louis, Chair
Mr. Alphonsa Bush, Jr.
Ms. Terica Charles
Mr. Shawn Collins
Mr. Danny Fuqua
Ms. Tangela Hardy
Milverton Robinson (Planning Board appointee)
Ms. Valencia Stubbs

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Becky Groom, Office Assistant

1. Call to Order

Mr. Louis called the meeting to order at 3:00 p.m.

Mr. Berger stated Charles Bryant, Project Manager, would be unable to attend today's meeting due to illness.

2. Roll Call

The roll was called and attendance was noted as stated above.

3. Invocation

Mr. Fuqua gave the invocation.

4. Community Redevelopment Agencies

Mr. Berger provided an overview of redevelopment in Florida and stated the State of Florida established the CRA legislation in the 1960's noting

the legislature was concerned over the decay of the State's coastal communities.

Mr. Gross stated as part of that legislation, cities were authorized to set up Community Redevelopment Agencies.

Mr. Berger provided a PowerPoint presentation regarding redevelopment. Mr. Berger stated the city has five redevelopment areas. Mr. Berger stated the entire City encompasses 44,507 acres which includes the following acreage set aside as CRA's: Main Street – 249 acres; Downtown – 499 acres; Ballough Road – 69 acres; Midtown – 810 acres; and S. Atlantic – 83 acres. Mr. Berger stated the money collected from Tax Increment Financing stays in that particular CRA. Mr. Berger stated the CRA establishes plans and strategies for the area with the goal of attracting private investment and development as well as helping to grow the existing businesses. Mr. Berger stated Volusia County placed a "sunset" on all CRA's and they are to expire on 2036.

Mr. Berger stated the Redevelopment Division is staffed by two people; the Redevelopment Director, Mr. Berger, and the Project Manager, Charles Bryant. Mr. Berger stated he and Mr. Bryant are the staff for the Community Redevelopment Agency, which is made up of the City Commission members. Mr. Berger stated under the CRA, there are three advisory boards, the Downtown/Ballough Road Redevelopment Board, Beachside Redevelopment Board, and the Midtown Redevelopment Board. Mr. Berger stated many times the advisory boards make recommendations to the Planning Board who ultimately make recommendations to the City Commission.

Mr. Berger stated a CRA is created when an area of blight or a declining tax base is identified. Mr. Berger noted that all of the Redevelopment Plans are posted on the City's website.

Mr. Berger stated when the Ocean Walk Village and Hilton were developed, that small section of property was the number 1 development over any other in Volusia County; however, most of the money collected was used to pay for the bond that was issued for the development of those projects.

Mr. Gross stated Redevelopment Plans are required to show the intended use of tax increment dollars. Mr. Gross stated the dollars are not to be spent as a substitute for the City's scheduled capital projects but is to be spent on something over and above what would normally be done in order to complete the Redevelopment Plan.

5. Comprehensive Plan

Mr. Berger stated the Comprehensive Plan is the basic document that governs the use of land and is the document that regulates and controls a development.

Mr. Gross stated the purpose of the Comprehensive Plan is to ensure properties are compatible with one another and growth is planned in a rational way.

Ms. Charles stated she is concerned that the CRA's will end in 2036 and asked what has taken place since the CRA's were established.

Mr. Berger stated when he arrived in the City in 2008, nothing had happened in Midtown. Mr. Berger stated there has not been a lot of change but the TIF money has been utilized for grants administration, maintenance of streetscape, and salaries. Mr. Berger stated capital projects consumed most of the money, such as Orange Avenue, Dr. Martin Luther King Blvd., and the sidewalk and crosswalk project in Midtown. Mr. Berger stated there were no sidewalks in a lot of places so a loan was taken out to pay for those improvements and the CRA makes payments on that loan each year.

Ms. Charles stated Mary McLeod Bethune seems to be one of the most neglected streets in the city and asked what we are doing to make sure that something is done before 2036. Ms. Charles stated most of us joined this Board to make sure redevelopment was happening in Midtown and it sounds as though Mr. Berger is saying that is not what this Board can do.

Mr. Berger stated the CRA oversees the Redevelopment Plan and they make decisions on money and where it is spent.

Ms. Hardy asked if the Redevelopment Board communicates with the City Commission.

Mr. Berger stated the Commissioners may watch the video of the Redevelopment Board meetings and they also receive minutes of the meetings but there is no formal process to go before the City Commission and provide a report to them.

Ms. Hardy stated there should be a process for City Commissioners that represent each area to be aware of the discussions at the Redevelopment Board meetings.

Mr. Fuqua stated what is presented to the Redevelopment Board comes from staff and then that item will be placed on the agenda for a City Commission meeting.

Mr. Louis stated many times items go to the Planning Board and sometimes to a CRA meeting. Mr. Louis stated at the CRA meeting, that is when the CRA should be advised what is going on with the Midtown Redevelopment Board.

Mr. Berger stated the CRA will get the minutes and what the Board has voted on and discussed. Mr. Berger stated the CRA meets infrequently and they only address action items. Mr. Berger stated we have a Planning Board liaison who reports back to the Planning Board as to what has been discussed at the Redevelopment Board meeting.

Ms. Hardy stated the Redevelopment Division has two staff members and asked if there are plans to add staff to that division.

Mr. Berger stated staff has been added to the Planning Department and they help supplement Redevelopment activities. Mr. Berger stated there is nothing in the budget for additional staff and noted some positions have been eliminated.

Ms. Hardy asked what the revenue was from Midtown last year and how was it used.

Mr. Berger stated he does not have that information with him. Mr. Berger stated funds are being used for the Dr. Martin Luther King Blvd. project and for paying Mr. Bryant's salary, whose focus is in Midtown.

Ms. Hardy asked who monitors the TIF finances.

Mr. Gross stated every time a project is proposed and the source of funding is to be TIF, the City Commission, meeting as the CRA, meets to approve use of the TIF funds. Mr. Gross stated the TIF funds are subject to an annual audit.

Mr. Berger stated there is a Redevelopment section on the city's website and the annual reports of the CRA's are listed there.

Ms. Hardy stated since the CRA will close in 2036 and all that has been done is Orange Avenue and Dr. Martin Luther King Blvd., are we in compliance with the Comprehensive Plan.

Mr. Berger stated we are in compliance with the Comprehensive Plan for what we have done.

Mr. Collins stated he would like to ask the Chair to go to the CRA and City Commission meetings to let them know what is happening with our Board.

Mr. Collins stated what is on the agenda is not what he wanted to discuss. Mr. Collins stated he wanted to set the Board's goals for the next year. Mr. Collins stated he was hoping the Chair would get with staff to prepare the agenda and then staff would contact the Board members to decide if that is what we wanted to discuss. Mr. Collins stated it does not make sense to him that what he does here has to be checked off by the Planning Board and CRA.

Mr. Robinson stated we should give staff direction on what we want to do. Mr. Robinson stated he did not think this is what the Board was going to discuss today.

Mr. Louis stated he feels the Board is disjointed and feels the agenda should be set by the Board. Mr. Louis stated he wanted to have a workshop to iron out the Board's duties and responsibilities. Mr. Louis stated there was not an established agenda and he should have sat down with staff to prepare the agenda.

Mr. Collins stated he is not throwing arrows at staff but feels the Board should be telling staff what they want on the agenda.

Mr. Robinson stated he votes on the Planning Board items to support the Redevelopment Board's decisions.

Mr. Louis stated no one can go and say they are speaking for the Board unless the Board has agreed for that person to speak for them.

6. Land Development Code

Mr. Berger provided a copy of Section 2.3 of the Land Development Code to the Board which outlines the duties and responsibilities of Redevelopment Boards.

Mr. Gross stated the Board members are asking questions as to why they are not doing certain items. Mr. Gross stated the Powers and Duties of the Board are outlined in Section B and this Board is not assigned with the power to authorize expenditures. Mr. Gross stated the things that are relayed to the City Commission are the items outlined in Sections 2, 3, and 4. Mr. Gross stated unless the City Commission delegates additional powers to this Board, the Board does not have those powers.

7. Midtown Redevelopment Plan

Mr. Berger stated the Midtown Redevelopment Board reviewed the Midtown Master Plan for three years in meetings and workshops. Mr.

Berger stated the Board has been talking about additional agenda items; and right now, there is nothing in place for additional agenda items. Mr. Berger stated the City Manager approves the Midtown Redevelopment Board agenda prior to distribution as well as those for other Board meetings. Mr. Berger stated the City Manager also approves the City Commission and CRA agendas prior to distribution.

Mr. Louis asked if Mr. Berger was saying we cannot establish an agenda and then forward it to the City Manager for his approval.

Mr. Berger stated staff prepares the agenda; and if the Board wants to add something to the agenda, staff can ask the City Manager to review the request; but if it is something that is outside the Board's purview and duties, that will be up to the City Manager to review.

Mr. Gross stated you are talking about preparing an agenda that is subject to City Manager approval. Mr. Gross stated staff works for the City Manager so they will follow the City Manager's direction. Mr. Gross stated what Mr. Berger is saying that the City Manager may not add something to the agenda that does not fall under this Board's purview. Mr. Gross stated the City Commission could grant the Board additional powers and duties but he cannot speak for the City Manager, who works for the City Commission. Mr. Gross stated if the Board is talking about adding matters outside of the items listed in Section 2, 3, and 4, the Board should look to getting those powers delegated to them by the City Commission.

Mr. Collins stated the Board is limited based on what is listed in the Land Development Code. Mr. Collins stated he would like to know the authority and powers of the CRA and from there the Board could expand their authority and responsibility.

Mr. Gross stated he has not researched it but does not believe there is any reference in the Land Development Code regarding CRA powers. Mr. Gross stated those powers are set by the Redevelopment Act and the Board may want to see that document.

Mr. Robinson stated staff has been directing the Board and we should be directing staff in what we want to discuss. Mr. Robinson stated the Board should be giving staff direction and that is not happening. Mr. Robinson stated the Board is inactive and not doing anything. Mr. Robinson stated the workshop was to change the way the Board is doing business so we can see some action. Mr. Robinson stated what we have been doing is ineffective and the Board should be telling staff what agenda items they want to discuss.

Mr. Gross stated Section B outlines the Board's powers and duties. Mr. Gross stated the Board's powers and duties do not include policy recommendations. Mr. Gross stated the way the Board could receive that authority would be to ask the City Commission to delegate that authority to the Board. Mr. Gross stated staff has been giving items to the Board that are listed in Sections 2, 3, and 4; and as a courtesy to the Board, the staff has been giving the Board Police and Code Enforcement information. Mr. Gross stated this is a City Manager form of government and Reed Berger works for the City Manager.

Mr. Robinson asked how the redevelopment areas were defined.

Mr. Gross stated that predates he and Mr. Berger but for one exception. Mr. Gross stated the S. Atlantic Redevelopment Area was created after he arrived in Daytona Beach.

Ms. Charles stated the Board wanted a workshop so they could better understand the Master Plan and put some steps in place to implement the plan. Ms. Charles stated the Board is now being told they do not have the authority to do that.

Mr. Gross asked how she would like to implement it.

Ms. Charles stated the Board wanted to get an update so we could generate redevelopment that is needed in the area. Ms. Charles stated Mr. Gross is saying we don't have the authority to do that.

Mr. Gross stated the Board does not have that authority. Mr. Gross stated the Board could ask the City Commission to delegate that authority. Mr. Berger stated before 2015, the list of powers and duties for advisory board was longer; but the list has been reduced in the Land Development Code rewrite.

Mr. Berger stated to request an update on the Master Plan is reasonable.

Mr. Collins stated what he envisioned when he took the appointment to this Board is that every time the Board meets, there would be a 3-D rendering of Midtown and they would discuss the Master Plan and the Board would encourage staff to get projects developed. Mr. Collins stated that would involve having control or some input on how funds are used or distributed to encourage that project.

Mr. Gross stated if the Board wanted to have that power, that would have to be assigned by the City Commission.

Mr. Collins stated right now we do not have a say-so on the budget.

Mr. Gross stated the Land Development Code would have to be amended to delegate additional duties.

Mr. Louis expressed concern that Midtown Manor was not addressed by this Board and feels that was insulting.

Mr. Fuqua stated we have to look at bringing investors to Midtown. Mr. Fuqua stated he would like to get an update as to who came in and asked about investing in Midtown.

Mr. Berger stated we do have people come in and staff does go out and try to bring people in to discuss Midtown; but there is no public record since many times a proposal is not submitted.

Mr. Louis stated it is apparent that the Board did not accomplish what it had planned. Mr. Louis stated a second date should be set to continue the discussion and receive input from the Board.

Ms. Stubbs asked when the Board will cover the items that were not covered in today's meeting.

Mr. Collins stated he was glad the Board discussed what they did today. Mr. Collins stated major kudos to staff. Mr. Collins suggested the workshop discussion continue after the next regular Board meeting.

Mr. Berger stated he agreed with that recommendation and will add the items that were not discussed today to that agenda.

Mr. Collins stated after the Board has reviewed the Master Plan, then the Board can discuss what he intended to discuss today. Mr. Collins stated he wants to have a 3D model that would include 2 or 3 areas that the Board could prioritize and the Board could visualize at every meeting. Mr. Collins stated he would also like to have a large binder to place all of the Board documents in one booklet. Mr. Collins stated he would also like to have business cards that state he is a member of the Midtown Redevelopment Board.

Ms. Charles asked that the next agenda include an item to discuss what additional duties and powers the Board would like to request from the City Commission.

Ms. Charles asked if membership on the Board can be extended beyond 4 years.

Mr. Gross stated the Board member serves until a successor is appointed and some members do serve longer because a successor has not been found. Mr. Gross stated the Board could ask the City Commission to change that.

Mr. Louis stated all Board members could attend CRA and City Commission meetings.

Mr. Robinson stated he would like to have more control over agenda items. Mr. Robinson stated he would like to see an update at our meetings on the status of the Master Plan. Mr. Robinson stated he would like to see how many commercial inquiries the city gets and how many are directed to the Midtown area. Mr. Robinson stated this is economic discrimination and he is frustrated. Mr. Robinson stated he does not want to come to meetings and sit there and everything is determined by staff and the Board has no power or say-so over it. Mr. Robinson stated the Strategic Plan is from 2013 and we should not be looking at plans from 2013.

Ms. Stubbs asked if the Board could get a list of the major accomplishments in the last 5 years.

Mr. Collins stated the Board has to show the City Commission that the Board deserves changes. Mr. Collins stated he is not looking to make changes to the Land Development Code for 3 or 4 months at best.

8. **Midtown Master Plan**
9. **Strategic Plan for community Development**
10. **Programs and Capital Projects**
11. **Board Discussion**

The above items will be presented at the next meeting for discussion.

12. **Adjournment**

The Board agreed to continue the workshop following the Regular Midtown Board meeting scheduled for February 11, 2020.

