CITY OF PALATKA
Relax. Explore. Repeat.

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
August 19, 2026 at 6:00 PM

1. **CALL TO ORDER**
   a. Invocation
   b. Pledge of Allegiance
   c. Roll Call
2. **PUBLIC COMMENTS**
3. **REGULAR BUSINESS**
   a. CRA Board Member Orientation
   b. CRA Financial Report
   c. CRA Budget Presentation for FY 2026/2027
4. **REPORTS**
5. **ADJOURN**

NOTICE: Per F.S. 286.0105 persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerks office at 329-0100 at least 24 hours in advance to request accommodations.

CRA Board Member Orientation
Presentation of the CRA Board Member Orientation to provide foundational training and guidance for new and existing CRA Board members.

STAFF REPORT

DATE: August 19, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

Through previous CRA Board discussions, the need was identified for a more formal onboarding and orientation resource for CRA Board members. With new members joining the Board, staff developed a CRA Board Member Orientation to provide new members with foundational information while also serving as a refresher for existing members.

PROJECT ANALYSIS

The orientation consolidates key information regarding the purpose, authority, governance, and financial operation of the CRA. Topics include the framework established by Chapter 163, Part III, the role of the Redevelopment Plan, CRA Board and City Commission authority, Board and staff responsibilities, Tax Increment Financing (TIF), use of Redevelopment Trust Fund revenues, and information specific to the history and operation of the Palatka CRA.

The intent is to establish a consistent baseline of knowledge for all Board members and provide a practical framework to support informed CRA decision-making.

Staff Recommendation

Staff recommends the CRA Board receive and review the CRA Board Member Orientation.

ATTACHMENTS

1.	Board Member Orientation
2.	Florida Chapter 163 Part III Statutes

CITY OF PALATKA COMMUNITY REDEVELOPMENT AGENCY

City of Palatka Community Redevelopment Agency

Board Member Orientation

Understanding the Purpose, Authority, Governance & Financial Stewardship of the CRA


HOSPITAL
E.W. LAWSON


WHAT DO WE MEAN BY "CRA"?

There are **three different terms** that are often confused.

Term	Meaning
Community Redevelopment Agency	The governmental entity created under Chapter 163 to implement redevelopment.
Community Redevelopment Area (CRA)	The legally designated geographic area where redevelopment activities occur.
Tax Increment Financing (TIF) District	The financial area from which tax increment revenue is generated and deposited into the Redevelopment Trust Fund.

In Palatka...

Although Florida Statutes refer to **Community Redevelopment Areas**, Palatka commonly refers to its redevelopment areas as

TIF Districts.

- Central Business TIF District
- North Historic TIF District
- South Historic TIF District

Palatka has one Community Redevelopment Agency that administers three Community Redevelopment Areas, commonly referred to as TIF Districts.

MODULE 1

Why Community Redevelopment Exists

WHY DOES A CRA EXIST?

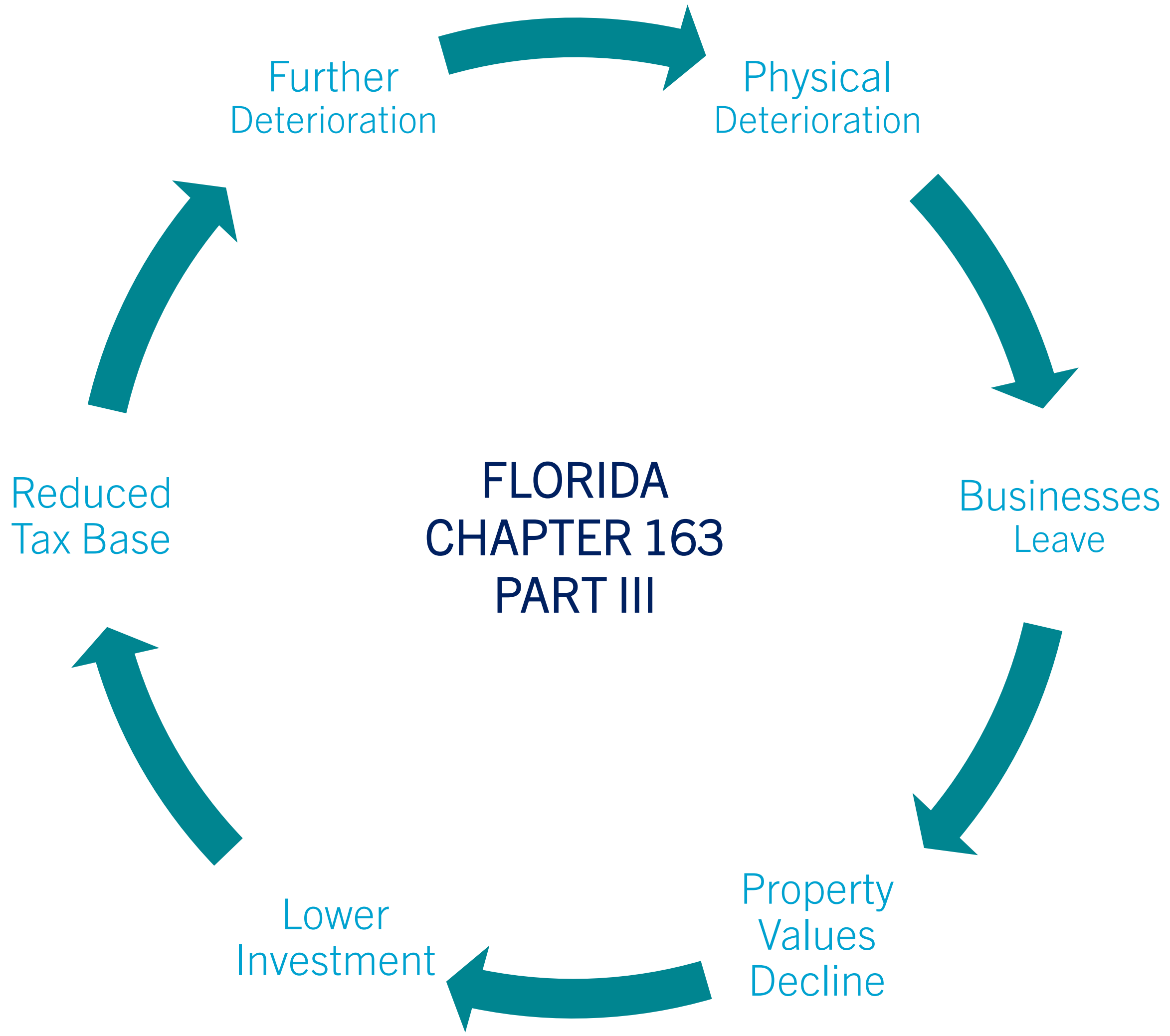
Why Does Florida Create Community Redevelopment Areas?

