

1 Introduced by the Council President at the Request of JIA Area Redevelopment Agency:  
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4 **ORDINANCE NO. 93-159-57**

5 AN ORDINANCE APPROVING A COMMUNITY  
6 REDEVELOPMENT PLAN FOR THE JACKSONVILLE  
7 INTERNATIONAL AIRPORT (JIA) REDEVELOPMENT AREA  
8 IN ACCORDANCE WITH THE REQUIREMENTS OF  
9 CHAPTER 163, PART III, COMMUNITY REDEVELOPMENT  
10 ACT OF 1969, FLORIDA STATUTES, AS AMENDED;  
11 ESTABLISHING A REDEVELOPMENT TRUST FUND  
12 PURSUANT TO SECTION 163.387 OF THE COMMUNITY  
13 REDEVELOPMENT ACT OF 1969, AS AMENDED;  
14 DIRECTING THE TAX COLLECTOR TO ESTABLISH THE  
15 1993 TAX ASSESSMENT AS THE BASE FOR THE  
16 INCREMENT AS REQUIRED BY SECTION 163.387, FLORIDA  
17 STATUTES; PROVIDING AN EFFECTIVE DATE.  
18

19 WHEREAS, the Legislature of the State of Florida (Legislature) in 1969 duly enacted the  
20 Community Redevelopment Act of 1969, as amended (Act), codified as and consisting of Florida  
21 Statute 163.330 through Florida Statute 163.450, in which Act the Legislature found that there  
22 existed in counties and municipalities of the State slum and blighted areas which constituted a  
23 serious and growing menace to the public health, safety, morals and welfare of the residents of  
24 the State constituting an economic and social liability and authorized counties and municipalities  
25 in the State to formulate workable programs for utilizing appropriate private and public resources

1 to eliminate and prevent the development or spread of slums and urban blight, to encourage  
2 needed community rehabilitation, to provide for the redevelopment of slum and blighted areas,  
3 or to undertake such of the aforesaid activities or other feasible county or municipal activities  
4 as may be suitably employed to achieve the objectives of such workable program; and

5 WHEREAS, the JIA Redevelopment Area, more fully described in Exhibit "A" of  
6 Resolution 90-406-242 on file with the Council Secretary, contains the criteria of a blighted area  
7 as defined in Section 163.340, Florida Statutes; and

8 WHEREAS, the redevelopment of the aforesaid area is necessary in the interest of the  
9 public health, safety, and welfare of the residents of the City of Jacksonville, and in the interest  
10 of implementing the intent of the Florida Legislature as expressed in the Community  
11 Redevelopment Act of 1969, as amended, by revitalizing the area economically and socially,  
12 thereby improving the tax base, promoting sound growth, and providing improved housing  
13 conditions; and

14 WHEREAS, the Council of the City of Jacksonville adopted Ordinance 79-93-66,  
15 delegating all powers conferred upon the City of Jacksonville under the Act to the JIA Area  
16 Redevelopment Agency (Agency); and

17 WHEREAS, the Agency, as the Community Redevelopment Agency, has complied with  
18 the requirements of Chapter 163, Part III, Florida Statutes, and has approved a Community  
19 Redevelopment Plan, hereinafter "Plan," for the Redevelopment Area in accordance with the  
20 requirements of the Act, said Plan on file with the Council Secretary and referred to as Exhibit  
21 "A"; and

22 WHEREAS, Section 163.387 of the Act requires the establishment of a redevelopment  
23 trust fund; and

1           WHEREAS, Section 163.387 of the Act requires the tax base for increment financing to  
2 be established; now, therefore

3           **BE IT ORDAINED** by the Council of the City of Jacksonville:

4           **Section 1.**    The Plan, having been duly received and considered, is hereby approved  
5 and adopted as referred herein as Exhibit "A." Said Plan is hereby designated as the official  
6 redevelopment plan for the JIA Redevelopment Area, and it is the purpose and intent of the  
7 Council that said Plan be implemented. Notwithstanding this adoption, the Plan shall not have  
8 the force and effect of law nor be construed as a rezoning of land nor as a legal restriction upon  
9 the use of the land included within the law.

10           **Section 2.**   It is hereby found and determined that said Plan conforms with the  
11 Community Redevelopment Act of 1969 (Act), as amended, is necessary in the interest of the  
12 public health, safety and welfare of the residents of the City of Jacksonville and will effectuate  
13 the purpose of the Community Redevelopment Act of 1969, as amended, by revitalizing the area  
14 economically and socially, thereby increasing the tax base, promoting sound growth, improving  
15 housing conditions, and eliminating the conditions which the Florida Legislature in such Act  
16 found constituted a menace which was injurious to the public health, safety and welfare of the  
17 residents.