Pierre Louis, Chair

Becky Groom, Board Secretary

COMPSSTAT REPORT



January 19, 2020 through February 1, 2020

CRIME STATISTICS

Craig A. Capri, Chief of Police

Jakari E. Young, Deputy Chief

January 1, 2020 through February 1, 2020 compared to the same periods in 2018 and 2019

DAYTONA BEACH POLICE DEPARTMENT - CITYWIDE	YTD	YTD	2017-2018	YTD	YTD	YTD	2018-2019	YTD	YTD	YTD	2017-2019
	2018	2019	% Change	2019	2020	% Change	2018	2020	% Change	2020	% Change
Homicides	0	0	N/C	0	1	N/C	0	1	N/C	1	N/C
Auto Thefts	20	18	-10%	18	11	-39%	20	11	-45%	11	-45%
Total Burglaries	42	59	40%	59	27	-54%	42	27	-36%	27	-36%
Residence	31	35	13%	35	9	-74%	31	9	-71%	9	-71%
Non Residence	11	24	118%	24	18	-25%	11	18	64%	18	64%
Total Larcenies	245	220	-10%	220	168	-24%	245	168	-31%	168	-31%
Larcenies	88	92	5%	92	58	-37%	88	58	-34%	58	-34%
Larceny Carbreak	45	30	-33%	30	33	10%	45	33	-27%	33	-27%
Larceny Shoplifting	100	81	-19%	81	65	-20%	100	65	-35%	65	-35%
Larceny Bicycle	12	17	42%	17	12	-29%	12	12	0%	12	0%
Total Robberies	3	7	133%	7	2	-71%	3	2	-33%	2	-33%
Armed	0	4	N/C	4	2	-50%	0	2	N/C	2	N/C
Strongarmed	3	3	0%	3	0	-100%	3	0	-100%	0	-100%
Total Agg. Assaults/Bat.	50	38	-24%	38	37	-3%	50	37	-26%	37	-26%
Agg. Assaults/Batteries	50	38	-24%	38	37	-3%	50	37	-26%	37	-26%
Persons Shot	3	1	-67%	1	3	200%	3	3	0%	3	0%
Total Sexual Bat.	0	2	N/C	2	5	150%	0	5	N/C	5	N/C
Sexual Battery	0	0	N/C	0	5	N/C	0	5	N/C	5	N/C
Sexual Battery Child	0	2	N/C	2	0	-100%	0	0	N/C	0	N/C
TOTAL Part One Crimes	360	344	-4%	344	251	-27%	360	251	-30%	251	-30%
Property Crimes	307	297	-3%	297	206	-31%	307	206	-33%	206	-33%
Person Crimes	53	47	-11%	47	45	-4%	53	45	-15%	45	-15%
Total Calls For Service	13,578	14,139	4%	14,139	14,931	6%	13,578	14,931	10%	14,931	10%
Firearm Offenses	13	8	-38%	8	16	100%	13	16	23%	16	23%
Domestic Violence Cases	110	96	-13%	96	102	6%	110	102	-7%	102	-7%
	2018	2019		2019	2020		2018	2020		2020	

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

January 1, 2020 through February 1, 2020 compared to the same periods in 2018 and 2019

DAYTONA BEACH POLICE DEPARTMENT - CITYWIDE	YTD	YTD	2017-2018	YTD	YTD	2018-2019	YTD	YTD	2017-2019
	2018	2019	% Change	2019	2020	% Change	2018	2020	% Change
Homicides	0	0	N/C	0	1	N/C	0	1	N/C
Auto Thefts	20	18	-10%	18	11	-39%	20	11	-45%
Total Burglaries	42	59	40%	59	27	-54%	42	27	-36%
Residence	31	35	13%	35	9	-74%	31	9	-71%
Non Residence	11	24	118%	24	18	-25%	11	18	64%
Total Larcenies	245	220	-10%	220	168	-24%	245	168	-31%
Larcenies	88	92	5%	92	58	-37%	88	58	-34%
Larceny Carbreak	45	30	-33%	30	33	10%	45	33	-27%
Larceny Shoplifting	100	81	-19%	81	65	-20%	100	65	-35%
Larceny Bicycle	12	17	42%	17	12	-29%	12	12	0%
Total Robberies	3	7	133%	7	2	-71%	3	2	-33%
Armed	0	4	N/C	4	2	-50%	0	2	N/C
Strongarmed	3	3	0%	3	0	-100%	3	0	-100%
Total Agg. Assaults/Bat.	50	38	-24%	38	37	-3%	50	37	-26%
Agg. Assaults/Batteries	50	38	-24%	38	37	-3%	50	37	-26%
Persons Shot	3	1	-67%	1	3	200%	3	3	0%
Total Sexual Bat.	0	2	N/C	2	5	150%	0	5	N/C
Sexual Battery	0	0	N/C	0	5	N/C	0	5	N/C
Sexual Battery Child	0	2	N/C	2	0	-100%	0	0	N/C
TOTAL Part One Crimes	360	344	-4%	344	251	-27%	360	251	-30%
Property Crimes	307	297	-3%	297	206	-31%	307	206	-33%
Person Crimes	53	47	-11%	47	45	-4%	53	45	-15%
Total Calls For Service	13,578	14,139	4%	14,139	14,931	6%	13,578	14,931	10%
Firearm Offenses	13	8	-38%	8	16	100%	13	16	23%
Domestic Violence Cases	110	96	-13%	96	102	6%	110	102	-7%
	2018	2019		2019	2020		2018	2020	

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

CITYWIDE	12/1/19	1/19/20		12/15/19	1/19/20		1/5/20	1/19/20		3 Periods
	12/14/19	2/1/20		1/4/20	2/1/20		1/18/20	2/1/20		Average Percent Change
DAYTONA BEACH POLICE DEPARTMENT	Compstat 25	Compstat 2	Percent Change	Compstat 26	Compstat 2	Percent Change	Compstat 1	Compstat 2	Percent Change	Average Percent Change
Homicides	1	0	-100%	0	0	N/C	1	0	-100%	N/C
Auto Thefts	7	4	-43%	8	4	-50%	8	4	-50%	-48%
Total Burglaries	9	17	89%	29	17	-41%	5	17	240%	96%
Residence	7	7	0%	18	7	-61%	1	7	600%	180%
Non Residence	2	10	400%	11	10	-9%	4	10	150%	180%
Total Larcenies	70	68	-3%	116	68	-41%	73	68	-7%	-17%
Larcenies	35	25	-29%	49	25	-49%	29	25	-14%	-30%
Larceny Shoplifting	21	25	19%	36	25	-31%	24	25	4%	-2%
Larceny Carbreak	10	14	40%	25	14	-44%	12	14	17%	4%
Larceny Bicycle	4	4	0%	6	4	-33%	8	4	-50%	-28%
Total Robberies	3	1	-67%	8	1	-88%	3	1	-67%	-74%
Armed	2	1	-50%	5	1	-80%	1	1	0%	-43%
Strongarmed	1	0	-100%	3	0	-100%	2	0	-100%	N/C
Total Agg. Assaults/Bat.	14	9	-36%	36	9	-75%	25	9	-64%	-58%
Agg. Assaults/Batteries	9	7	-22%	23	7	-70%	20	7	-65%	-52%
Domestic Assault/Batteries	5	2	-60%	13	2	-85%	5	2	-60%	-68%
Persons Shot	2	0	-100%	2	0	-100%	3	0	-100%	-100%
Total Sexual Bat.	0	2	N/C	0	2	N/C	3	2	-33%	N/C
Sexual Battery	0	2	N/C	0	2	N/C	3	2	-33%	N/C
Sexual Battery Child	0	0	N/C	0	0	N/C	0	0	N/C	N/C
TOTAL Part One Crimes	104	101	-3%	197	101	-49%	118	101	-14%	-22%
Property Crimes	86	89	3%	153	89	-42%	86	89	3%	-12%
Person Crimes	18	12	-33%	44	12	-73%	32	12	-63%	-56%
Total Calls For Service	6,218	6,651	7%	8,845	6,651	-25%	6,566	6,651	1%	-6%
Firearm Offenses	6	2	-67%	13	2	-85%	13	2	-85%	-79%
Domestic Violence Cases	37	38	3%	83	38	-54%	41	38	-7%	-20%

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Non Calculable

Daytona Beach		1/5/2020	1/19/2020	Percent Change	1/20/2019	1/19/2020	Percent Change
Police Department ARREST Data		1/18/2020	2/1/2020	Change	2/2/2019	2/1/2020	Change
Homicides		0	2	N/C	0	2	N/C
Auto Thefts		1	4	300%	5	4	-20%
Total Burglaries		4	5	25%	7	5	-29%
Residence		1	2	100%	6	2	-67%
Non Residence		3	3	0%	1	3	200%
Total Larcenies		17	11	-35%	25	11	-56%
Larcenies		6	0	-100%	1	0	-100%
Larceny Carbreak		3	2	-33%	2	2	0%
Larceny Shoplifting		8	9	13%	22	9	-59%
Larceny Bicycle		0	0	N/C	0	0	N/C
Total Robberies		1	0	-100%	0	0	N/C
Armed		1	0	-100%	0	0	N/C
Strongarmed		0	0	N/C	0	0	N/C
Total Assaults/Batteries		56	34	-39%	34	34	0%
Assaults		21	5	-67%	7	5	-29%
Domestic		35	29	-23%	27	29	7%
Total Sexual Batteries		0	0	N/C	0	0	N/C
Sexual Battery		0	0	N/C	0	0	N/C
Sexual Battery Child		0	0	N/C	0	0	N/C
Total Part 1 Arrests		79	56	-29%	71	56	-21%
Non-Violent Crime Arrests		22	20	-9%	37	20	-46%
Violent Crime Arrests		57	36	-37%	34	36	6%
Prostitution		11	0	-100%	0	0	N/C
Narcotics		42	36	-14%	54	36	-33%
Miscellaneous		160	166	4%	184	166	-10%
Total Arrests		292	258	-12%	309	258	-17%
		Comstat 1	Comstat 2		LY Comstat 2	Comstat 2	

NOTE: This data is to be used internally for Daytona Beach Police Department use only.

This Crime data is Preliminary and subject to reclassification upon further investigation. N/C = Non Calculable

COMPSSTAT REPORT



CRIME STATISTICS

District 1 – Westside

Captain Scott P. Goss

January 19, 2020 through February 1, 2020

January 1, 2020 through February 1, 2020 compared to the same periods in 2018 and 2019

DAYTONA BEACH POLICE DEPARTMENT - DISTRICT 1	YTD	YTD	2017-2018	YTD	YTD	YTD	2018-2019	YTD	YTD	2017-2019
	2018	2019	% Change	2019	2020	% Change	2018	2020	% Change	
Homicides	0	0	N/C	0	0	N/C	0	0	N/C	
Auto Thefts	16	12	-25%	12	7	-42%	16	7	-56%	
Total Burglaries	24	40	67%	40	16	-60%	24	16	-33%	
Residence	15	20	33%	20	7	-65%	15	7	-53%	
Non Residence	9	20	122%	20	9	-55%	9	9	0%	
Total Larcenies	173	151	-13%	151	119	-21%	173	119	-31%	
Larcenies	51	60	18%	60	41	-32%	51	41	-20%	
Larceny Carbreak	34	19	-44%	19	21	11%	34	21	-38%	
Larceny Shoplifting	81	63	-22%	63	50	-21%	81	50	-38%	
Larceny Bicycle	7	9	29%	9	7	-22%	7	7	0%	
Total Robberies	3	5	67%	5	1	-80%	3	1	-67%	
Armed	0	3	N/C	3	1	-67%	0	1	N/C	
Strongarmed	3	2	-33%	2	0	-100%	3	0	-100%	
Total Agg. Assaults/Bat.	40	21	-48%	21	22	5%	40	22	-45%	
Agg. Assaults/Batteries	40	21	-48%	21	22	5%	40	22	-45%	
Persons Shot	3	1	-67%	1	1	0%	3	1	-67%	
Total Sexual Bat.	0	1	N/C	1	4	300%	0	4	N/C	
Sexual Battery	0	0	N/C	0	4	N/C	0	4	N/C	
Sexual Battery Child	0	1	N/C	1	0	-100%	0	0	N/C	
TOTAL Part One Crimes	256	230	-10%	230	169	-27%	256	169	-34%	
Property Crimes	213	203	-5%	203	142	-30%	213	142	-33%	
Person Crimes	43	27	-37%	27	27	0%	43	27	-37%	
Total Calls For Service	6,021	6,093	1%	6,093	6,432	6%	6,021	6,432	7%	
Firearm Offenses	11	6	-45%	6	11	83%	11	11	0%	
Domestic Violence Cases	68	65	-4%	65	61	-6%	68	61	-10%	
	2018	2019		2019	2020		2018	2020		

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

District 1	12/1/19	1/19/20		12/15/19	1/19/20		1/5/20	1/19/20		
	12/14/19	2/1/20		1/4/20	2/1/20		1/18/20	2/1/20		
DAYTONA BEACH POLICE DEPARTMENT			Percent Change	Compstat 26	Compstat 2	Percent Change	Compstat 1	Compstat 2	Percent Change	
										3 Periods
										Average Percent Change
Homicides	1	0	-100%	0	0	N/C	0	0	N/C	N/C
Auto Thefts	6	4	-33%	6	4	-33%	3	4	33%	-11%
Total Burglaries	7	10	43%	19	10	-47%	4	10	150%	48%
Residence	6	5	-17%	12	5	-58%	1	5	400%	108%
Non Residence	1	5	400%	7	5	-29%	3	5	67%	146%
Total Larcenies	42	48	14%	81	48	-41%	51	48	-6%	-11%
Larcenies	19	18	-5%	37	18	-51%	20	18	-10%	-22%
Larceny Shoplifting	13	18	38%	24	18	-25%	20	18	-10%	1%
Larceny Carbreak	8	10	25%	18	10	-44%	6	10	67%	16%
Larceny Bicycle	2	2	0%	2	2	0%	5	2	-60%	-20%
Total Robberies	2	1	-50%	7	1	-86%	0	1	N/C	N/C
Armed	1	1	0%	4	1	-75%	0	1	N/C	N/C
Strongarmed	1	0	-100%	3	0	-100%	0	0	N/C	N/C
Total Agg. Assaults/Bat.	12	6	-50%	25	6	-76%	16	6	-63%	-63%
Agg. Assaults/Batteries	7	5	-29%	17	5	-71%	12	5	-58%	-52%
Domestic Assault/Batteries	5	1	-80%	8	1	-88%	4	1	-75%	-81%
Persons Shot	2	0	-100%	2	0	-100%	1	0	-100%	N/C
Total Sexual Bat.	0	2	N/C	0	2	N/C	2	2	0%	N/C
Sexual Battery	0	2	N/C	0	2	N/C	2	2	0%	N/C
Sexual Battery Child	0	0	N/C	0	0	N/C	0	0	N/C	N/C
TOTAL Part One Crimes	70	71	1%	138	71	-49%	76	71	-7%	-18%
Property Crimes	55	62	13%	106	62	-42%	58	62	7%	-7%
Person Crimes	15	9	-40%	32	9	-72%	18	9	-50%	-54%
Total Calls For Service	2,780	2,928	5%	3,880	2,928	-25%	2,812	2,928	4%	-5%
Firearm Offenses	4	2	-50%	12	2	-83%	8	2	-75%	-69%
Domestic Violence Cases	23	24	4%	50	24	-52%	22	24	9%	-13%
Compstat 25	Compstat 2	Percent Change	Compstat 26	Compstat 2	Percent Change	Compstat 1	Compstat 2	Percent Change	Avg Percent	

NOTE: This Crime data is preliminary, and subject to reclassification upon further investigation. N/C - Non Calculable