Florida law allows local governments to designate a Community Redevelopment Area when certain conditions exist, including:

- Conditions of slum and blight
- Substandard or inadequate structures
- Shortage of affordable housing
- Inadequate infrastructure
- Insufficient roadways
- Public safety and health concerns
- Lagging economic conditions

These conditions are documented in a Finding of Necessity Study approved in 1983, which forms the basis for establishing a Community Redevelopment Area under Chapter 163 Part III.

THE CYCLE OF DECLINE



A CRA exists to interrupt the cycle of decline and create conditions for reinvestment.

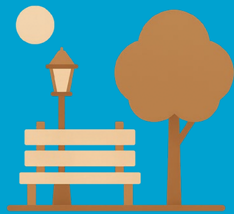
WHY REDEVELOPMENT?

Public investment is intended to:

- Remove barriers to private investment
- Improve deteriorated conditions
- Encourage business growth
- Preserve historic assets
- Improve quality of life
- Strengthen the local tax base

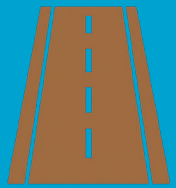
REDEVELOPMENT TAKES MANY FORMS

Economic Development



Public Spaces

Placemaking



Infrastructure

Housing

Historic Preservation

A CRA IS NOT...

A CRA is not intended to fund general government functions or facilities that do not further community redevelopment

Examples of expenditures that generally do not qualify include:

- × Police stations
- × Fire stations
- × General government or administrative buildings
- × General government administration
- × Routine municipal operations and services
- × Projects with no redevelopment purpose or nexus to the adopted Redevelopment Plan

CRA eligibility is determined by redevelopment purpose—not by public ownership or municipal use.

MODULE 2

The Legal Framework

TWO GUIDES FOR EVERY CRA DECISION

Chapter 163 Part III

Provides the Authority

What may a CRA legally do?

Redevelopment Plan

Provides the Direction

What has Palatka identified as a redevelopment priority?

Authority + Plan Consistency = Foundation for CRA Action

CREATING A REDEVELOPMENT AREA

Finding of Necessity

↓

Community Redevelopment Area

↓

Community Redevelopment Agency

↓

Redevelopment Plan

↓

Redevelopment Trust Fund

↓

Redevelopment Activities & Projects

THE CRA IS A SEPARATE LEGAL ENTITY

CITY COMMISSION

General Municipal Authority

↕ Same individuals may serve in both roles

CRA BOARD

Redevelopment Authority under Chapter 163

Same members. Different legal capacity. Different authority.

CRA AUTHORITY & LIMITATIONS

The CRA May

✓ Implement the Redevelopment Plan

✓ Approve redevelopment projects

✓ Adopt the CRA budget

✓ Authorize Trust Fund expenditures

✓ Enter redevelopment agreements

✓ Encourage private investment

The CRA Does Not

✕ Replace City government

✕ Operate outside the Plan

✕ Treat CRA funds as unrestricted revenue

✕ Automatically fund every City project

✕ Spend funds for purposes unrelated to redevelopment

WHEN CRA AND CITY AUTHORITY OVERLAP

Projects Often Involve Both Entities

CRA Board	City Commission
Determines redevelopment purpose	Determines municipal participation
Approves CRA funding	Approves City obligations and funding
Authorizes trust fund expenditures	Procurement and contracts
Advances redevelopment plan	Construction and easements
Approves CRA projects	Ownership and maintenance

Separate legal decisions—not duplicate approvals.

MODULE 3

Governance & Board Responsibilities

YOUR ROLE AS THE CRA BOARD

Policy

- Establish redevelopment priorities
- Adopt policies and programs
- Guide implementation of the Redevelopment Plan

Financial Stewardship

- Approve the annual budget
- Authorize CRA expenditures
- Ensure TIF funds are used appropriately
- Monitor long-term financial sustainability

Oversight

- Review redevelopment initiatives
- Evaluate program effectiveness
- Measure progress toward redevelopment goals
- Ensure accountability and transparency

BOARD AND STAFF ROLES

CRA BOARD	CRA STAFF
Sets policy direction	Researches redevelopment needs
Establishes priorities	Develops projects and programs
Approves funding	Conducts project analysis
Makes decisions	Provides recommendations
Provides oversight	Implements Board direction

Staff researches, analyzes, and recommends.

The Board establishes policy and makes decisions.

THE REDEVELOPMENT PLAN IS YOUR GUIDE

Every major decision should begin here.

The Redevelopment Plan establishes:

- Vision
- Goals
- Strategies
- Priority Projects
- Eligible Redevelopment Activities

The Redevelopment Plan is a living document that may be updated to respond to changing redevelopment needs and community priorities.

MEASURE OUTCOMES, NOT ACTIVITY

Instead of asking only...
How much did we spend?

Ask . . .

✓ Did private investment increase?

✓ Did property conditions improve?

✓ Were redevelopment goals advanced?

✓ Did we preserve historic resources?

✓ Did we strengthen neighborhoods?

✓ Did we leverage additional investment?

CRA success is measured by redevelopment impact—not simply expenditures.

MODULE 4

Financial Operations & TIF

HOW IS THE CRA FUNDED?

Tax Increment Financing (TIF)

TIF captures the growth in taxable property value within the redevelopment area.

Base Year Property Value

+

Growth in Taxable Value

↓

Tax Increment

↓

CRA Redevelopment Trust Fund

↓

Reinvestment in the CRA

TIF does not create a new tax or increase the tax rate.

