

NEWTOWN COMMUNITY REDEVELOPMENT AREA

NARRATIVE AND CHRONOLGY

State of Florida CRA Program Criteria

In 1969 the Florida State Legislature enacted Part II, Chapter 163, Florida Statutes, enabling local units of government to set up a Community Redevelopment Agency (CRA). The overall goal of the legislature was to encourage local initiatives to stimulate and incentivize downtown and neighborhood/community revitalization by maximizing opportunities for private enterprises/investors to participate in the redevelopment of the designated area(s). The primary objectives of the redevelopment legislation are:

1. To address the physical, social and economic problems associated with slum and blighted areas;
2. To encourage local units of government to improve the physical environment (i.e. buildings, streets, utilities, parks, etc.) by means of rehabilitation, conservation, or clearance/redevelopment;
3. To convey to local community redevelopment agencies the powers of eminent domain, expenditure of public funds, and all other general police powers as a means by which slums and blighted areas can be improved;
4. To enhance the tax base in the redevelopment areas by encouraging private reinvestment channeling of tax increment revenues into public improvements within the designated areas; and
5. To eliminate substandard housing conditions and to provide adequate amounts of housing in good condition to residents of low- and moderate-income, particularly to the elderly.

As defined by Section 163.340, Florida Statutes, a 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including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the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.

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, are leading to economic distress or endanger life or property, 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 findings 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;
or
- n. **Governmentally owned property with adverse environmental conditions caused by a public or private entity.***

****The factors to justify the designation are highlighted above (j, l & n).***

On June 5, 2006 the Board of City Commissioners adopted Resolution No. 06R-1901, a finding of necessity and the existence of one or more blighted conditions in the Newtown area of the City of Sarasota; and finding a need for an expanded community redevelopment area to include the Newtown area of the City as depicted. The following criteria factors for blight were met:

- ❖ Incidence of crime in the area higher than in the remainder of the county or municipality;
- ❖ 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;
- ❖ Governmentally owned property with adverse environmental conditions caused by a public or private entity.

The area of the City in which blighted conditions were found to exist by Resolution 06R-1901 is about 1.5 square miles. It is the area bounded on the north by Myrtle Avenue; bounded on the south by 17th Street; bounded on the west by the North Tamiami Trail (U.S/ Highway 41); and bounded on the east by the City limits and is also referred to as the “Newtown Community Redevelopment Area.”

On September 24, 2007 the Board of County Commissioners approved the expansion of the current CRA to include the area above and adopted Resolution No. 2007-233 recognizing the need for a community redevelopment agency to function within the Newtown area of the City of Sarasota to carry out community redevelopment activities and delegating redevelopment powers to the City of Sarasota in accordance with an Inter-Local Agreement by and among the City of Sarasota, the City of Sarasota Community Redevelopment Agency and Sarasota County.

The delegation of redevelopment powers is to be exercised with regard to and be applicable to property lying within the expanded community redevelopment. The delegation of the redevelopment powers shall remain in effect for a period of forty (40) years and the delegated powers are specifically enumerated in the text of Board of County Commissioners Resolution No. 2007-233.

On November 19, 2007, the Board of City Commissioners adopted Resolution No. 08R-2002 creating the Newtown Community Redevelopment Agency Advisory Board, which shall be the primary source of community input to the Community Redevelopment Agency and to the agency staff regarding community redevelopment activities to be undertaken within the Newtown Community Redevelopment Area.

The Advisory Board shall consist of seven (7) members, who shall be appointed by the governing board of the Agency to represent the following areas or entities as follows:

1. One citizen who is a resident of the Newtown Community Redevelopment Area;
2. An owner of land in the Newtown Community Redevelopment Area;

3. An individual involved in planning or design;
4. A representative of the Economic Development Council;
5. One citizen-at-large who shall be a resident of the City (who may or may not also reside in the Newtown Community Redevelopment Area);
6. An individual who is a retailer or merchant in the Newtown Community Redevelopment Area; and
7. An individual involved in finance or banking.

The inaugural Newtown Community Redevelopment Agency Advisory Board include:
NEWTOWN COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
 (7 MEMBERS)

Department Contacts: John Hawthorne, Deputy Director, Newtown
 Redevelopment

373.7765
 Dru Jones, Economic

Development Coordinator

373-7780

▪ Original term
 * Appointed to unexpired term
 ** Denotes Chairman

SEAT NO.