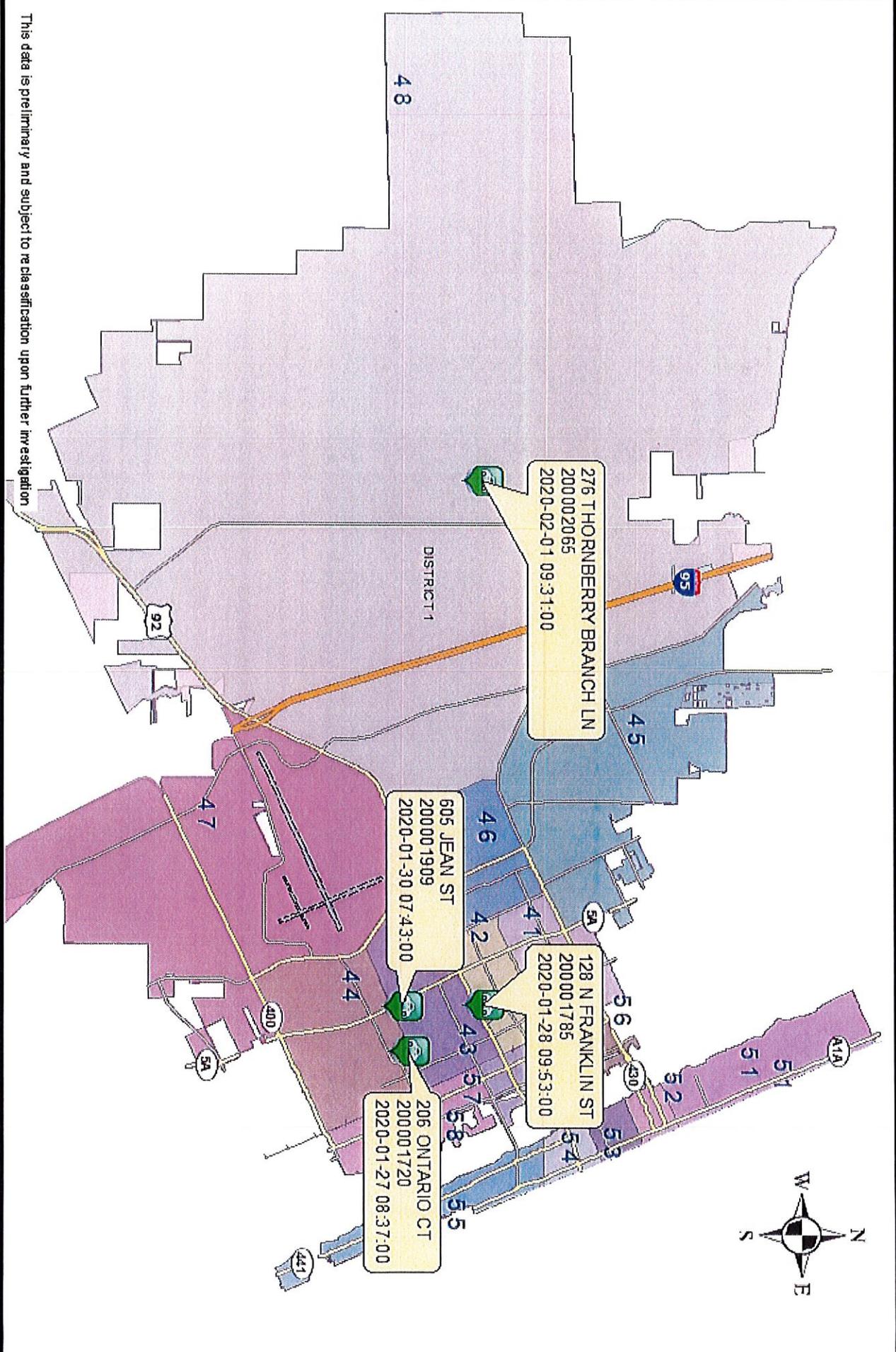
District 1 - Part 1 Crimes by Zone

1/1/2020 through 2/1/2020

DAYTONA BEACH POLICE DEPARTMENT	Total	DB41	DB42	DB43	DB44	DB45	DB46	DB47	DB48
Total	226	12	16	30	22	20	31	52	43
Aggravated Assaults*	18	2	0	6	2	2	2	3	1
Auto Theft*	11	3	1	1	0	1	1	3	1
Burglary Non-Residence	20	1	2	5	8	0	0	1	3
Burglary Residence	20	2	4	3	1	7	2	0	1
Homicide	0	0	0	0	0	0	0	0	0
Larceny All Other	60	2	6	9	6	5	11	9	12
Larceny Bicycle	9	0	1	0	1	1	3	3	0
Larceny Carbreak	19	2	1	2	3	3	4	0	4
Larceny Shoplifting	63	0	0	1	1	1	6	33	21
Robbery Armed	3	0	0	2	0	0	1	0	0
Robbery Strongarm	2	0	0	1	0	0	1	0	0
Sexual Battery*	1	0	1	0	0	0	0	0	0

*The Aggravated Assault, Auto Theft, & Sexual Battery statistics reflect the total number of incidents, it does not indicate the total number of victims or vehicles. The Highlighted numbers indicate zones with higher levels of activity.

District 1 Auto Thefts 1/19/2020 through 2/1/2020



This data is preliminary and subject to reclassification upon further investigation



Legend

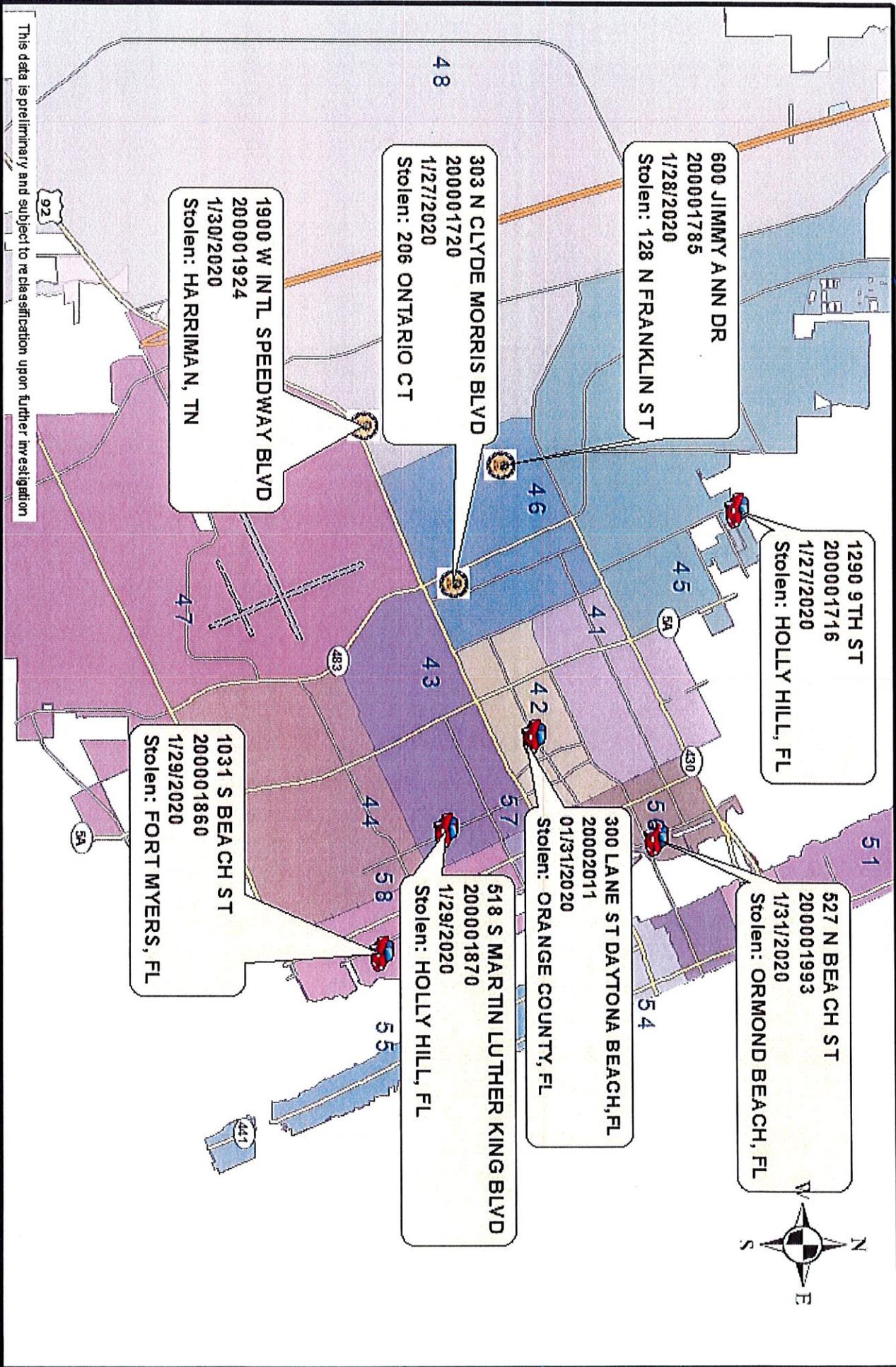


Auto Theft



Daytona Beach Police Department
Prepared by: P.Pringle
Date: February 4, 2020

Citywide Auto Recoveries 01/19/20 through 2/01/20



Legend



Stolen DB/Recovered DBPD

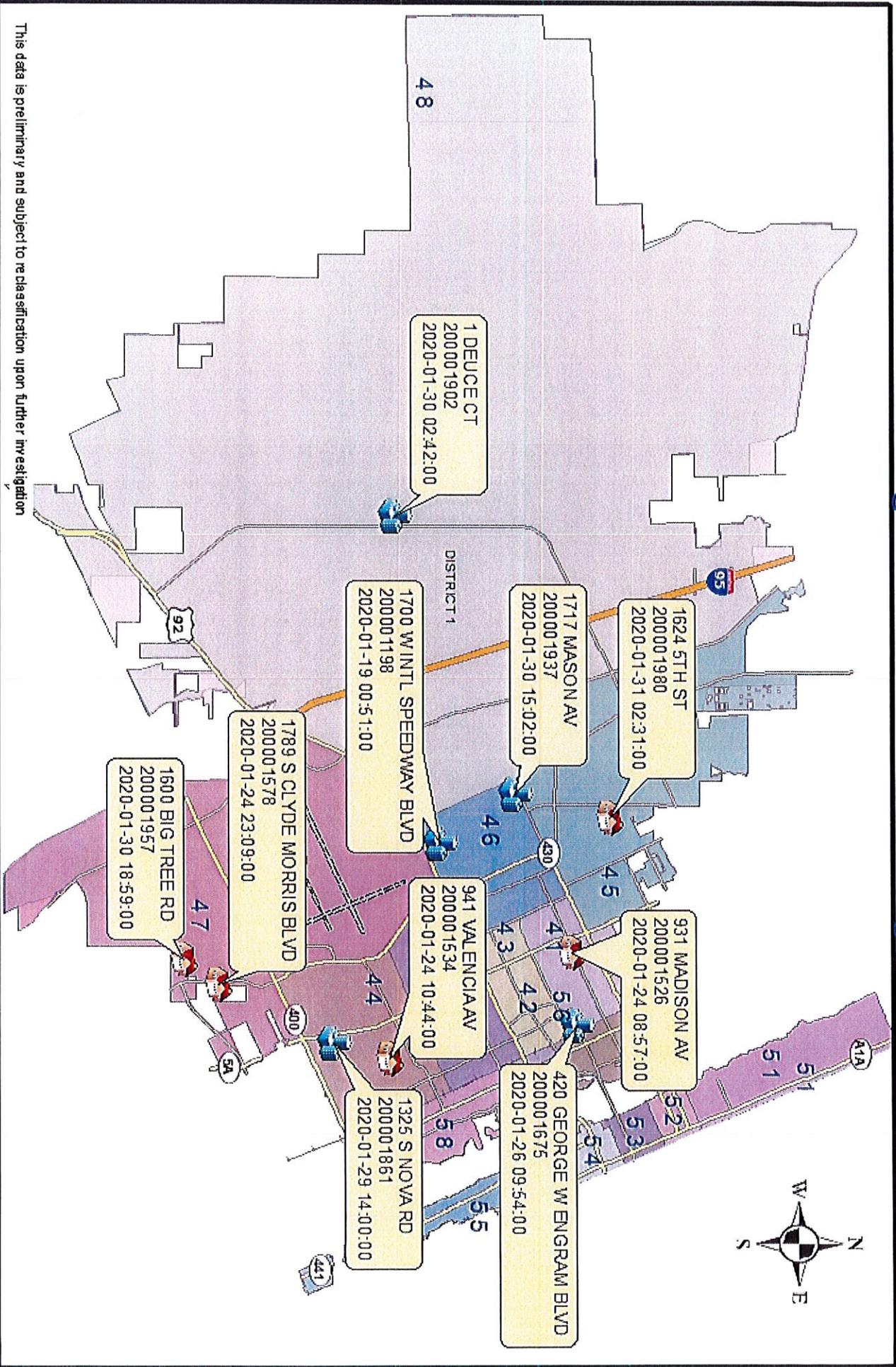


Stolen Outside Agency/Recovered DBPD



Daytona Beach Police Department
 Prepared by: V.Reese
 Date: February 3, 2020

District 1 Burglaries 1/19/2020 through 2/1/2020



This data is preliminary and subject to reclassification upon further investigation