HOW TAX INCREMENT FINANCING WORKS

🏢 **Taxable Property Values Grow**

Base Value: $14.8M

Current Value: $75.8M

↓

Increase in Taxable Value (Tax Increment)

$61.1M

↓

💰 **City & County Apply Millage Rates**

City: 6.2397 mills

County: Adopted County Millage

↓

🏦 **Revenue is Deposited into the CRA Redevelopment Trust Fund**

City Contribution: $323,447

County Contribution: $477,105

Total TIF Revenue: $800,552

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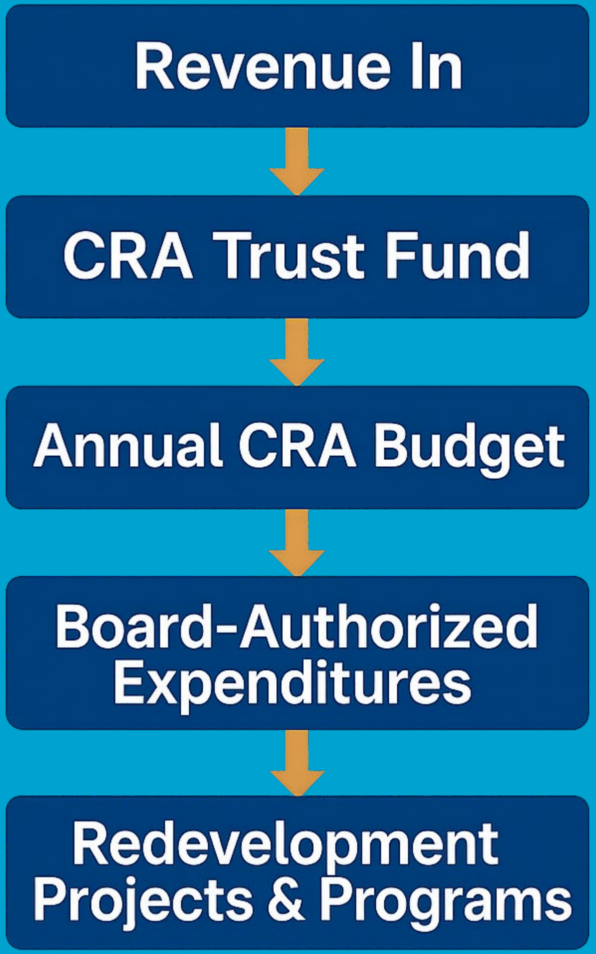
🏗 Reinvested into the Community

Simplified example using FY 2026 Central Business TIF District budget data.

THE REDEVELOPMENT TRUST FUND



Restricted public funds that must be used within the Community Redevelopment Area for redevelopment purposes consistent with the adopted Redevelopment Plan.

WHAT CAN CRA FUNDS SUPPORT?

Examples of Eligible Redevelopment Investment

- 🏗️ Infrastructure & Public Improvements
- 🏛️ Historic Preservation & Rehabilitation
- 🏠 Housing & Neighborhood Stabilization
- 📊 Redevelopment Planning & Studies
- 🏢 Property Acquisition & Site Preparation
- 💼 Economic Redevelopment Initiatives
- 🎨 Placemaking & Public Realm Improvements
- 🤝 Redevelopment Programs & Incentives

Eligibility is determined by redevelopment purpose and consistency with the adopted Redevelopment Plan.

WHAT CRA FUNDS ARE NOT

CRA Funds Are Not...

a substitute for the General Fund.

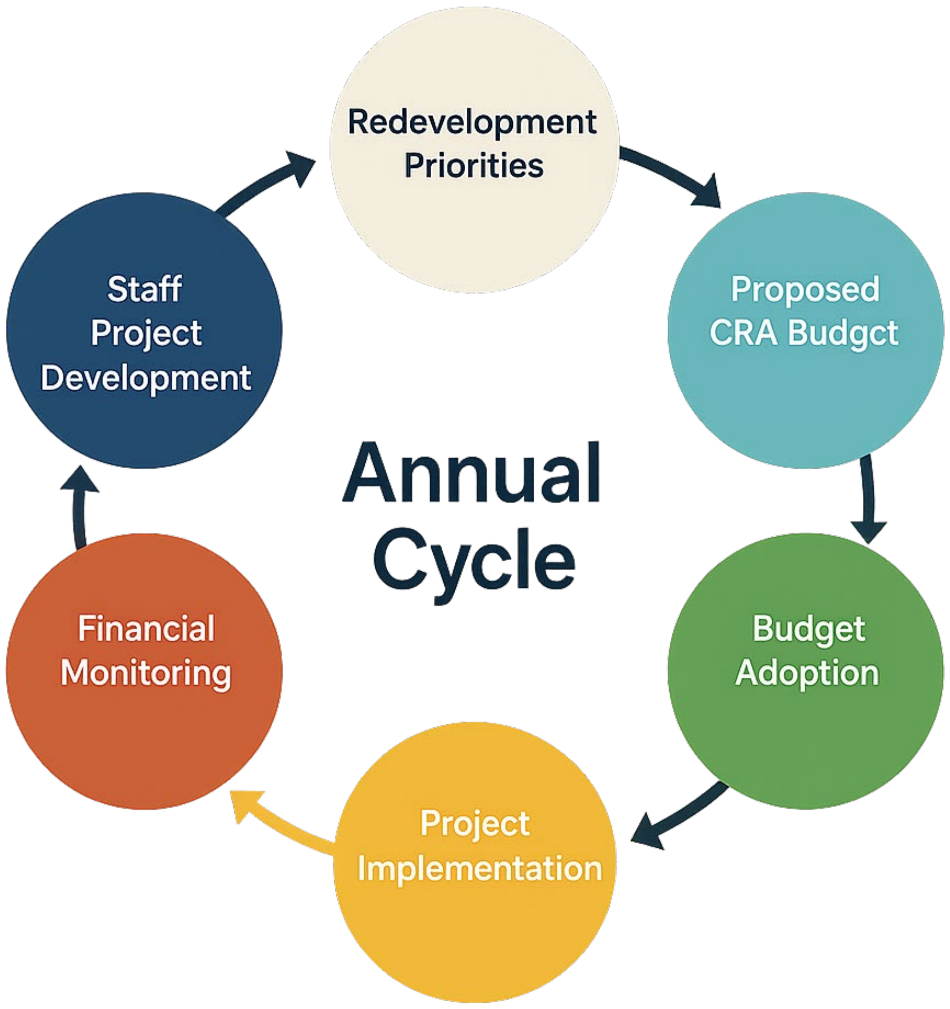
an unrestricted City revenue.

automatically available for routine municipal operations.

available for projects anywhere in the City.

automatically eligible because a project is located within the CRA.

BUDGETING CRA FUNDS



WHAT HAPPENS TO UNSPENT CRA FUNDS?

Unspent does not automatically mean unrestricted.

At fiscal year-end, remaining Trust Fund money must be handled in accordance with Chapter 163 Part III.

It may be:

- Returned to the taxing authorities
- Used to reduce certain indebtedness
- Placed in escrow for certain indebtedness
- Appropriated to a specific redevelopment multi year project (up to three years)

Chapter 163 Part III expressly provides for appropriation of remaining funds to a specific redevelopment project under an approved Redevelopment Plan, subject to the statutory requirements.

MODULE 5

Understanding the Palatka CRA

THE PALATKA COMMUNITY REDEVELOPMENT AREA
THREE TIF DISTRICTS

Established: 1983

Purpose: Address blighted conditions and support redevelopment in designated areas of the City.

