



Legislation Details (With Text)

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**Title:** EASTSIDE NEIGHBORHOOD PLAN AMENDMENT TO ESTABLISH TIME CERTAIN  
**Sponsors:** Jewel Cannada-Wynn  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. F.S. 163.362 - Contents of Community Redevelopment Plan

Date	Ver.	Action By	Action	Result
5/8/2017	1	Community Redevelopment Agency	Approved	Pass

**ACTION ITEM**

**SPONSOR:** Jewel Cannada-Wynn, Chairperson

**SUBJECT:**

EASTSIDE NEIGHBORHOOD PLAN AMENDMENT TO ESTABLISH TIME CERTAIN

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) recommend to City Council the amendment of the Eastside Neighborhood Plan Element of the Urban Infill and Redevelopment Plan to establish and incorporate therein a time certain which maximizes the number of years currently allowed under Chapter 163, Part III, Florida Statutes.

**SUMMARY:**

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan (“Plan”) pursuant to Chapter 163.2517, Growth Policy Act, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element and subsequently took action to establish the Eastside Neighborhood Trust Fund to provide funding for implementation of the Plan through Tax Incremental Financing (TIF) pursuant to Chapter 163 Part III, Community Redevelopment, Florida Statutes, for a period of twenty (20) years beginning in 2005 and terminating during fiscal year 2025. An additional amendment was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Florida Statutes (F.S.) 163.362(10):

“Every community redevelopment plan shall.... Provide a time certain for completing all redevelopment financed by increment revenues. ...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.”

The proposed amendment will establish and incorporate into the Plan, a time certain for completing all redevelopment financed by TIF beginning in 2005, the fiscal year after plan adoption, and terminating at the close of fiscal year 2045. This action will maximize the plan implementation period currently allowable under Florida Statutes. A twenty (20) year extension of TIF revenue for the Eastside Redevelopment Trust Fund was approved by the CRA Board on April 10, 2017 and will be submitted to City Council for consideration concurrently with the proposed Plan amendment.

**PRIOR ACTION:**

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Plan (UIRP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 30-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRP.

**FUNDING:**

Budget: NA

Actual: NA

**FINANCIAL IMPACT:**

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

**CITY ATTORNEY REVIEW:** Yes

5/3/2017

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Assistant CRA Administrator

**ATTACHMENTS:**

1) F.S. 163.362 - Contents of Community Redevelopment Plan

**PRESENTATION:** No

Select Year:  

## The 2016 Florida Statutes

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Title XI  
 COUNTY ORGANIZATION AND INTERGOVERNMENTAL  
 RELATIONS

Chapter 163  
 INTERGOVERNMENTAL  
 PROGRAMS

[View Entire  
Chapter](#)

**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.

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