Legend



Burglary Non Residence



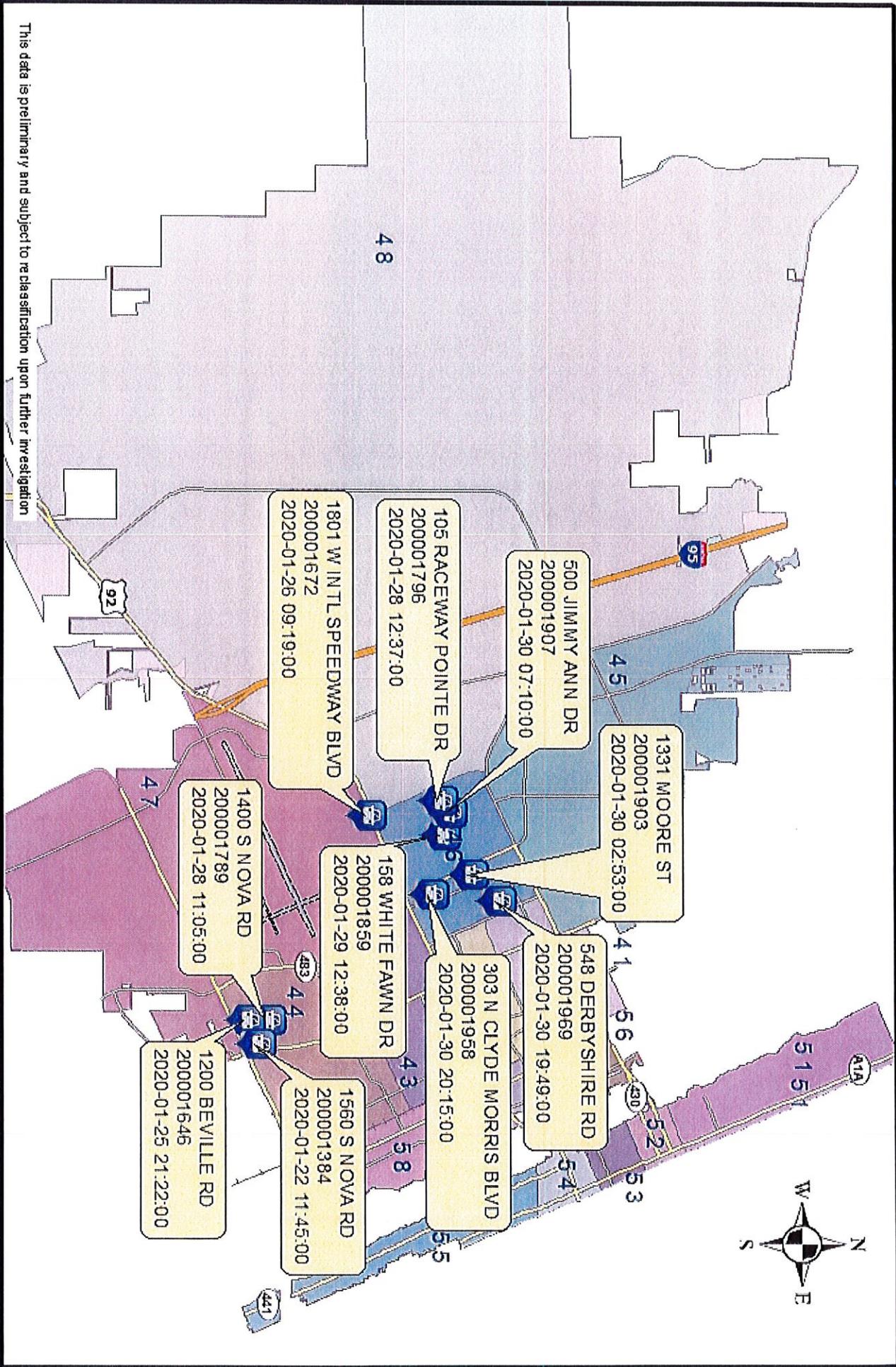
Burglary Residence



Daytona Beach Police Department

Prepared by: P. Pringle
Date: February 4, 2020

District 1 Larceny Carbreaks 1/19/2020 through 2/1/2020



Legend



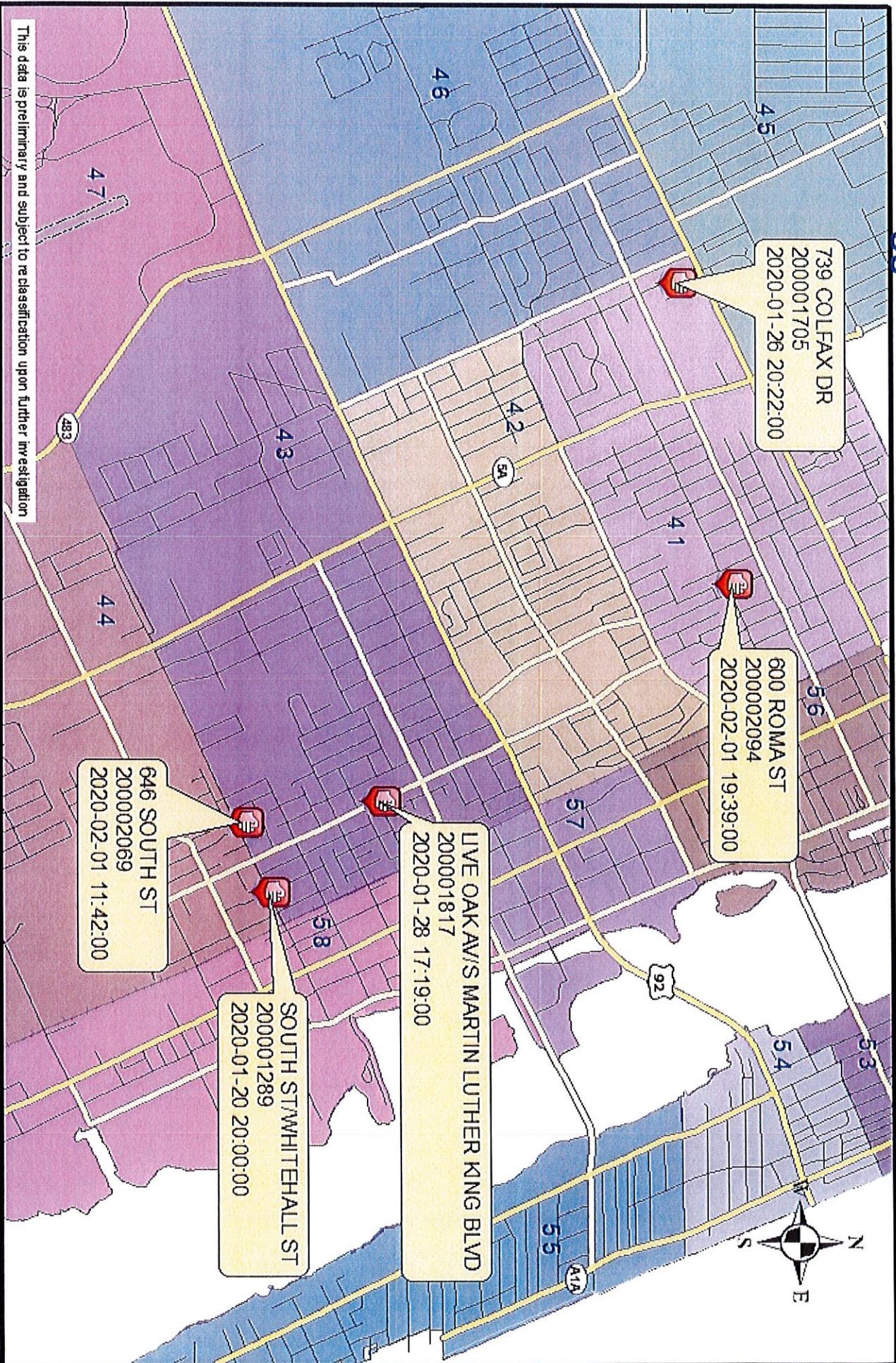
Larceny Carbreak



Daytona Beach Police Department

Prepared by: P.Pringle
Date: February 4, 2020

District1 Aggravated Assaults and Batteries 1/19/2020 through 2/11/2020



Legend



Aggravated Assault/Battery

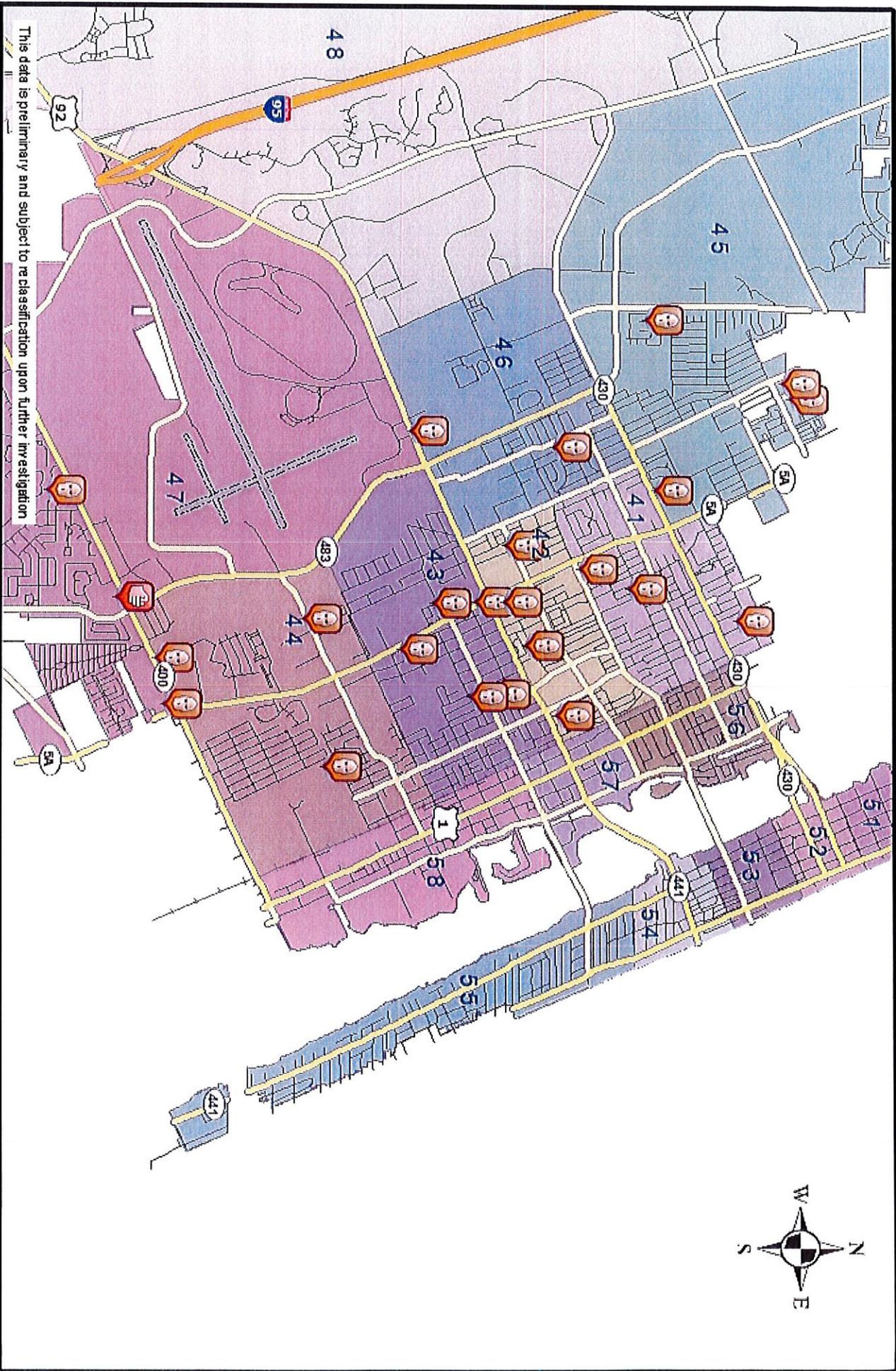


Daytona Beach Police Department

Prepared by: T. Young

Date: February 4, 2020

District 1 Domestic Assaults and Batteries 1/19/2020 through 2/1/2020



Legend



Simple Domestic Assault/Battery



Aggravated Domestic Assault/Battery

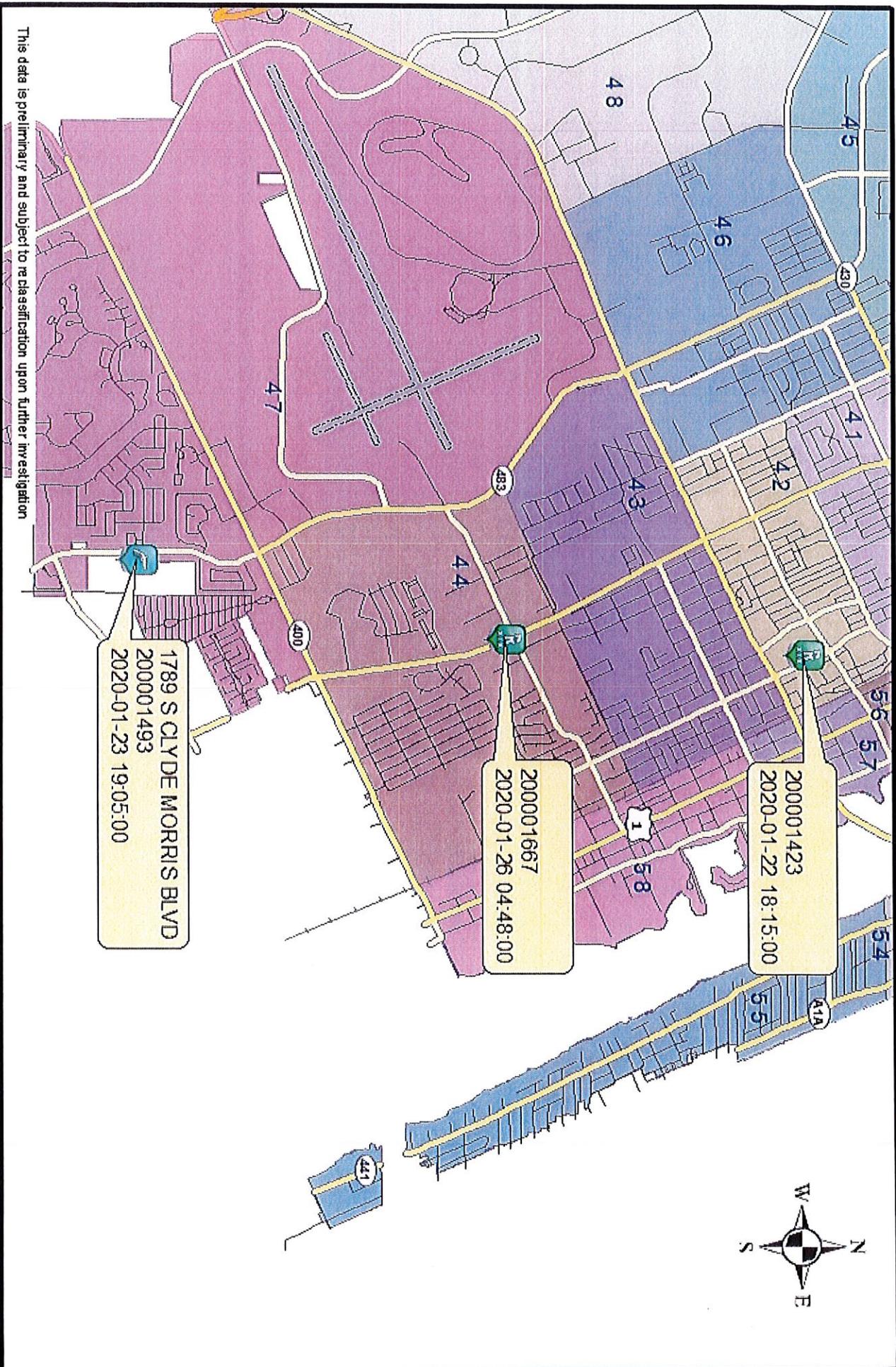


Daytona Beach Police Department

Prepared by: T. Young

Date: February 4, 2020

District 1 Robberies and Sexual Batteries 1/19/2020 through 2/1/2020



Legend



Armed Robbery



Sexual Battery

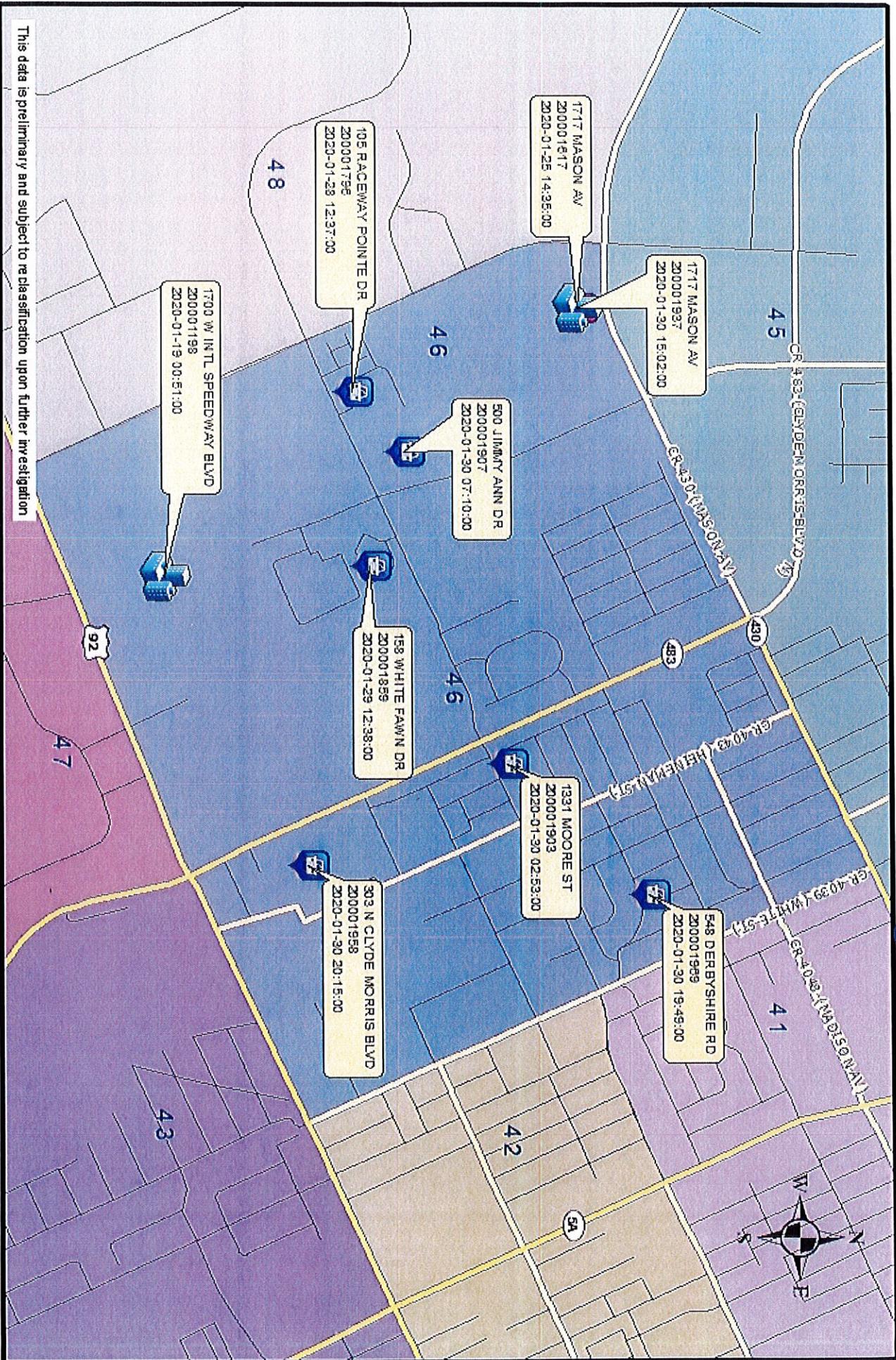


Daytona Beach Police Department

Prepared by: T. Young

Date: February 4, 2020

District 1 Hot Zone 46 1/19/2020 through 2/1/2020



Legend



Arson
Larceny Carbreak



Burglary Non Residence



Daytona Beach Police Department
Prepared by: T. Young
Date: February 4, 2020

FLORIDA STATE STATUTES
CHAPTER 163 PART III
COMMUNITY REDEVELOPMENT

- 163.330 Short title.
- 163.335 Findings and declarations of necessity.
- 163.340 Definitions.
- 163.345 Encouragement of private enterprise.
- 163.346 Notice to taxing authorities.
- 163.350 Workable program.
- 163.353 Power of taxing authority to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority.
- 163.355 Finding of necessity by county or municipality.
- 163.356 Creation of community redevelopment agency.
- 163.357 Governing body as the community redevelopment agency.
- 163.358 Exercise of powers in carrying out community redevelopment and related activities.
- 163.360 Community redevelopment plans.
- 163.361 Modification of community redevelopment plans.
- 163.362 Contents of community redevelopment plan.
- 163.365 Neighborhood and communitywide plans.
- 163.367 Public officials, commissioners, and employees subject to code of ethics.
- 163.370 Powers; counties and municipalities; community redevelopment agencies.
- 163.371 Reporting requirements.
- 163.3755 Termination of community redevelopment agencies.
- 163.3756 Inactive community redevelopment agencies.
- 163.380 Disposal of property in community redevelopment area.
- 163.385 Issuance of revenue bonds.
- 163.387 Redevelopment trust fund.
- 163.390 Bonds as legal investments.
- 163.395 Property exempt from taxes and from levy and sale by virtue of an execution.
- 163.400 Cooperation by public bodies.
- 163.405 Title of purchaser.
- 163.410 Exercise of powers in counties with home rule charters.
- 163.415 Exercise of powers in counties without home rule charters.
- 163.430 Powers supplemental to existing community redevelopment powers.
- 163.445 Assistance to community redevelopment by state agencies.

163.450 Municipal and county participation in neighborhood development programs under Pub. L. No. 90-448.

163.463 Applicability of ch. 2002-294.

163.330 Short title.—This part shall be known and may be cited as the “Community Redevelopment Act of 1969.”

History.—s. 1, ch. 69-305.

163.335 Findings and declarations of necessity.—

(1) It is hereby found and declared that there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

(3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

(4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.

(5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.

(6) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

(7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

History.—s. 2, ch. 69-305; ss. 1, 22, ch. 84-356; s. 1, ch. 98-201; s. 6, ch. 2006-11.

163.340 Definitions.—The following terms, wherever used or referred to in this part, have the following meanings:

(1) “Agency” or “community redevelopment agency” means a public agency created by, or designated pursuant to, s. 163.356 or s. 163.357.

(2) “Public body” means the state or any county, municipality, authority, special district as defined in s. 165.031(7), or other public body of the state, except a school district.

(3) “Governing body” means the council, commission, or other legislative body charged with governing the county or municipality.

(4) “Mayor” means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.

(5) “Clerk” means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.

(6) "Federal Government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(b) 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; or

(c) The existence of conditions that endanger life or property by fire or other causes.

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

(b) 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.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) 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.

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

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, “blighted area” means an area as defined in this subsection.

(9) “Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) “Community redevelopment area” means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

(11) “Community redevelopment plan” means a plan, as it exists from time to time, for a community redevelopment area.

(12) “Related activities” means:

(a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a communitywide plan or program pursuant to s. 163.365.

(b) The functions related to the acquisition and disposal of real property pursuant to s. 163.370(4).

(c) The development of affordable housing for residents of the area.

(d) The development of community policing innovations.

(13) “Real property” means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and

use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

(14) “Bonds” means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

(15) “Obligee” means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor’s interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.

(16) “Person” means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(17) “Area of operation” means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.

(18) “Housing authority” means a housing authority created by and established pursuant to chapter 421.

(19) “Board” or “commission” means a board, commission, department, division, office, body or other unit of the county or municipality.

(20) “Public officer” means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.

(21) “Debt service millage” means any millage levied pursuant to s. 12, Art. VII of the State Constitution.

(22) “Increment revenue” means the amount calculated pursuant to s. 163.387(1).

(23) “Community policing innovation” means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

(24) “Taxing authority” means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment area.

History.—s. 3, ch. 69-305; s. 1, ch. 77-391; s. 1, ch. 81-44; s. 3, ch. 83-231; ss. 2, 22, ch. 84-356; s. 83, ch. 85-180; s. 72, ch. 87-243; s. 33, ch. 91-45; s. 1, ch. 93-286; s. 1, ch. 94-236; s. 1447, ch. 95-147; s. 2, ch. 98-201; s. 1, ch. 98-314; s. 2, ch. 2002-294; s. 7, ch. 2006-11; s. 1, ch. 2006-307; s. 20, ch. 2013-15; s. 7, ch. 2015-30.

163.345 Encouragement of private enterprise.—

(1) Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the

county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Any county or municipality shall give consideration to this objective in exercising its powers under this part, including the formulation of a workable program; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans (consistent with the general plan of the county or municipality); the development and implementation of community policing innovations; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the development of affordable housing; the disposition of any property acquired, subject to the limitations of s. 73.013; and the provision of necessary public improvements.

(2) In giving consideration to the objectives outlined in subsection (1), the county or municipality shall consider making available the incentives provided under the Florida Enterprise Zone Act and chapter 420.

History.—s. 4, ch. 69-305; s. 4, ch. 83-231; s. 2, ch. 94-236; s. 2, ch. 98-314; s. 26, ch. 2001-60; s. 12, ch. 2005-287; s. 8, ch. 2006-11.

163.346 Notice to taxing authorities.—Before the governing body adopts any resolution or enacts any ordinance required under s. 163.355, s. 163.356, s. 163.357, or s. 163.387; creates a community redevelopment agency; approves, adopts, or amends a community redevelopment plan; or issues redevelopment revenue bonds under s. 163.385, the governing body must provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3)(a) and, at least 15 days before such proposed action, mail by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area.

History.—s. 8, ch. 84-356; s. 2, ch. 93-286; s. 13, ch. 95-310.

163.350 Workable program.—Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community

policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof.

History.—s. 5, ch. 69-305; s. 3, ch. 84-356; s. 3, ch. 94-236; s. 3, ch. 98-314.

163.353 Power of taxing authority to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority.—Notwithstanding any other provision of general or special law, the purposes for which a taxing authority may levy taxes or appropriate funds to a redevelopment trust fund include the preservation and enhancement of the tax base of such taxing authority and the furthering of the purposes of such taxing authority as provided by law.