Today, the Palatka CRA includes:

- Central Business TIF District
- North Historic TIF District
- South Historic TIF District

MORE THAN 40 YEARS OF REDEVELOPMENT

1983 Finding of Necessity

1983 CRA Created

1983 Original Redevelopment Plan Adopted

1984 Redevelopment Trust Fund Established

1984 Historic Districts Added

1994 Unified Community Redevelopment Area

2009 Needs Assessment

2010 CRA Governance Modernized

2012 Redevelopment Plan Extended

2018 County Interlocal Agreement

2021 Current Redevelopment Plan Adopted

Palatka's CRA has evolved through more than four decades of legislative and redevelopment action.

HOW DOES THE CRA ADDRESS THESE ISSUES?

The Redevelopment Plan provides the roadmap.

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Tax Increment Financing provides the funding.

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The CRA Board establishes priorities.

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Staff implements projects and programs.

↓

Redevelopment encourages additional private investment.

REDEVELOPMENT IN PALATKA TODAY

DOWNTOWN STREETSCAPE

BUILDING IMPROVEMENT GRANTS

HISTORIC PRESERVATION

WAYFINDING & BRANDING

PUBLIC ART / PLACEMAKING

RESIDENTIAL REHABILITATION

PARKING & MOBILITY

TRANSPORTATION HUB / RAIL DISTRICT

Different initiatives. One coordinated redevelopment strategy.

CRA + CITY IN PRACTICE

EXAMPLE: DOWNTOWN STREETSCAPE

CRA Decision

Does the project advance redevelopment?

Is it supported by the Plan?

Should CRA Trust Funds be invested?

↓

City Decision

Will the City undertake the project?

Who procures and contracts?

What ownership and maintenance obligations apply?

One project may require two distinct governmental decisions.

CLOSING

The CRA Decision Lens

PURPOSE

Does it further redevelopment?

↓

PLAN

Is it supported by the Redevelopment Plan?

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FUNDING

Is CRA funding appropriate and available?

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AUTHORITY

Who must act—the CRA, the City, or both?

Purpose. Plan. Funding. Authority.

YOUR ROLE AS A CRA BOARD MEMBER

THE CRA EXISTS TO ACCOMPLISH REDEVELOPMENT.

Chapter 163 provides the authority.

The Redevelopment Plan provides the direction.

TIF provides the financial tool.

The CRA Board provides the stewardship.

Q & A

FLORIDA STATUTES 2025

CHAPTER 163 PART III

COMMUNITY REDEVELOPMENT

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(2).

(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; s. 28, ch. 2020-2.

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.

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.

163.365 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. 8, 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.

163.380 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.

CRA Financial Report
Receive and review the CRA financial reports through July 31, 2026, including year-to-date revenues, expenditures, cash position by TIF district, and the status of current project and program commitments. The financial reports are provided to give the CRA Board an updated snapshot of FY2026 financial activity and available resources.

STAFF REPORT

DATE: August 19, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	CRA Financial Report - August 19 2026
2.	CRA_FY26_Projects_Financial Framework
3.	CRA_FY26_Cash_Position_by_District
4.	FY 2026 CRA Transfers and Reimbursements Workshop

CITY OF PALATKA
COMMUNITY REDEVELOPMENT AGENCY

CRA Financial Report

Revenue and Expenditure Overview as of July 31, 2026

CRA Budget Workshop
August 19, 2026
Nicole Auth, CRA Coordinator

Transparency

Key Developments

Strengthening Transparency, Accountability & Financial Stewardship

Cash Position of Each District as of July 31, 2026

Cash Position of Each District as of July 31, 2026

The following provides an update on each district's cash position.

$2,520,987.17
Central Business TIF District

$449,858.99
South Historic TIF District

$287,961.34
North Historic TIF District

TOTAL CRA CASH
$3,258,807.50 across the three districts. With the North Historic HIP deposit account of $360.75, which has an offsetting liability, the CRA asset total is $3,259,168.25.

Projected Fund Balance at September 30, 2026

Projected Fund Balance at September 30, 2026

The following table provides a mapping of the FY 2025 audited fund balance through the end of FY 2026. Projections are included for the two remaining months of the fiscal year. TIF contributions from the City and the County are billed at the beginning of the fiscal year and no new receipts are expected. Expenditures are projected for the last two months based on current year activity.

	Amount
Actuals	
Audited fund balance at September 30, 2025	$3,121,420.48
FY 2026 revenue through July 31, 2026	$1,049,485.09
FY 2026 expenditures through July 31, 2026	($912,098.07)
Projections	
Revenue projected, August and September	$0.00
Expenditures projected, August and September	($177,872.21)
Projected fund balance at September 30, 2026	**$3,080,935.29**

How the Tax Increment Is Calculated and Paid

Each taxing authority pays the trust fund on the taxable value above the district's base year, at its operating millage rate and the 95% dedicated share. At the beginning of FY 2026, the City's first payment was calculated at 6.4000 mills rather than the operating millage rate of 6.2397, and the overpayment of $11,229.35 was reversed in July. The total contributed to the trust fund for FY 2026 is $1,049,485.09.

District	Base year	Taxable value	Increment	City Millage 6.2397	County Millage 8.7418
Central Business, 1983	$14,750,255	$67,671,823	$52,921,568	$313,703.97	$439,498.27
South Historic, 1994	$3,217,275	$18,903,691	$15,686,416	$92,984.60	$130,271.14
North Historic, 1994	$1,099,110	$6,230,148	$5,131,038	$30,415.33	$42,611.78
Total	**$19,066,640**	**$92,805,662**	**$73,739,022**	**$437,103.90**	**$612,381.19**

FY 2026 Budget vs Actual

FY 2026 Budget vs Actual

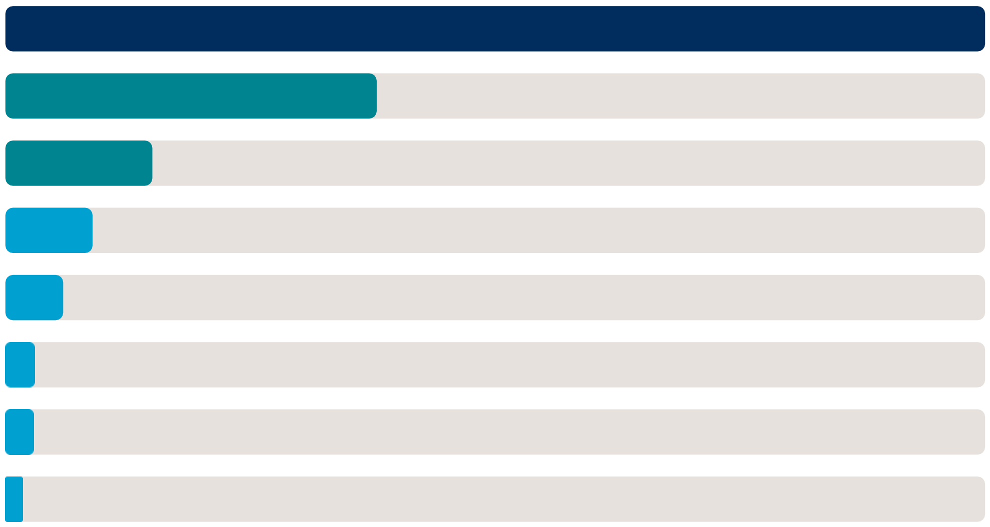
The following table provides an overview of budget vs actual activity. The table includes the amended budget as of July 31, 2026, how much has been spent, funds that are encumbered and anticipated to be spent before September 30, 2026, and how much funding remains in each major expense category.