NCRA1

Eddie L. Rainey
Vice Chairman – 2/5/08

1650-25th Street
 Sarasota, FL 34234

- Original Appointment: 01/22/08
One Year

Expiration Date: 01/22/09

Seat Requirement: Resident of the Newtown CRA

Phone: 953.3762 (H)

Email: threeputted32@verizon.net

NCRA2

Carlos R. Jones
 2939 N. Osprey Avenue
 Sarasota, FL 34234

- Original Appointment: 01/22/08
Two Years

Expiration Date: 01/22/10

Seat Requirement: Owner of land in the Newtown CRA

Phone: 355.2535 (H)

350.5547 (M)

Email: crj6ftunder@comcast.net

NCRA3

David Brain
615 Corwood Drive
Sarasota, FL 34234

- Original Appointment: 01/22/08
Three Years
Expiration Date: 01/22/11

Seat Requirement: Individual involved in planning and design
Phone: 351.6152 (H)
487.4338 (B)
284.7614 (M)
Email: brain@ncf.edu

NCRA4

Kathleen D. Baylis
Economic Development Corporation of Sarasota County
2601 Cattlemen Road, Suite 201
Sarasota, FL 34232

- Original Appointment: 01/22/08
Three Years
Expiration Date: 01/22/11

Seat Requirement: Representative of the Economic Development
Council
Phone: 966.5107 (H)
309.1200, Ext. 100 (B)
Email: kbaylis@edcsarasotacounty.com

NCRA5

****Tyrone Hill**
Chairman – 2/5/08
1575 Dr. Martin Luther King Jr Way
Sarasota, FL 34234

- Original Appointment: 01/22/08
One Year
Expiration Date: 01/22/09

Seat Requirement: Citizen-at-large who is a resident of the City who
may or may not also reside in the Newtown CRA
Phone: 536.5739 (H)
Email: hityro@aol.com

NCRA6

Shirley McKenzie
1932 Dr. Martin Luther King Jr Way
Sarasota, FL 34234

- Original Appointment: 01/22/08
Two Years
Expiration Date: 01/22/10

Seat Requirement: Retailer or merchant in the Newtown CRA
Phone: 360.9620 (H)

706.2312 (B)
726.0229 (M)
Email: smckenz123@comcast.net

NCRA7 Wade E. Harvin
1588-22nd Street
Sarasota, FL 34234

- Original Appointment: 01/22/08
Three Years
Expiration Date: 01/22/11

Seat Requirement: Individual involved in finance or banking
Phone: 330.8673 (H)
Email: N/A

On March 6, 2008, the Newtown Community Redevelopment Advisory Board recommended to the City Commission that the Newtown Community Redevelopment Plan be formally adopted by Resolution of the City Commission as the community redevelopment plan for the Newtown Community Redevelopment Area.

On March 12, 2008 the City of Sarasota Planning Board, as the City's Local Planning Agency for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act, determined that the Newtown Community Redevelopment Plan is in conformity with the City's Comprehensive Plan for the City as a whole.

On April 21, 2008 the Community Redevelopment Agency for the City of Sarasota recommended adoption of the Newtown Community Redevelopment Plan to the City Commission.

On May 19, 2008 the Board of City Commissioners adopted Resolution No. 08R-2037 adopting the Newtown Community Redevelopment as the redevelopment plan for the Newtown Community Redevelopment Area. The resolution adopted a modified version of the Newtown Comprehensive Redevelopment Plan, first adopted by the City Commission in October 2002, to serve as the community redevelopment plan for the Newtown Community Redevelopment Area.

Certain portions of the 2002 Newtown redevelopment Plan were updated and restated by the City of Sarasota Department of Planning and Redevelopment to ensure consistency with the Comprehensive Plan for the City of Sarasota and Volumes I and II of said updated and restated Newtown Redevelopment Plan are adopted as the Community Redevelopment Plan for the Newtown Community Redevelopment Area to be known as the Newtown Community Redevelopment Plan. Pursuant to the Community Redevelopment Act, no tax increment funds may be expended within the Community Redevelopment Area unless those funds are expended in accordance with the community redevelopment plan for the area.