History.—s. 21, ch. 84-356.

163.355 Finding of necessity by county or municipality.—No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

History.—s. 6, ch. 69-305; s. 4, ch. 84-356; s. 4, ch. 94-236; s. 3, ch. 2002-294.

163.356 Creation of community redevelopment agency.—

(1) Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a “community redevelopment agency.” A charter county having a population less than or equal to 1.6 million may create, by a vote of at least a majority plus one of the entire governing body of the charter county, more than one community redevelopment agency. Each such agency shall be constituted as a public instrumentality, and the exercise by a community redevelopment agency of the powers conferred by this part shall be deemed and held to be the performance of an essential public function. Community redevelopment agencies of a county have the power to function within the corporate limits of a municipality only as, if, and when the governing body of the municipality has by resolution concurred in the community redevelopment plan or plans proposed by the governing body of the county.

(2) When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term. As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.

(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

(d) An agency authorized to transact business and exercise powers under this part shall file with the governing body the report required pursuant to s. 163.371(1).

(e) At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems

necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.

History.—s. 2, ch. 77-391; s. 1, ch. 83-231; s. 6, ch. 84-356; s. 903, ch. 95-147; s. 4, ch. 98-314; s. 41, ch. 2001-266; s. 4, ch. 2002-294; s. 2, ch. 2006-307; s. 2, ch. 2019-163.

163.357 Governing body as the community redevelopment agency.—

(1)(a) As an alternative to the appointment of not fewer than five or more than seven members of the agency, the governing body may, at the time of the adoption of a resolution under s. 163.355, or at any time thereafter by adoption of a resolution, declare itself to be an agency, in which case all the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body of the county or municipality, subject to all responsibilities and liabilities imposed or incurred.

(b) The members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. If the governing body declares itself to be an agency which already exists, the new agency is subject to all of the responsibilities and liabilities imposed or incurred by the existing agency.

(c) A governing body which consists of five members may appoint two additional persons to act as members of the community redevelopment agency. The terms of office of the additional members shall be for 4 years, except that the first person appointed shall initially serve a term of 2 years. Persons appointed under this section are subject to all provisions of this part relating to appointed members of a community redevelopment agency.

(d) As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(2) Nothing in this part prevents the governing body from conferring the rights, powers, privileges, duties, and immunities of a community redevelopment agency upon any entity in existence on July 1, 1977, which has been authorized by law to function as a downtown development board or authority or as any other body the purpose of which is to prevent and eliminate slums and blight through community redevelopment plans. Any entity in existence on July 1, 1977, which has been vested with the rights, powers, privileges, duties, and immunities of a community redevelopment agency is subject to all provisions and responsibilities imposed by this part, notwithstanding any provisions to the

contrary in any law or amendment thereto which established the entity. Nothing in this act shall be construed to impair or diminish any powers of any redevelopment agency or other entity as referred to herein in existence on the effective date of this act or to repeal, modify, or amend any law establishing such entity, except as specifically set forth herein.

History.—s. 2, ch. 77-391; s. 75, ch. 79-400; s. 2, ch. 83-231; s. 5, ch. 84-356; s. 3, ch. 2006-307.

163.358 Exercise of powers in carrying out community redevelopment and related activities.— Each county and municipality has all powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including those powers granted under s. 163.370. A county or municipality may delegate such powers to a community redevelopment agency created under s. 163.356, except the following, which continue to vest in the governing body of the county or municipality:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.

(4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(4) and the power to assume the responsibility to bear loss as provided in s. 163.370(4).

(5) The power to approve the development of community policing innovations.

(6) The power of eminent domain.

History.—s. 2, ch. 77-391; s. 70, ch. 81-259; s. 7, ch. 84-356; s. 34, ch. 91-45; s. 5, ch. 98-314; s. 9, ch. 2006-11.

163.360 Community redevelopment plans.—

(1) Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

(2) The community redevelopment plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

(3) The community redevelopment plan may provide for the development and implementation of community policing innovations.

(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

(5) The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).

(6)(a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.

(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):

1. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(7) Following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;

2. That the need for housing accommodations has increased in the area;

3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

2. Acquisition may require the exercise of governmental action, as provided in this part, because of:

a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;

b. Tax delinquency;

c. Improper subdivisions;

- d. Outmoded street patterns;
 - e. Deterioration of site;
 - f. Economic disuse;
 - g. Unsuitable topography or faulty lot layouts;
 - h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
 - i. Any combination of such factors or other conditions which retard development of the area.
3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

(9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

(10) Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34(4), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a "blighted area," and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.

History.—s. 7, ch. 69-305; s. 3, ch. 77-391; s. 5, ch. 83-231; s. 6, ch. 83-334; s. 9, ch. 84-356; s. 26, ch. 85-55; s. 3, ch. 93-286; s. 5, ch. 94-236; s. 3, ch. 98-201; s. 6, ch. 98-314; s. 63, ch. 99-2; s. 4, ch. 2006-307; s. 33, ch. 2011-139; s. 3, ch. 2016-198.

163.361 Modification of community redevelopment plans.—

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

(2) The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

(3)(a) In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the

agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.

(b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:

1. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to

the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(4) A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.

(5) If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

History.—s. 4, ch. 77-391; s. 6, ch. 83-231; s. 904, ch. 95-147; s. 7, ch. 98-314; s. 5, ch. 2002-294; s. 5, ch. 2006-307.

163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall:

(1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

(c) The approximate number of dwelling units.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

(3) If the redevelopment area contains low or moderate income housing, 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.

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

(11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236; s. 6, ch. 2002-294.

163.365 Neighborhood and communitywide plans.—

(1) Any municipality or county or any public body authorized to perform planning work may prepare a general neighborhood redevelopment plan for a community redevelopment area or areas, together with any adjoining areas having specially related problems, which may be of such scope that redevelopment activities may have to be carried out in stages. Such plans may include, but not be limited to, a preliminary plan which:

- (a) Outlines the community redevelopment activities proposed for the area involved;
- (b) Provides a framework for the preparation of community redevelopment plans; and
- (c) Indicates generally the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property and portions of the area contemplated for clearance and redevelopment.

A general neighborhood redevelopment plan shall, in the determination of the governing body, conform to the general plan of the locality as a whole and the workable program of the county or municipality.

(2) Any county or municipality or any public body authorized to perform planning work may prepare or complete a communitywide plan or program for community redevelopment which shall conform to the general plan for the development of the county or municipality as a whole and may include, but not be limited to, identification of slum or blighted areas, measurement of blight, determination of resources needed and available to renew such areas, identification of potential project areas and types of action contemplated, including the development of affordable housing if needed and appropriate for the area, and scheduling of community redevelopment activities.