As of July 31, 2026, the CRA budget is 32.4% spent down, with the majority of expenditures in capital outlay. The Tilghman House renovation accounts for $256,275.00, building improvement grants account for $97,099.28, downtown Christmas lights account for $33,483.07 and Streetscape II accounts for $22,737.01.

Expenditure category	Amended budget	Actuals (unaudited)	Encumbered	Remaining	% spent
Capital Outlay	$1,014,620	$445,123.64	$1,679.00	$567,817.36	43.9%
Operating	$241,032	$86,298.48	$7,276.00	$147,457.52	35.8%
Personnel Services	$107,627	$55,030.02	$0.00	$52,596.98	51.1%
Transfers and reimbursements	$1,451,495	$325,645.93	$0.00	$1,125,849.07	22.4%
Total	**$2,814,774**	**$912,098.07**	**$8,955.00**	**$1,893,720.93**	**32.4%**

FY 2026 Spending by Project

As of July 31, 2026, $447,636.03 has been spent on CRA projects, listed below. The remaining $464,462.04 is not project related and is tied to administration, personnel, and police and code compliance reimbursements.



Tilghman House Renovations	$256,275.00	28.1%
Building Improvement Grant Program	$97,099.28	10.6%
CRA Redevelopment Plan Update	$38,445.46	4.2%
Streetscape II	$22,737.01	2.5%
Small Business Development Center	$15,000.00	1.6%
Green Gables Historic Marker	$7,579.28	0.8%
Bronson-Mulholland House Porch Handrails	$7,500.00	0.8%
Public Art Grant Program	$3,000.00	0.3%
Total spent on projects	**$447,636.03**	**49.1%**

01

Per District Updates

Budget, spending, commitments and open items for each of the three TIF districts.

Central Business TIF District

The district holds $2,520,987.17 in cash and has a further $122,550 of approved awards that are not yet encumbered.

Project	Amended budget	Actuals	Encumbered	Remaining	% spent
Building Improvement Grant Program	$135,000.00	$97,099.28	$0.00	$37,900.72	71.9%
Downtown Christmas Lights	$33,483.07	$33,483.07	$0.00	$0.00	100.0%
CRA Redevelopment Plan Update	$158,180.00	$28,074.33	$0.00	$130,105.67	17.7%
Streetscape II	$0.00	$22,737.01	$0.00	($22,737.01)	n/a
Small Business Development Center	$15,000.00	$15,000.00	$0.00	$0.00	100.0%
Public Art Grant Program	$40,000.00	$3,000.00	$0.00	$37,000.00	7.5%
Administration, personnel and reimbursements	$1,544,009.93	$309,444.69	$8,694.00	$1,225,871.24	20.0%
Total	**$1,925,673.00**	**$508,838.38**	**$8,694.00**	**$1,408,140.62**	**26.4%**

South Historic TIF District

The district holds $449,858.99 in cash and has a further $53,250 of approved building improvement grants that are not yet encumbered. The Tilghman House renovation is complete.

Project	Amended budget	Actuals	Encumbered	Remaining	% spent
Tilghman House Renovations	$300,000.00	$256,275.00	$0.00	$43,725.00	85.4%
CRA Redevelopment Plan Update	$14,430.00	$7,951.21	$0.00	$6,478.79	55.1%
Green Gables Historic Marker	$10,000.00	$7,579.28	$0.00	$2,420.72	75.8%
Administration, personnel and reimbursements	$358,021.00	$90,538.14	$200.10	$267,282.76	25.3%
Total	**$682,451.00**	**$362,343.63**	**$200.10**	**$319,907.27**	**53.1%**

North Historic TIF District

The district holds $287,961.34 in cash and has no approved awards outstanding.

Project	Amended budget	Actuals	Encumbered	Remaining	% spent
Bronson-Mulholland House Porch Handrails	$16,005.00	$7,500.00	$0.00	$8,505.00	46.9%
CRA Redevelopment Plan Update	$4,095.00	$2,419.92	$0.00	$1,675.08	59.1%
Administration, personnel and reimbursements	$186,550.00	$30,996.14	$60.90	$155,492.96	16.6%
Total	**$206,650.00**	**$40,916.06**	**$60.90**	**$165,673.04**	**19.8%**

02

Financial Reports Going Forward

Changes to how CRA activity is recorded, and the structure of the report from here.

Changes to How CRA Activity Is Recorded

Changes to How CRA Activity Is Recorded

- **Account names:** Account names now follow Resolution 2010-R-8-66 and read Central Business, South Historic and North Historic, so a transaction shows which district it belongs to without going back to a crosswalk.
- **A separate fund for each district:** The Interim City Manager proposes moving each district into a separate fund beginning in FY 2027. Each district's money would then be held and reported separately instead of pooled, which is what the Board has asked to see.
- **A single account for Streetscape:** Streetscape spending was spread across three district transfer accounts. Finance created a Streetscapes II account for Central Business in July and moved that spending into it, so the project now reports on one line.
- **Bank accounts:** The Ameris Bank setup is under review so that CRA funds are held in trust and not commingled with non-CRA funds, as Florida Statutes require.

CITY OF PALATKA
COMMUNITY REDEVELOPMENT AGENCY

Updated Account Names

- **Resolution 2010-R-8-66 -** On February 11, 2010, the Downtown Redevelopment Agency was abolished and the Community Redevelopment Agency (CRA) was created to include three Tax Increment Financing(TIF) Districts.
- **Central Business TIF District -** The geographical area formerly known as the Downtown Redevelopment Agency was renamed the Central Business TIF District.
- **North & South Historic TIF Districts -** Two additional TIF districts were created – one in the geographical area associated with the North Historic District & the other in the geographical area of the South Historic District
- **Description of Account Names -** For the remainder of FY25-26, account names for each of the three TIF districts have been updated to reflect the names used in the Resolution.