(3) Authority is hereby vested in every county and municipality to prepare, adopt, and revise from time to time a general plan for the physical development of the county or municipality as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related county or municipal planning activities, and to make available and to appropriate necessary funds therefor.

History.—s. 8, ch. 69-305; s. 7, ch. 94-236.

163.367 Public officials, commissioners, and employees subject to code of ethics.—

(1) The officers, commissioners, and employees of a community redevelopment agency created by, or designated pursuant to, s. 163.356 or s. 163.357 are subject to part III of chapter 112, and commissioners also must comply with the ethics training requirements as imposed in s. 112.3142.

(2) If any such official, commissioner, or employee presently owns or controls, or owned or controlled within the preceding 2 years, any interest, direct or indirect, in any property which he or she knows is included or planned to be included in a community redevelopment area, he or she shall immediately disclose this fact in the manner provided in part III of chapter 112. Any disclosure required to be made by this section shall be made prior to taking any official action pursuant to this section.

(3) No commissioner or other officer of any community redevelopment agency, board, or commission exercising powers pursuant to this part shall hold any other public office under the county or municipality other than his or her commissionership or office with respect to such community redevelopment agency, board, or commission.

History.—s. 6, ch. 77-391; s. 76, ch. 79-400; s. 8, ch. 83-231; s. 905, ch. 95-147; s. 3, ch. 2019-163.

163.370 Powers; counties and municipalities; community redevelopment agencies.—

(1) Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.

5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.

2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.

3. To hold, improve, clear, or prepare for redevelopment any such property.

4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.

6. To enter into any contracts necessary to effectuate the purposes of this part.

7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public

body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively

promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.

(o) To develop and implement community policing innovations.

(3) The following projects may not be paid for or financed by increment revenues:

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

(5) A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.

History.—s. 9, ch. 69-305; s. 7, ch. 77-391; s. 11, ch. 84-356; s. 7, ch. 93-286; s. 8, ch. 94-236; s. 3, ch. 98-314; s. 10, ch. 2006-11; s. 6, ch. 2006-307; s. 9, ch. 2007-5; s. 4, ch. 2019-163.

163.371 Reporting requirements.—

(1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment

agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect.

(2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

(a) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each project.
2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.

5. Total amount expended for affordable housing for low-income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

*History.—*s. 5, ch. 2019-163.

163.3755 Termination of community redevelopment agencies.—

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.

History.—s. 6, ch. 2019-163.

163.3756 Inactive community redevelopment agencies.—

(1) The Legislature finds that a number of community redevelopment agencies continue to exist, but do not report any revenues, expenditures, or debt in the annual reports they file with the Department of Financial Services pursuant to s. 218.32.

(2)(a) A community redevelopment agency that has reported no revenue, no expenditures, and no debt under s. 189.016(9) or s. 218.32 for 6 consecutive fiscal years beginning no earlier than October 1, 2016, must be declared inactive by the Department of Economic Opportunity, which shall notify the agency of the declaration. If the agency does not have board members or an agent, the notice of the declaration of inactive status must be delivered to the county or municipal governing board or commission that created the agency.

(b) The governing board of a community redevelopment agency that is declared inactive under this section may seek to invalidate the declaration by initiating proceedings under s. 189.062(5) within 30 days after the date of the receipt of the notice from the Department of Economic Opportunity.

(3) A community redevelopment agency that is declared inactive under this section may expend funds from the redevelopment trust fund only as necessary to service outstanding bond debt. The agency may not expend other funds in the absence of an ordinance of the local governing body that created the agency which consents to the expenditure of such funds.

(4) The provisions of s. 189.062(2) and (4) do not apply to a community redevelopment agency that has been declared inactive under this section.

(5) The provisions of this section are cumulative to the provisions of s. 189.062. To the extent the provisions of this section conflict with the provisions of s. 189.062, this section prevails.

(6) The Department of Economic Opportunity shall maintain on its website a separate list of community redevelopment agencies declared inactive under this section.

History.—s. 7, ch. 2019-163.

163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such

covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.

(4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

(5) If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.

(6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

History.—s. 11, ch. 69-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162; s. 906, ch. 95-147; s. 1, ch. 96-254; s. 9, ch. 98-314; s. 12, ch. 2006-11.

163.385 Issuance of revenue bonds.—

(1)(a) When authorized or approved by resolution or ordinance of the governing body, a county, municipality, or community redevelopment agency has power in its corporate capacity, in its discretion, to issue redevelopment revenue bonds from time to time to finance the undertaking of any community redevelopment under this part, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and has power to issue refunding bonds for the payment or retirement of bonds or other obligations previously issued. For any agency created before July 1, 2002, any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part shall mature within 60 years after the end of the fiscal year in which the initial community redevelopment plan was approved or adopted. For any agency created on or after July 1, 2002, any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part shall mature within 40 years after the end of the fiscal year in which the initial community redevelopment plan is approved or adopted. However, in no event shall any redevelopment revenue bonds or other obligations issued to finance the undertaking of any community redevelopment under this part mature later than the expiration of the plan in effect at the time such bonds or obligations were issued. The security for such bonds may be based upon the anticipated assessed valuation of the completed community redevelopment and such other revenues as are legally available. Any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the redevelopment trust fund or the fiscal year in which the plan is subsequently amended. However, for any agency created on or after July 1, 2002, any form of indebtedness pledging increment revenues to the repayment thereof shall mature by the 40th year after the fiscal year in which the initial community redevelopment plan is approved or adopted. However, any refunding bonds issued pursuant to this paragraph may not mature later than the final maturity date of any bonds or other obligations issued pursuant to this paragraph being paid or retired with the proceeds of such refunding bonds.

(b) In anticipation of the sale of revenue bonds pursuant to paragraph (a), the county, municipality, or community redevelopment agency may issue bond anticipation notes and may renew such notes from time to time, but the maximum maturity of any such note, including renewals thereof, may not exceed 5 years from the date of issue of the original note. Such notes shall be paid from any revenues of the county, municipality, or community redevelopment agency available therefor and not otherwise pledged or from the proceeds of sale of the revenue bonds in anticipation of which they were issued.

(2) Bonds issued under this section do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not subject to the provisions of any other law or charter relating to the authorization, issuance, or sale of bonds. Bonds issued under the provisions of this part are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, are exempted from all taxes, except those taxes imposed by chapter 220 on interest, income, or profits on debt obligations owned by corporations.

(3) Bonds issued under this section shall be authorized by resolution or ordinance of the governing body; may be issued in one or more series; and shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates, be in such denomination or denominations, be in such form either with or without coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment at such place or places, be subject to such terms of redemption (with or without premium), be secured in such manner, and have such other characteristics as may be provided by such resolution or ordinance or by a trust indenture or mortgage issued pursuant thereto. Bonds issued under this section may be sold in such manner, either at public or private sale, and for such price as the governing body may determine will effectuate the purpose of this part.

(4) In case any of the public officials of the county, municipality, or community redevelopment agency whose signatures appear on any bonds or coupons issued under this part cease to be such officials before the delivery of such bonds, such signatures are, nevertheless, valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery.

(5) In any suit, action, or proceeding involving the validity or enforceability of any bond issued under this part, or the security therefor, any such bond reciting in substance that it has been issued by the county, municipality, or community redevelopment agency in connection with community redevelopment, as herein defined, shall be conclusively deemed to have been issued for such purpose, and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the provisions of this part.

(6) Subsections (1), (4), and (5), as amended by s. 14, chapter 84-356, Laws of Florida, do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any

bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 12, ch. 69-305; s. 12, ch. 73-302; s. 2, ch. 76-147; s. 10, ch. 77-391; s. 77, ch. 79-400; ss. 14, 22, ch. 84-356; s. 6, ch. 93-286; s. 9, ch. 94-236; s. 15, ch. 95-310; s. 7, ch. 2002-294.

163.387 Redevelopment trust fund.—

(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:

1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

However, the governing body may, in the ordinance providing for the funding of a trust fund established with respect to any community redevelopment area, determine that the amount to be funded by each taxing authority annually shall be less than 95 percent of the difference between subparagraphs 1. and 2., but in no event shall such amount be less than 50 percent of such difference.

(b)1. For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home

rule charter, the amount of tax increment to be contributed by any taxing authority shall be limited as follows:

a. If a taxing authority imposes a millage rate that exceeds the millage rate imposed by the governing body that created the trust fund, the amount of tax increment to be contributed by the taxing authority imposing the higher millage rate shall be calculated using the millage rate imposed by the governing body that created the trust fund. Nothing shall prohibit any taxing authority from voluntarily contributing a tax increment at a higher rate for a period of time as specified by interlocal agreement between the taxing authority and the community redevelopment agency.

b. At any time more than 24 years after the fiscal year in which a taxing authority made its first contribution to a redevelopment trust fund, by resolution effective no sooner than the next fiscal year and adopted by majority vote of the taxing authority's governing body at a public hearing held not less than 30 or more than 45 days after written notice by registered mail to the community redevelopment agency and published in a newspaper of general circulation in the redevelopment area, the taxing authority may limit the amount of increment contributed by the taxing authority to the redevelopment trust fund to the amount of increment the taxing authority was obligated to contribute to the redevelopment trust fund in the fiscal year immediately preceding the adoption of such resolution, plus any increase in the increment after the adoption of the resolution computed using the taxable values of any area which is subject to an area reinvestment agreement. As used in this subparagraph, the term "area reinvestment agreement" means an agreement between the community redevelopment agency and a private party, with or without additional parties, which provides that the increment computed for a specific area shall be reinvested in services or public or private projects, or both, including debt service, supporting one or more projects consistent with the community redevelopment plan that is identified in the agreement to be constructed within that area. Any such reinvestment agreement must specify the estimated total amount of public investment necessary to provide the projects or services, or both, including any applicable debt service. The contribution to the redevelopment trust fund of the increase in the increment of any area that is subject to an area reinvestment agreement following the passage of a resolution as provided in this sub-subparagraph shall cease when the amount specified in the area reinvestment agreement as necessary to provide the projects or services, or both, including any applicable debt service, has been invested.

2. For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan after October 1, 2006, in a manner that expands the boundaries of the redevelopment area, the amount of increment to be contributed by any taxing authority with respect to the expanded area shall be limited as set forth in sub-subparagraphs 1.a. and b.

(2)(a) Except for the purpose of funding the trust fund pursuant to subsection (3), upon the adoption of an ordinance providing for funding of the redevelopment trust fund as provided in this section, each taxing authority shall, by January 1 of each year, appropriate to the trust fund for so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum that is no less than the increment as defined and determined in subsection (1) or paragraph (3)(b) accruing to such taxing authority. If the community redevelopment plan is amended or modified pursuant to s. 163.361(1), each such taxing authority shall make the annual appropriation for a period not to exceed 30 years after the date the governing body amends the plan but no later than 60 years after the fiscal year in which the plan was initially approved or adopted. However, for any agency created on or after July 1, 2002, each taxing authority shall make the annual appropriation for a period not to exceed 40 years after the fiscal year in which the initial community redevelopment plan is approved or adopted.

(b) Any taxing authority that does not pay the increment revenues to the trust fund by January 1 shall pay to the trust fund an amount equal to 5 percent of the amount of the increment revenues and shall pay interest on the amount of the unpaid increment revenues equal to 1 percent for each month the increment is outstanding, provided the agency may waive such penalty payments in whole or in part.

(c) The following public bodies or taxing authorities are exempt from paragraph (a):

1. A special district that levies ad valorem taxes on taxable real property in more than one county.
2. A special district for which the sole available source of revenue the district has the authority to levy is ad valorem taxes at the time an ordinance is adopted under this section. However, revenues or aid that may be dispensed or appropriated to a district as defined in s. 388.011 at the discretion of an entity other than such district shall not be deemed available.
3. A library district, except a library district in a jurisdiction where the community redevelopment agency had validated bonds as of April 30, 1984.
4. A neighborhood improvement district created under the Safe Neighborhoods Act.
5. A metropolitan transportation authority.
6. A water management district created under s. 373.069.
7. For a community redevelopment agency created on or after July 1, 2016, a hospital district that is a special district as defined in s. 189.012.

(d)1. A local governing body that creates a community redevelopment agency under s. 163.356 may exempt from paragraph (a) a special district that levies ad valorem taxes within that community redevelopment area. The local governing body may grant the exemption either in its sole discretion or in response to the request of the special district. The local governing body must establish procedures by which a special district may submit a written request to be exempted from paragraph (a).

2. In deciding whether to deny or grant a special district's request for exemption from paragraph (a), the local governing body must consider:

- a. Any additional revenue sources of the community redevelopment agency which could be used in lieu of the special district's tax increment.
- b. The fiscal and operational impact on the community redevelopment agency.
- c. The fiscal and operational impact on the special district.
- d. The benefit to the specific purpose for which the special district was created. The benefit to the special district must be based on specific projects contained in the approved community redevelopment plan for the designated community redevelopment area.
- e. The impact of the exemption on incurred debt and whether such exemption will impair any outstanding bonds that have pledged tax increment revenues to the repayment of the bonds.
- f. The benefit of the activities of the special district to the approved community redevelopment plan.
- g. The benefit of the activities of the special district to the area of operation of the local governing body that created the community redevelopment agency.

3. The local governing body must hold a public hearing on a special district's request for exemption after public notice of the hearing is published in a newspaper having a general circulation in the county or municipality that created the community redevelopment area. The notice must describe the time, date, place, and purpose of the hearing and must identify generally the community redevelopment area covered by the plan and the impact of the plan on the special district that requested the exemption.

4. If a local governing body grants an exemption to a special district under this paragraph, the local governing body and the special district must enter into an interlocal agreement that establishes the conditions of the exemption, including, but not limited to, the period of time for which the exemption is granted.

5. If a local governing body denies a request for exemption by a special district, the local governing body shall provide the special district with a written analysis specifying the rationale for such denial. This written analysis must include, but is not limited to, the following information:

- a. A separate, detailed examination of each consideration listed in subparagraph 2.
- b. Specific examples of how the approved community redevelopment plan will benefit, and has already benefited, the purpose for which the special district was created.

6. The decision to either deny or grant an exemption must be made by the local governing body within 120 days after the date the written request was submitted to the local governing body pursuant to the procedures established by such local governing body.

(3)(a) Notwithstanding the provisions of subsection (2), the obligation of the governing body which established the community redevelopment agency to fund the redevelopment trust fund annually shall

continue until all loans, advances, and indebtedness, if any, and interest thereon, of a community redevelopment agency incurred as a result of redevelopment in a community redevelopment area have been paid.

(b) Alternate provisions contained in an interlocal agreement between a taxing authority and the governing body that created the community redevelopment agency may supersede the provisions of this section with respect to that taxing authority. The community redevelopment agency may be an additional party to any such agreement.

(4) The revenue bonds and notes of every issue under this part are payable solely out of revenues pledged to and received by a community redevelopment agency and deposited to its redevelopment trust fund. The lien created by such bonds or notes shall not attach until the increment revenues referred to herein are deposited in the redevelopment trust fund at the times, and to the extent that, such increment revenues accrue. The holders of such bonds or notes have no right to require the imposition of any tax or the establishment of any rate of taxation in order to obtain the amounts necessary to pay and retire such bonds or notes.

(5) Revenue bonds issued under the provisions of this part shall not be deemed to constitute a debt, liability, or obligation of the public body or the state or any political subdivision thereof, or a pledge of the faith and credit of the public body or the state or any political subdivision thereof, but shall be payable solely from the revenues provided therefor. All such revenue bonds shall contain on the face thereof a statement to the effect that the agency shall not be obligated to pay the same or the interest thereon except from the revenues of the community redevelopment agency held for that purpose and that neither the faith and credit nor the taxing power of the governing body or of the state or of any political subdivision thereof is pledged to the payment of the principal of, or the interest on, such bonds.

(6) Effective October 1, 2019, moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the purposes specified in paragraph (c).

(a) Except as otherwise provided in this subsection, a community redevelopment agency shall comply with the requirements of s. 189.016.

(b) A community redevelopment agency created by a municipality shall submit its annual budget to the board of county commissioners for the county in which the agency is located within 10 days after the adoption of such budget and submit amendments of its annual budget to the board of county commissioners within 10 days after the adoption date of the amended budget.

(c) The annual budget of a community redevelopment agency may provide for payment of the following expenses:

1. Administrative and overhead expenses directly or indirectly necessary to implement a community redevelopment plan adopted by the agency.
2. Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
3. The acquisition of real property in the redevelopment area.
4. The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.
5. The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
6. All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
7. The development of affordable housing within the community redevelopment area.
8. The development of community policing innovations.
9. Expenses that are necessary to exercise the powers granted under s. 163.370, as delegated under s. 163.358.

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

- (a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;
- (b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;
- (c) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be reappropriated pursuant to the next annual budget adopted by the board of commissioners of the community redevelopment agency.

(8)(a) Each community redevelopment agency with revenues or a total of expenditures and expenses in excess of \$100,000, as reported on the trust fund financial statements, shall provide for a financial audit each fiscal year by an independent certified public accountant or firm. Each financial audit conducted pursuant to this subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General.

(b) The audit report must:

1. Describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness.
2. Include financial statements identifying the assets, liabilities, income, and operating expenses of the community redevelopment agency as of the end of such fiscal year.
3. Include a finding by the auditor as to whether the community redevelopment agency is in compliance with subsections (6) and (7).

(c) The audit report for the community redevelopment agency must accompany the annual financial report submitted by the county or municipality that created the agency to the Department of Financial Services as provided in s. 218.32, regardless of whether the agency reports separately under that section.

(d) The agency shall provide a copy of the audit report to each taxing authority.

History.—s. 11, ch. 77-391; s. 78, ch. 79-400; s. 9, ch. 83-231; s. 15, ch. 84-356; s. 27, ch. 87-224; s. 35, ch. 91-45; s. 4, ch. 93-286; s. 10, ch. 94-236; s. 1, ch. 94-344; s. 10, ch. 98-314; s. 8, ch. 2002-18; s. 8, ch. 2002-294; s. 7, ch. 2006-307; s. 1, ch. 2016-155; s. 8, ch. 2019-163.

163.390 Bonds as legal investments.—All banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies, and other persons carrying on a banking or investment business; all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries may legally invest any sinking funds, moneys, or other funds belonging to them or within their control in any bonds or other obligations issued by a county or municipality pursuant to this part or by any community redevelopment agency vested with community redevelopment powers. Such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this section to authorize all persons, political subdivisions, and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations. Nothing contained in this section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

History.—s. 13, ch. 69-305; s. 12, ch. 77-391; s. 16, ch. 84-356.

163.395 Property exempt from taxes and from levy and sale by virtue of an execution.—

(1) All property of any county, municipality, or community redevelopment agency, including funds, owned or held by it for the purposes of this part are exempt from levy and sale by virtue of an execution; and no execution or other judicial process may issue against the same, nor shall judgment against the county, municipality, or community redevelopment agency be a charge or lien upon such property. However, the provisions of this section do not apply to or limit the right of obligees to pursue

any remedies for the enforcement of any pledge or lien given pursuant to this part by the county or municipality on its rents, fees, grants, or revenues from community redevelopment.

(2) The property of the county, municipality, or community redevelopment agency acquired or held for the purposes of this part is declared to be public property used for essential public and governmental purposes, and such property is exempt from all taxes of the municipality, the county, or the state or any political subdivision thereof. However, such tax exemption will terminate when the county, municipality, or community redevelopment agency sells, leases, or otherwise disposes of such property in a community redevelopment area to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

History.—s. 14, ch. 69-305; s. 13, ch. 77-391; s. 17, ch. 84-356.

163.400 Cooperation by public bodies.—

(1) For the purpose of aiding in the planning, undertaking, or carrying out of community redevelopment and related activities authorized by this part, any public body may, upon such terms, with or without consideration, as it may determine:

(a) Dedicate, sell, convey, or lease any of its interest in any property or grant easements, licenses, or other rights or privileges therein to a county or municipality.

(b) Incur the entire expense of any public improvements made by such public body in exercising the powers granted in this section.

(c) Do any and all things necessary to aid or cooperate in the planning or carrying out of a community redevelopment plan and related activities.

(d) Lend, grant, or contribute funds to a county or municipality; borrow money; and apply for and accept advances, loans, grants, contributions, or any other form of financial assistance from the Federal Government, the state, the county, another public body, or any other source.

(e) Enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary, with the Federal Government, a county, a municipality, or another public body respecting action to be taken pursuant to any of the powers granted by this part, including the furnishing of funds or other assistance in connection with community redevelopment and related activities.

(f) Cause public buildings and public facilities, including parks, playgrounds, recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places; plan or replan or zone or rezone any part of the public body or make exceptions from building regulations; and cause administrative and other services to be furnished to the county or municipality.

If at any time title to or possession of any property in a community redevelopment area is held by any public body or governmental agency, other than the county or municipality, but including any agency or instrumentality of the United States, which is authorized by law to engage in the undertaking, carrying out, or administration of community redevelopment and related activities, the provisions of the agreements referred to in this section shall inure to the benefit of and may be enforced by such public body or governmental agency. As used in this subsection, the term "county or municipality" also includes a community redevelopment agency.

(2) Any sale, conveyance, lease, or agreement provided for in this section may be made by a public body without appraisal, public notice, advertisement, or public bidding.

(3) For the purpose of aiding in the planning, undertaking, or carrying out of any community redevelopment and related activities of a community redevelopment agency or a housing authority hereunder, any county or municipality may, in addition to its other powers and upon such terms, with or without consideration, as it determines, do and perform any or all of the actions or things which, by the provisions of subsection (1), a public body is authorized to do or perform, including the furnishing of financial and other assistance.

(4) For the purposes of this section, or for the purpose of aiding in the planning, undertaking, or carrying out of community redevelopment and related activities of a county or municipality, such county or municipality may, in addition to any authority to issue bonds pursuant to s. 163.385, issue and sell its general obligation bonds. Any bonds issued by the county or municipality pursuant to this section shall be issued in the manner and within the limitations prescribed by the applicable laws of this state for the issuance and authorization of general obligation bonds by such county or municipality. Nothing in this section shall limit or otherwise adversely affect any other section of this part.

History.—s. 15, ch. 69-305; s. 14, ch. 77-391; s. 79, ch. 79-400; s. 18, ch. 84-356.

163.405 Title of purchaser.—Any instrument executed by any county, municipality, or community redevelopment agency and purporting to convey any right, title, or interest in any property under this part shall be conclusively presumed to have been executed in compliance with the provisions of this part insofar as title or other interest of any bona fide purchasers, lessees, or transferees of such property is concerned.

History.—s. 16, ch. 69-305; s. 15, ch. 77-391.

163.410 Exercise of powers in counties with home rule charters.—In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated

shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall grant in whole or in part or deny any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any. The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted.

History.—s. 17, ch. 69-305; s. 1, ch. 83-29; s. 9, ch. 2002-294; s. 8, ch. 2006-307.

163.415 Exercise of powers in counties without home rule charters.—The powers conferred by this part upon counties not having adopted a home rule charter shall not be exercised within the boundaries of a municipality within said county unless the governing body of the municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the county within the boundaries of the municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the municipality within its boundaries.

History.—s. 18, ch. 69-305.

163.430 Powers supplemental to existing community redevelopment powers.—The powers conferred upon counties or municipalities by this part shall be supplemental to any community redevelopment powers now being exercised by any county or municipality in accordance with the provisions of any population act, special act, or under the provisions of the home rule charter for Miami-Dade County, or under the provision of the charter of the consolidated City of Jacksonville.

History.—s. 21, ch. 69-305; s. 29, ch. 2008-4.

163.445 Assistance to community redevelopment by state agencies.—State agencies may provide technical and advisory assistance, upon request, to municipalities, counties, and community redevelopment agencies for community redevelopment as defined in this part. Such assistance may

include, but need not be limited to, preparation of workable programs, relocation planning, special statistical and other studies and compilations, technical evaluations and information, training activities, professional services, surveys, reports, documents, and any other similar service functions. If sufficient funds and personnel are available, these services shall be provided without charge.

History.—s. 25, ch. 69-305; s. 16, ch. 77-391; s. 19, ch. 84-356.

163.450 Municipal and county participation in neighborhood development programs under Pub. L. No. 90-448.—Nothing contained herein shall be construed to prevent a county or municipality which is engaging in community redevelopment activities hereunder from participating in the neighborhood development program under the Housing and Urban Development Act of 1968 (Pub. L. No. 90-448) or in any amendments subsequent thereto.

History.—s. 26, ch. 69-305; s. 19, ch. 85-80.

163.463 Applicability of ch. 2002-294.—

(1) Amendments to this part, as provided by this act, do not apply to any ordinance or resolution authorizing the issuance of any bond, note, or other form of indebtedness to which are pledged increment revenues pursuant to a community development plan, or amendment or modification thereto, as approved or adopted before July 1, 2002.

(2) Amendments to this part, as provided by this act, shall not apply to any ordinance, resolution, interlocal agreement, or written agreement effective before July 1, 2002, that provides for the delegation of community redevelopment powers.

(3) The amendments to ss. 163.340, 163.355, 163.361, and 163.362 by this act do not apply to or affect, directly or indirectly, any community development agency created before July 1, 2002, unless the community redevelopment area is expanded on or after July 1, 2002, in which case only the amendments to ss. 163.340 and 163.355 by this act shall apply only to such expanded area.

(4) The amendments to ss. 163.340, 163.355, 163.361, and 163.362 by this act do not apply to or affect, directly or indirectly, any municipality that has authorized a finding of necessity study by May 1, 2002, or has adopted its finding of necessity on or before August 1, 2002, and has adopted its community redevelopment plan on or before December 31, 2002.

(5) The amendments to ss. 163.340, 163.355, 163.361, and 163.362 by this act do not apply to or affect, directly or indirectly, any municipality that has submitted before August 1, 2002, its finding of necessity, or application for approval of a community redevelopment plan, or an application to amend an existing community redevelopment plan to a county that has adopted a home rule charter.

(6) The amendments to ss. 163.355, 163.362, 163.385, and 163.387 by this act do not apply to or affect, directly or indirectly, any county as defined in s. 125.011(1) or any municipality located therein.

History.—s. 10, ch. 2002-294.

Code Enforcement Cases by Redevelopment Zone

Cases Opened 1/1/2020 to 1/31/2020

	Total	Midtown
Total	41	41
DORM LIVING	2	2
MAINTENANCE CODE	24	24
NO PERMIT	2	2
OUTSIDE STORAGE	2	2
RENTAL INSPECTION	8	8
STRUCTURE UNFIT FOR HUMA	1	1
TRASH PICKUP	1	1
ZONING	1	1

Redevelopment Zone: Midtown

<u>Case #</u>	<u>Address</u>	<u>Description</u>	<u>Opened</u>
DORM LIVING			
CE2020-0076	344 ELLSWORTH ST	CRM - DORM LIVING	01/09/20
CE2020-0095	217 LOCKHART ST	CRM - DORM LIVING	01/10/20
MAINTENANCE CODE			
CE2018-1852	219 HAYNES ST	CRM - MAINT CODE/APPEARANCE	01/29/20
CE2019-3323	357 WALNUT ST	Damaged fascia board including rotten wood.	01/07/20
CE2020-0009	915 DR MARY M BETHUNE BLVD	NO PERMIT	01/02/20
CE2020-0077	344 ELLSWORTH ST	CRM - MAINT CODE/APPEARANCE	01/09/20
CE2020-0078	532 PARK DR	CRM - BUILDING PERMIT	01/09/20
CE2020-0089	597 FREMONT AVE	Dilapidated fence	01/09/20
CE2020-0094	217 LOCKHART ST	CRM - MAINT CODE/APPEARANCE	01/10/20
CE2020-0100	330 DIVISION LN	Roof/ No water	01/10/20
CE2020-0129	558 W INTL SPEEDWAY BLVD	Airborne particulates	01/13/20
CE2020-0178	711 W INTL SPEEDWAY BLVD	Damaged front wall and sign	01/15/20
CE2020-0185	552 LIVE OAK AVE	CRM - MAINT CODE/APPEARANCE	01/16/20
CE2020-0199	564 MAGNOLIA AVE	Exterior/outside storage/swimming pool/inoperable vehicle	01/17/20
CE2020-0200	521 DIVISION ST	CRM - MAINT CODE/APPEARANCE	01/17/20
CE2020-0201	560 MAGNOLIA AVE	Damaged fence	01/17/20
CE2020-0202	MAGNOLIA AVE	Overgrown lot	01/17/20
CE2020-0207	207 S KEECH ST	No water, no power, roof damage, peeling paint	01/21/20
CE2020-0208	530 SHADY PL	junk cars, debris, roof disrepair, overgrown	01/21/20
CE2020-0217	931 SYCAMORE ST	Roof trim paint, junk cars	01/21/20
CE2020-0222	509 S MARTIN LUTHER KING BLVD	Exterior	01/22/20
CE2020-0246	360 WEAVER ST	CRM - MAINT CODE/APPEARANCE	01/27/20
CE2020-0272	MARION ST	Overgrown Lot	01/29/20
CE2020-0281	LOT W INTL SPEEDWAY BLVD	Vacant lot	01/30/20
CE2020-0287	522 WALLACE ST & 524	CRM - MAINT CODE/APPEARANCE	01/31/20
CE2020-0291	PARK DR	Dilapidated fence	01/31/20
NO PERMIT			
CE2020-0043	507 LOOMIS AV	CRM - BUILDING PERMIT	01/08/20
CE2020-0187	312 N KEECH ST	NO PERMIT	01/16/20

District 1 Code Enforcement Cases by Zone

Cases Opened 1/1/2020 to 1/31/2020

<u>Case #</u>	<u>Address</u>	<u>Description</u>	<u>Opened</u>
OUTSIDE STORAGE			
CE2020-0090	589 FREMONT AVE	Outside storage/ Trash & debris	01/09/20
CE2020-0235	575 SOUTH ST	Outside storage/ Exterior maintenance	01/23/20
RENTAL INSPECTION			
RI2020-0018	551 SOUTH ST & 553	NO RENTAL LICENSE	01/08/20
RI2020-0022	344 ELLSWORTH ST	NO BUSINESS/RENTAL LICENSE	01/09/20
RI2020-0023	637 MAGNOLIA AVE & 639	NO BUSINESS/RENTAL LICENSE	01/09/20
RI2020-0024	217 LOCKHART ST	NO BUSINESS/RENTAL LICENSE	01/10/20
RI2020-0032	552 LIVE OAK AVE	NO BUSINESS/RENTAL LICENSE	01/16/20
RI2020-0043	931 SYCAMORE ST	NO BUSINESS/RENTAL LICENSE	01/22/20
RI2020-0052	521 DIVISION ST	NO BUSINESS/RENTAL LICENSE	01/24/20
RI2020-0055	360 WEAVER ST	CRM - BUSINESS/RENTAL LICENSE	01/27/20
STRUCTURE UNFIT FOR HUMAN OCCUPANCY			
BP2020-0003	207 S KEECH ST	unsafe property	01/22/20
TRASH PICKUP			
CE2020-0263	136 S CAROLINE ST	Debris placed sidewalk for pick up	01/03/20
ZONING			
CE2020-0230	121 S HELME PL	Short term rental	01/23/20