Financial Report Structure

This report brings the CRA current through July 31. From here it becomes a standing report, produced by staff for each CRA Board meeting.

Section	What it provides
Cash position	What each district holds, tied to the general ledger
Fund balance projection	Where the year ends, updated as each month closes
Budget vs actual	The amended budget, actuals, encumbrances and what remains
Spending by project	Where the money went across the three districts
Per district updates	Each district's budget, spending, commitments and open items

FEEDBACK REQUESTED
Confirm the sections and the frequency, and staff will produce the report on that basis for the rest of the fiscal year.

CITY OF PALATKA
COMMUNITY REDEVELOPMENT AGENCY

Thank You

Nicole Auth
CRA Coordinator · nauth@palatka-fl.gov · 386-329-0100 ext. 2088

CRA FY26 Project Financial Framework

October 1, 2025 through July 31, 2026

CRA projects are evaluated through a consistent redevelopment framework. Each project undertaken by the Community Redevelopment Agency should advance one or more objectives identified in the adopted Community Redevelopment Plan, be authorized under Chapter 163, Part III, Florida Statutes, and produce measurable redevelopment outcomes that address conditions within the redevelopment area. This framework provides transparency, consistency, and accountability in project selection and funding decisions.

Project / Program	Beginning Project Balance	% Project Complete	FY26 Spend	Encumbered / Committed	Remaining Project Balance
CRA Gateway (Port Consolidated) – CPTA Grant	$75,000	100%	$0.00		**$0**
CRA Redevelopment Plan Update	$88,000	45%	$38,445.46	$49,554.54	**$49,554.54**
Public Art	$40,000.00	7.5%	$3,000.00	$7,500.00	**$29,500.00**
Building Improvement Grant Program	$235,000.00		$97,099.28	$80,500.00	**$57,400.72**
Signage (Grand Gables Historic Marker)	$10,000.00	100%	$7,579.28		**$2,420.72**
Tilghman House Renovations	$300,000.00	100%	$256,275.00		**$43,725.00**
Streetscape II*	**$911,684.00**	**30%**	**$22,737.01**		**$888,946.99**
National Register Historic District Nomination (Central Business District)*	$50,000.00	31%	$15,450.00	$50,000.00	**$34,550.00**
Larimer Arts Center Renovations	$150,000.00	0	$0.00	TBD	**$150,000.00**

Source: CRA FY26 Project Report, Fund 030, October 1, 2025 through July 31, 2026 (August 13, 2026).

Note: Remaining Project Balance reflects beginning project funding less FY26 spend and identified project-specific encumbrances/commitments where available. % Project Complete to be updated by CRA staff.

Reporting Notes:
Streetscape II: Finance established a dedicated Streetscapes II account during FY26; $22,737.01 in project expenditures is reflected in the project total above.
National Register Historic District Nomination: The project is active; however, no Fund 030 expenditures had posted through July 31, 2026. The $34,550 shown represents committed project funding not yet encumbered.

CRA FY26 Cash Position by District

Supporting document for CRA Board financial presentation |
October 1, 2025 through July 31, 2026

Purpose

This report provides the CRA's cash position by tax increment district through July 31, 2026. District position reflects the FY25 year-end fund balance, FY26 revenue received, FY26 expenditures, and prior-year liabilities paid during FY26.

FY25 YEAR-END FUND BALANCE	FY26 REVENUE RECEIVED	FY26 EXPENDITURES	CASH AFTER FY25 LIABILITY SETTLEMENTS	TOTAL CRA CASH
$3,156,004.12	$1,049,485.09	$912,098.07	$3,258,807.50	$3,258,807.50

Cash Position by District

District	FY25 Year-End Fund Balance	FY26 Revenue Receipts	FY26 Expenditures	FY25 Payroll Liabilities Paid in FY26	District Position
Downtown / Central Business	$2,297,517.61	$753,202.24	($508,838.38)	($19,454.63)	$2,522,426.84
South Historic	$600,545.11	$223,255.74	($362,343.63)	($4,214.81)	$457,242.41
North Historic	$257,941.40	$73,027.11	($40,916.06)	($1,624.12)	$288,428.33
District subtotal	**$3,156,004.12**	**$1,049,485.09**	**($912,098.07)**	**($25,293.56)**	**$3,268,097.58**
District subtotal after FY26 activity and FY25 payroll liabilities			$3,268,097.58		
Less: FY25 vouchers payable settled in FY26 - held at fund level			-$9,290.08		
Total CRA Cash Position at July 31, 2026			$3,258,807.50		

Less: FY25 vouchers payable settled in FY26: ($9,290.08)
CRA district cash after prior-year liability settlements: $3,258,807.50
North Historic HIP deposit account: $360.75
Total CRA cash at July 31, 2026: $3,259,168

Reporting Note: Fund 030 uses shared cash-processing accounts across the three CRA districts. Individual general ledger cash-account balances therefore do not necessarily represent the cash attributable to each district. District positions shown above reflect revenue and expenditure activity attributable to each TIF district.

Prior-Year Liabilities: Total FY25 liabilities paid from FY26 cash were $34,583.64, consisting of $25,293.56 in payroll-related liabilities allocated by district and $9,290.08 in vouchers payable retained at the fund level. fund level.

Source: *City of Palatka financial records, Fund 030, FY2026 through July 31, 2026.*