Code Cases by Opened Date and Redevelopment Zone

For the Period 1/1/2020 thru 1/31/2020

<u>Case No</u>	<u>Opened</u> <u>Closed</u>	<u>By</u> <u>By</u>	<u>Type</u> <u>Sub Type</u>	<u>Assigned To</u> <u>Status</u>	<u>Site Address</u> <u>Parcel Number</u>	<u>Owner</u> <u>Resident</u>
Midtown						
CE2020-0076	01/09/20	CRM	DORM LIVING CRM-ISSUE	Clifford W Recanzone III UNDER INVESTIGATION	344 ELLSWORTH ST 533869140110	RDW PROPERTY MANAGEMENT INC
	<i>Case Name:</i> CRM - DORM LIVING <i>Description:</i>					
CE2020-0095	01/10/20 01/16/20	CRM CWR	DORM LIVING CRM-ISSUE	Clifford W Recanzone III UNFOUNDED	217 LOCKHART ST 523906290150	VAN QUOC
	<i>Case Name:</i> CRM - DORM LIVING <i>Description:</i>					
<i>Subtotal: 2 cases</i>		DORM LIVING				
CE2018-1852	01/29/20	JCS	MAINTENANCE CODE CRM-ISSUE	John C Stenson NOV ISSUED	219 HAYNES ST 533978000480	GAMBLE MARY ANGELA
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i>					
CE2019-3323	01/07/20 01/30/20	MPF MPF	MAINTENANCE CODE APPEARANCE STANDARDS	Michael P Fitzgerald COMPLIANCE	357 WALNUT ST 533876030190	JACKSON DEBORAH
	<i>Case Name:</i> Damaged fascia board including rotten wood. <i>Description:</i>					
CE2020-0009	01/02/20 01/13/20	MPF MPF	MAINTENANCE CODE APPEARANCE STANDARDS	Michael P Fitzgerald UNFOUNDED	915 DR MARY M BETHUNE BLVD 523835000020	PRIDE COREY
	<i>Case Name:</i> NO PERMIT <i>Description:</i>					
CE2020-0077	01/09/20	CRM	MAINTENANCE CODE CRM-ISSUE	Michael P Fitzgerald NOV ISSUED	344 ELLSWORTH ST 533869140110	RDW PROPERTY MANAGEMENT INC
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i> Outside storage trash and debris. Damaged accessory structure south side. Tarp on roof					
CE2020-0078	01/09/20	CRM	MAINTENANCE CODE CRM-ISSUE	Sara E Kirk NOV ISSUED	532 PARK DR 533945000320	SANTIAGO JERIMIAH
	<i>Case Name:</i> CRM - BUILDING PERMIT <i>Description:</i>					
CE2020-0089	01/09/20	SEK	MAINTENANCE CODE	Sara E Kirk NOV ISSUED	597 FREMONT AVE 533990100010	SMITH JEROME BERNARD
	<i>Case Name:</i> Dilapidated fence <i>Description:</i>					
CE2020-0094	01/10/20	CRM	MAINTENANCE CODE CRM-ISSUE	Sara E Kirk COURTESY NOTICE	217 LOCKHART ST 523906290150	VAN QUOC
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i>					
CE2020-0100	01/10/20	SEK	MAINTENANCE CODE	Sara E Kirk NOV ISSUED	330 DIVISION LN 533928040070	SAYER & FINDER LLC
	<i>Case Name:</i> Roof/ No water <i>Description:</i>					
CE2020-0129	01/13/20	MPF	MAINTENANCE CODE APPEARANCE STANDARDS	Michael P Fitzgerald NOV ISSUED	558 W INTL SPEEDWAY BLVD 533897120060	GREGORY SUSAN J
	<i>Case Name:</i> Airborne particulates <i>Description:</i> Pollution, Hazard, Nuisance. Body work and sending of vehicles outside. NO business license for veh					



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Code Cases by Opened Date and Redevelopment Zone

For the Period 1/1/2020 thru 1/31/2020

<u>Case No</u>	<u>Opened</u> <u>Closed</u>	<u>By</u> <u>By</u>	<u>Type</u> <u>Sub Type</u>	<u>Assigned To</u> <u>Status</u>	<u>Site Address</u> <u>Parcel Number</u>	<u>Owner</u> <u>Resident</u>
Midtown						
CE2020-0178	01/15/20	SEK	MAINTENANCE CODE	Sara E Kirk COURTESY NOTICE	711 W INTL SPEEDWAY BLVD 533976030060	REED PHILLIP L & ANGELA A
	<i>Case Name:</i> Damaged front wall and sign <i>Description:</i>					
CE2020-0185	01/16/20	CRM	MAINTENANCE CODE CRM-ISSUE	Sara E Kirk NOV ISSUED	552 LIVE OAK AVE 533933000360	TOGADO LLC
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i>					
CE2020-0199	01/17/20	SEK	MAINTENANCE CODE	Sara E Kirk NOV ISSUED	564 MAGNOLIA AVE 533923010030	WILDER DO SHAN EDWARDS
	<i>Case Name:</i> Exterior/outside storage/swimming pool/inoperable vehicle <i>Description:</i>					
CE2020-0200	01/17/20	CRM	MAINTENANCE CODE CRM-ISSUE	Sara E Kirk NOV ISSUED	521 DIVISION ST 533946040200	FERGUSON SAMUEL L & RHONDA P
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i>					
CE2020-0201	01/17/20	SEK	MAINTENANCE CODE	Sara E Kirk NOV ISSUED	560 MAGNOLIA AVE 533923010050	GOLDENROD GROUP INC
	<i>Case Name:</i> Damaged fence <i>Description:</i>					
CE2020-0202	01/17/20	SEK	MAINTENANCE CODE	Sara E Kirk COURTESY NOTICE	MAGNOLIA AVE 533923010040	HABITAT FOR HUMANITY OF
	<i>Case Name:</i> Overgrown lot <i>Description:</i>					
CE2020-0207	01/21/20	KDY	MAINTENANCE CODE APPEARANCE STANDARDS	Kevin D Yates NOV ISSUED	207 S KEECH ST 523903110060	STECKEL JAMES & PAULINE
	<i>Case Name:</i> No water, no power, roof damage, peeling paint <i>Description:</i>					
CE2020-0208	01/21/20 02/04/20	DSW JCS	MAINTENANCE CODE	David S Woods COMPLETED	530 SHADY PL 533903690060	FERNANDO EDYTHE P
	<i>Case Name:</i> junk cars, debris, roof disrepair, overgrown <i>Description:</i>					
CE2020-0217	01/21/20	DSW	MAINTENANCE CODE APPEARANCE STANDARDS	David S Woods NOV ISSUED	931 SYCAMORE ST 533990120030	WILLIAMS LEROY
	<i>Case Name:</i> Roof trim paint, junk cars <i>Description:</i>					
CE2020-0222	01/22/20	SEK	MAINTENANCE CODE	Sara E Kirk NOV ISSUED	509 S MARTIN LUTHER KING BLVD 533946040030	CHILDS LUKE JR
	<i>Case Name:</i> Exterior <i>Description:</i>					
CE2020-0246	01/27/20 01/28/20	CRM MPF	MAINTENANCE CODE CRM-ISSUE	Michael P Fitzgerald COMPLETED	360 WEAVER ST 533876030090	NEWTON LOCKSLEY
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i>					



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Code Cases by Opened Date and Redevelopment Zone

For the Period 1/1/2020 thru 1/31/2020

<u>Case No</u>	<u>Opened</u> <u>Closed</u>	<u>By</u> <u>By</u>	<u>Type</u> <u>Sub Type</u>	<u>Assigned To</u> <u>Status</u>	<u>Site Address</u> <u>Parcel Number</u>	<u>Owner</u> <u>Resident</u>
Midtown						
CE2020-0272	01/29/20	KDY	MAINTENANCE CODE APPEARANCE STANDARDS	Kevin D Yates NOV ISSUED	MARION ST 533949000300	NITU ENTERPRISES LLC
	<i>Case Name:</i> Overgrown Lot <i>Description:</i>					
CE2020-0281	01/30/20	MPF	MAINTENANCE CODE COMMERCIAL	Michael P Fitzgerald UNDER INVESTIGATION	LOT W INTL SPEEDWAY BLVD 533902570160	IZRAILOV ARKADY
	<i>Case Name:</i> Vacant lot <i>Description:</i> Accessory structures, asphalt, concrete, monument, concrete based and metal light pole. Must be rem					
CE2020-0287	01/31/20	CRM	MAINTENANCE CODE CRM-ISSUE	Tom L Clig NOV ISSUED	522 WALLACE ST & 524 533937040010	STOKES BARBARA
	<i>Case Name:</i> CRM - MAINT CODE/APPEARANCE <i>Description:</i>					
CE2020-0291	01/31/20	SEK	MAINTENANCE CODE	Sara E Kirk NOV ISSUED	PARK DR 533945000220	JAMES KEVIN MICHELLE
	<i>Case Name:</i> Dilapidated fence <i>Description:</i>					
<i>Subtotal: 24 cases</i>		MAINTENANCE CODE				
CE2020-0043	01/08/20 01/16/20	CRM SEK	NO PERMIT CRM-ISSUE	Sara E Kirk UNFOUNDED	507 LOOMIS AV 533945000210	TRUSTEE SERVICES LLC TR
	<i>Case Name:</i> CRM - BUILDING PERMIT <i>Description:</i>					
CE2020-0187	01/16/20	MPF	NO PERMIT	Michael P Fitzgerald NOV ISSUED	312 N KEECH ST 523827000510	BURTON ALBERT III & SHARON D
	<i>Case Name:</i> NO PERMIT <i>Description:</i> R1908-325 electrical permits under review has corrections required. (8/30/2019 9:56 AM RJS) All wo					
<i>Subtotal: 2 cases</i>		NO PERMIT				
CE2020-0090	01/09/20	SEK	OUTSIDE STORAGE	Sara E Kirk NOV ISSUED	589 FREMONT AVE 533990100020	LEGGETTE LEON
	<i>Case Name:</i> Outside storage/ Trash & debris <i>Description:</i>					
CE2020-0235	01/23/20	SEK	OUTSIDE STORAGE	Sara E Kirk NOV ISSUED	575 SOUTH ST 533973000060	LINDERMANN JASMINE ETAL
	<i>Case Name:</i> Outside storage/ Exterior maintenance <i>Description:</i>					
<i>Subtotal: 2 cases</i>		OUTSIDE STORAGE				
RI2020-0018	01/08/20	JOM	RENTAL INSPECTION FAILURE TO LICENSE	Jerome O McCoy NOV ISSUED	551 SOUTH ST & 553 533954000040	STARKS LAWRENCE JR & MARGARET
	<i>Case Name:</i> NO RENTAL LICENSE <i>Description:</i>					
RI2020-0022	01/09/20	CRM	RENTAL INSPECTION CRM-ISSUE	Jerome O McCoy NOV ISSUED	344 ELLSWORTH ST 533869140110	RDW PROPERTY MANAGEMENT INC
	<i>Case Name:</i> NO BUSINESS/RENTAL LICENSE <i>Description:</i>					



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Code Cases by Opened Date and Redevelopment Zone

For the Period 1/1/2020 thru 1/31/2020

<u>Case No</u>	<u>Opened Closed</u>	<u>By By</u>	<u>Type SubType</u>	<u>Assigned To Status</u>	<u>Site Address Parcel Number</u>	<u>Owner Resident</u>
Midtown						
RI2020-0023	01/09/20	JOM	RENTAL INSPECTION FAILURE TO LICENSE	Jerome O McCoy NOV ISSUED	637 MAGNOLIA AVE & 639 533978000300	CANALES ALBERTIS BISHOP SMITH
	<i>Case Name:</i> NO BUSINESS/RENTAL LICENSE <i>Description:</i>					
RI2020-0024	01/10/20	CRM	RENTAL INSPECTION CRM-ISSUE	Jerome O McCoy NOV ISSUED	217 LOCKHART ST 523906290150	VAN QUOC
	<i>Case Name:</i> NO BUSINESS/RENTAL LICENSE <i>Description:</i>					
RI2020-0032	01/16/20	CRM	RENTAL INSPECTION CRM-ISSUE	Jerome O McCoy NOV ISSUED	552 LIVE OAK AVE 533933000360	TOGADO LLC
	<i>Case Name:</i> NO BUSINESS/RENTAL LICENSE <i>Description:</i>					
RI2020-0043	01/22/20 01/31/20	JCS KDB	RENTAL INSPECTION FAILURE TO LICENSE	Jerome O McCoy UNFOUNDED	931 SYCAMORE ST 533990120030	WILLIAMS LEROY
	<i>Case Name:</i> NO BUSINESS/RENTAL LICENSE <i>Description:</i>					
RI2020-0052	01/24/20	SEK	RENTAL INSPECTION FAILURE TO LICENSE	Jerome O McCoy NOV ISSUED	521 DIVISION ST 533946040200	FERGUSON SAMUEL L & RHONDA P
	<i>Case Name:</i> NO BUSINESS/RENTAL LICENSE <i>Description:</i>					
RI2020-0055	01/27/20 01/28/20	CRM JOM	RENTAL INSPECTION CRM-ISSUE	Jerome O McCoy COMPLETED	360 WEAVER ST 533876030090	NEWTON LOCKSLEY
	<i>Case Name:</i> CRM - BUSINESS/RENTAL LICENSE <i>Description:</i>					
<i>Subtotal:</i> 8 cases		RENTAL INSPECTION				
BP2020-0003	01/22/20	JDC	STRUCTURE UNFIT FOR HUMAN OCCUPANCY	John D Cecil CONDEMNED	207 S KEECH ST 523903110060	STECKEL JAMES & PAULINE
	<i>Case Name:</i> unsafe property <i>Description:</i>					
<i>Subtotal:</i> 1 cases		STRUCTURE UNFIT FOR HUMAN OCCUPANCY				
CE2020-0263	01/03/20 01/28/20	DG DG	TRASH PICKUP	Daniel Garcia COMPLIANCE	136 S CAROLINE ST 523904190150	DENIZ RASIT
	<i>Case Name:</i> Debris placed sidewalk for pick up <i>Description:</i>					
<i>Subtotal:</i> 1 cases		TRASH PICKUP				
CE2020-0230	01/23/20 01/29/20	CWR CWR	ZONING	Clifford W Recanzone III UNFOUNDED	121 S HELME PL 533901230044	OTTOMAN VICKY
	<i>Case Name:</i> Short term rental <i>Description:</i>					
<i>Subtotal:</i> 1 cases		ZONING				
Midtown Total: 41 Cases:						



Code Cases by Opened Date and Redevelopment Zone

For the Period 1/1/2020 thru 1/31/2020

<u>Case No</u>	<u>Opened</u> <u>Closed</u>	<u>By</u> <u>By</u>	<u>Type</u> <u>SubType</u>	<u>Assigned To</u> <u>Status</u>	<u>Site Address</u> <u>Parcel Number</u>	<u>Owner</u> <u>Resident</u>
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Report Total: 41 Cases