FY 2026 CRA Transfers and Reimbursements

District	GL account name	FY 2026 adopted	FY 2026 amended	Actual through July 31	Remaining	FY 2027 estimate	Basis for the estimate
Central Business	Reimbursement General - Administrative Expense	96,529.00	96,529.00	80,440.00	16,089.00	96,529.00	Under development
Central Business	Reimbursement - Contracted Police Services	128,246.00	128,246.00	121,667.62	6,578.38	128,246.00	Held at the FY 2026 amended budget until Finance calculates the FY 2027 charge.
Central Business	Reimbursement - Contracted Code Enforcement	25,276.00	25,276.00	23,976.45	1,299.55	25,276.00	Held at the FY 2026 amended budget until Finance calculates the FY 2027 charge.
Central Business	Transfer to Utility Fund - Potable Line	100,000.00	50,000.00	0.00	50,000.00	0.00	No amount unless the Board funds the project in FY 2027.
Central Business	Transfer to Better Place - Streetscapes	911,684.00	911,684.00	0.00	911,684.00	0.00	No amount unless the Board funds the project in FY 2027.
South Historic	Reimbursement General	34,210.00	34,210.00	28,510.00	5,700.00	34,210.00	Under development
South Historic	Reimbursement - Contracted Police Services	40,306.00	40,306.00	38,240.69	2,065.31	40,306.00	Held at the FY 2026 amended budget until Finance calculates the FY 2027 charge.
South Historic	Reimbursement - Contracted Code Enforcement	7,944.00	7,944.00	7,536.62	407.38	7,944.00	Held at the FY 2026 amended budget until Finance calculates the FY 2027 charge.
South Historic	Transfer to Utility - South Potable Line	30,000.00	30,000.00	0.00	30,000.00	0.00	No amount unless the Board funds the project in FY 2027.
South Historic	Transfer to Better Street	20,621.00	20,621.00	0.00	20,621.00	0.00	No amount unless the Board funds the project in FY 2027.
North Historic	Reimbursement General - Administrative Expense	10,359.00	10,359.00	8,630.00	1,729.00	10,359.00	Under development
North Historic	Reimbursement - Contracted Police Services	14,657.00	14,657.00	13,901.19	755.81	14,657.00	Held at the FY 2026 amended budget until Finance calculates the FY 2027 charge.
North Historic	Reimbursement - Contracted Code Enforcement	2,889.00	2,889.00	2,743.36	145.64	2,889.00	Held at the FY 2026 amended budget until Finance calculates the FY 2027 charge.
North Historic	Transfer to Better Place	78,774.00	78,774.00	0.00	78,774.00	0.00	No amount unless the Board funds the project in FY 2027.
	Total	**1,501,495.00**	**1,451,495.00**	**325,645.93**	**1,125,849.07**	**360,416.00**	

The interdepartmental service charges and the administrative allocations are running normally at about 94% of budget through July.

The FY 2027 estimate holds the six recurring service charges at their FY 2026 amended budget, which is what the City billed this year, and includes the 5 project transfers at $0 until the Board funds a project.

CRA Budget Presentation for FY 2026/2027
Presentation and discussion of the proposed Community Redevelopment Agency (CRA) budget for Fiscal Year 2026/2027.

STAFF REPORT

DATE: August 19, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

Staff has prepared a preliminary FY 2026/2027 CRA budget for Board review and discussion. The proposed budget reflects anticipated revenues, existing commitments, ongoing projects, and potential redevelopment initiatives within the CRA districts.
This presentation is intended as a budget workshop and represents an early step in the budget development process. The budget presented is not the final FY 2026/2027 budget and may be revised based on Board direction, updated financial information, and identified priorities.

PROJECT ANALYSIS

The workshop provides an opportunity for the CRA Board to review proposed funding allocations, discuss priorities for the upcoming fiscal year, and provide direction to staff before the budget is finalized.
Staff will use Board feedback to further refine proposed expenditures and ensure available resources are aligned with CRA redevelopment priorities, ongoing obligations, and the adopted Community Redevelopment Plan.

Staff Recommendation

Staff recommends that the CRA Board review the preliminary FY 2026/2027 budget, discuss proposed priorities and funding allocations, and provide direction to staff for preparation of the final proposed budget.

ATTACHMENTS

1.	CRA Budget Presentation August Draft

FY2027 CRA Budget

FY2027 Community Redevelopment Agency Budget

Working Budget Projection & Redevelopment Priorities

Budget Session | August 2026

Nicole Auth | CRA Coordinator

FY27 Budget Strategy

PRESERVE DISTRICT INTEGRITY. Maintain each TIF district remains a separate funding source; with revenues and available balances appropriated within the district in which they were generated.

SEPARATE EXISTING COMMITMENTS FROM NEW CAPACITY. Carry forward approved FY26 obligations separately from new FY27 program and project appropriations so that existing commitments do not overstate available FY27 capacity..

DIRECT AVAILABLE RESOURCES TO REDEVELOPMENT PRIORITIES. Use available district resources, including balance forward, to support active programs and eligible redevelopment priorities such as BIG, RRAP, district identification, public realm improvements and targeted capital projects.

MAINTAIN FLEXIBILITY PENDING FINAL CLOSEOUT. Treat FY27 projections as working estimates until year-end activity, accrued liabilities, administrative service allocations and outstanding project costs are finalized.

FY27 KEY BUDGET CHANGES

- $4.56M - **$493K** City Increment - **$691K** County Increment - **$3.378M** Estimated Balance Forward. Compared with approximately $2.815M adopted in FY26.

- $3.38M - Estimated Balance Forward: $3,377,534 estimated balance forward, compared with $1,699,693 adopted in FY26.

- +15.4% | +9.3% | –3.5% - TIF Increment by District
  Central Business: +15.4%
  South Historic: +9.3%
  North Historic: –3.5%

FY27 presents substantially greater total resource capacity, driven primarily by balance forward rather than recurring revenue growth, while available resources remain restricted to their respective TIF districts. *Use of year-end CRA funds remains subject to F.S. §163.387(7).*

FY27 ADMINISTRATIVE & PERSONNEL CONSIDERATIONS

5.2%

Estimated Cost of City Services

Preliminary estimate; final allocation pending Finance calculation.

1

Authorized CRA Position

One existing CRA position; no additional headcount proposed for FY27.

Up To 15%

Potential Compensation Adjustment

Potential CRA Coordinator-to-Director reclassification; subject to Board consideration, negotiation and approval.

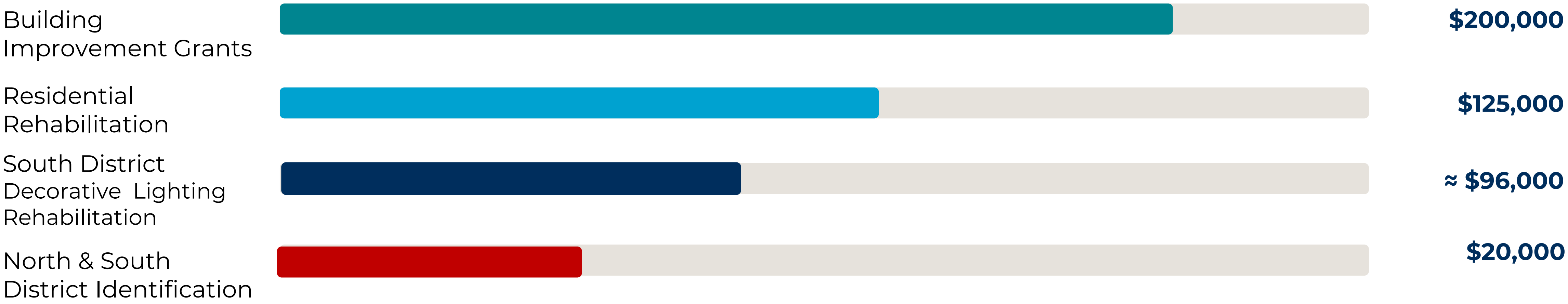
FY27 maintains existing CRA staffing while accounting for City administrative services and a potential position reclassification.

CRA EXPENDITURE STATUS & FY27 BUDGET DEVELOPMENT

Expenditure Category	FY 2026 Adopted	FY26 Actual through July 31	FY 2027 Working Estimate in Development
Personnel	$107,627	$55,030	$108,583.32*
Operating	$191,034	$86,298	$191,034
Capital Outlay	$1,014,620	$445,124	$710,000†
Transfers / Reimbursements	$1,501,495	$325,646	TBD‡
Total	**$2,814,776**	**$912,098**	In Development

*Personnel includes a 16% planning assumption for potential reclassification. †Capital Outlay reflects identified FY27 priorities; project costs and GL classifications remain preliminary. ‡Transfers/reimbursements remain under Finance review, including the preliminary administrative service allocatiFY27 estimates remain subject to year-end accruals, final administrative allocations and Board direction.

FY27 PROGRAM & DISTRICT INVESTMENTS



Building Improvement Grant: Central $125K | South $50K | North $25K
Residential Rehabilitation: Central $25K | South $50K | North $50K
Historic District Identification: North $10K | South $10K

FY27 program allocations represent new capacity and are separate from approved FY26 obligations carried forward for completion.

CENTRAL BUSINESS TIF

+15.4% FY27 TIF Increment

- **GRANT & REHABILITATION PROGRAMS.** FY27 proposes $125,000 for BIG and $25,000 for RRAP. Existing FY26 BIG awards are tracked separately from new FY27 program capacity.
- **LARIMER ARTS CENTER.** No new FY27 appropriation proposed at this stage. Future CRA participation remains subject to direction regarding improvements to the City-owned facility.
- **DOWNTOWN PUBLIC REALM**. Continue targeted investment in Public Art, Wayfinding, Christmas Lights and other downtown improvements. FY27 planning includes **$15,000 for Wayfinding and approximately $35,157 for Christmas Lights.**
- **LANDSCAPING / MAINTENANCE.** FY27 planning provides approximately $40,000 for consolidated landscaping and maintenance needs, subject to final scope, pricing and GL classification.

FY27 maintains strong downtown redevelopment capacity while separating existing obligations from new program and project appropriations.

SOUTH HISTORIC TIF

+9.3% FY27 TIF Increment

- **TILGHMAN HOUSE – PROJECT COMPLETION.** The primary renovation phase is complete. FY27 retains $25,000 for closeout/incidentals, releasing approximately $275,000 in district capacity for other South Historic redevelopment priorities.
- **SOUTH HISTORIC DECORATIVE LIGHTING REHABILITATION — NEW.** Proposed replacement of approximately 19 deteriorated gas lamp assemblies, followed by coordinated historic district banners. **FY27 Planning Estimate**: ~$96,250* Includes $77,000 equipment/banner/contingency estimate plus preliminary installation allowance; final installation cost pending.
- **PROPERTY & RESIDENTIAL INVESTMENT.** FY27 proposes: $50,000 BIG | $50,000 RRAP
New FY27 capacity is separate from existing FY26 grant obligations.
- **OTHER DISTRICT PRIORITIES.** Maintain $10,000 landscaping, $10,000 district identification, $70,000 Code Compliance capacity, with additional Site Amenities funding under consideration based on available district capacity.

Tilghman completion creates an opportunity to redirect South Historic resources toward residential investment, deteriorated infrastructure, district identity and public-realm improvements.

NORTH HISTORIC TIF

-3.5% TIF Increment - Only CRA district experiencing a year-over-year decline in increment

- **RESIDENTIAL REHABILITATION.** FY27 RRAP allocation prioritizes eligible residential rehabilitation and stabilization.
- **BUILDING IMPROVEMENT GRANTS.** FY27 BIG capacity reflecting anticipated program utilization within the district.
- **HISTORIC DISTRICT IDENTIFICATION.** New FY27 investment supporting visible identification and placemaking within the North Historic TIF District.

With declining increment revenue, FY27 emphasizes targeted residential and property investment while maintaining capacity for code compliance and district identity improvements.

EXISTING COMMITMENTS & GL TRANSITION

Existing Commitments & GL Transition

- **BUILDING IMPROVEMENT GRANTS —** $133,750. Approved FY26 grant obligations to be carried forward/encumbered separately from new FY27 BIG capacity.
  Central Business: $80,500 | South Historic: $53,250
- **PUBLIC ART** — $7,500. Approved FY26 projects moving forward: *Heartbeat of Palatka* — Annex & *Down Memory Lane* — City Hall panels. Existing commitment; separate from new FY27 program capacity.
- **DOWNTOWN NATIONAL REGISTER PROJECT** - $50,000 Existing Central Business commitment for the Downtown National Register Historic District project.
  $15,450 — existing JBPro PO/payment in process
  $34,550 — remaining project commitment
- **Total known commitments —** $133,750 + $7,500 + $50,000 = $191,250. Known FY26 Commitments Identified for Carryforward / Encumbrance. These obligations are separate from new FY27 program and project capacity.

FY27 BUDGET ESTIMATES & OPEN ITEMS

- **$1.501M —** Transfers & Reimbursements: 11 FY26 budget lines currently reflect $0 in the FY27 projection pending final treatment.
- **≈5.2%** — City Administrative Services: Preliminary allocation; final percentage and district amounts pending Finance calculation.
- **YEAR-END** - Accrued Liabilities: September 30 accrued liabilities are not yet known and will affect final balance forward.
- **PROJECT COSTS —** Final Estimates Pending: Certain FY27 project costs remain preliminary, including installation for the South Historic Decorative Lighting project.

FY27 figures remain working estimates and will be updated as year-end activity, administrative allocations, project costs and outstanding Finance items are finalized.

WHAT THE BOARD IS ASKED TO DECIDE

- **District Programs:** Whether the proposed grant programs and amounts are the Board's priorities for FY27, and whether the balance forward is appropriate to any of them.
- **Indirect Cost Study:** Whether to commission one.
- **Other Board Ideas, Projects or Recommendations:** Anything the Board wants staff to price and bring back before adoption.

WHAT COMES NEXT

Section 163.387(6), Florida Statutes requires and adopted annual budget before trust fund money is spent, and the budget goes to the county within 10 days of adoption.

CITY OF PALATKA
COMMUNITY REDEVELOPMENT AGENCY

Thank You

Budget Session | August 2026
Nicole Auth | CRA Coordinator