18           **Section 3.**   It is hereby found and determined that the said redevelopment plan for the  
19 project area conforms to the general comprehensive plan of the City of Jacksonville as a whole.

20           **Section 4.**   The Council hereby reaffirms the delegation of all delegable powers to the  
21 Agency conferred upon a redevelopment agency that may be conferred by the Act and hereby  
22 finds that there is a need for a community redevelopment agency to function in the City of  
23 Jacksonville to carry out the community development purpose of the Act. This delegation is  
24 below limited in Section 6, notwithstanding the provisions of Ordinance 90-409-293.

1           **Section 5.** In order to implement and facilitate the effectuation of the Plan hereby  
2 approved and adopted, it is found and determined that certain official action must be taken by  
3 this Council with reference, among other things, to changes in zoning, the closing, vacating and  
4 removal of streets, alleys, and other public walkways, relocation of public facilities, the  
5 establishment of new street patterns, the location and relocation of sewer and water mains,  
6 lighting and utility lines and other public facilities, the construction or addition of public  
7 buildings and parks, project implementation, and other public action, and, accordingly, this  
8 Council hereby:

9           (a) pledges its cooperation in helping to carry out such Plan;

10           (b) requests the various officials, departments, boards and agencies of the City having  
11 administrative responsibilities in the premises likewise to cooperate to such end and to exercise  
12 their respective functions and powers in a manner consistent with said Plan;

13           (c) stands ready to consider and take appropriate action upon specific proposals,  
14 projects, and measures designed to effectuate said Plan; and

15           (d) intends to undertake and complete any proceedings necessary to be carried out by  
16 the community under the provisions of said Plan.

17           The Agency shall from time to time present specific developmental projects, herein  
18 before referred to as "Project," to the Council for approval to provide for the implementation  
19 of the redevelopment plan to the City to assure compliance by the said Agency with the Plan  
20 which is adopted and made a part of this ordinance.

21           **Section 6.** The following amendments and conditions with respect to the Plan are  
22 hereby adopted and made a part of such Plan:

23           (a) The Council retains the right to modify the Plan as provided by Section  
24 163.360(7), Florida Statutes, a codified section of the Community Redevelopment Act of 1969,

1 as amended.

2 (b) Revenue Bonds issued in the furtherance of the implementation of the Plan shall  
3 not pledge the faith or credit of the City, and the bonds shall so recite and shall be approved by  
4 Council.

5 (c) Except as provided for in the Plan itself, there shall be no variation or  
6 modification of the Plan without Council approval.

7 (d) Council retains the right to approve any use of the power of eminent domain in  
8 such redevelopment area.

9 (e) Council retains the right to approve all projects and obligations of the Agency  
10 pursuant to the Plan. Additionally, all projects shall be a part of the City's 2010 Plan.

11 **Section 7.** The Director of Finance is hereby directed to establish in accordance with  
12 the provisions of Section 163.387, Florida Statutes, a redevelopment trust fund hereinafter  
13 referred to as "Fund." The moneys allocated to and deposited into the Fund are hereby  
14 appropriated to the Agency to finance community redevelopment projects. There shall be paid  
15 into the Fund, and the City hereby appropriates, commits and sets over for payment into the  
16 Fund, a sum equal to that increment from the income proceeds, revenues and funds of the City  
17 derived from, or held in connection with the community redevelopment project area, and the  
18 City's undertaking and carrying out of the community redevelopment project therein. Such  
19 increment shall be determined and appropriated annually and shall be an amount equal to the  
20 difference between:

21 (a) That amount of ad valorem taxes levied each year by the City on taxable real  
22 property contained within the geographic boundaries of the project; and

23 (b) That amount of ad valorem taxes which would have been produced by the rate  
24 upon which the tax is levied each year by or for the City upon the total of the assessed value of

1 the taxable property in the project as shown upon the assessment roll used in connection with  
2 the taxation of such property by the City, last equalized prior to the effective date of this  
3 ordinance approving the community redevelopment plan.

4 The City will annually appropriate to the Fund the aforesated sum at the beginning of  
5 the City's fiscal year. The Fund shall receive the tax increment above described only as, if and  
6 when such taxes may be collected by the City. The City's obligation to appropriate annually to  
7 the Fund shall commence immediately upon the effective date of this article and continue until  
8 all loans, advances and indebtedness, if any, and interest thereon incurred by the Agency as a  
9 result of the project have been paid and only to the extent that the tax increment recited above  
10 accrues. Any funds not utilized in the community development plan for debt service and  
11 obligations shall be returned to the General Fund of the City on an annual basis.

12 **Section 8.** The Tax Collector is hereby directed to establish the 1993 tax assessment  
13 as the base for the increment as required by Section 163.387, Florida Statutes, and Section 7  
14 herein.

15 **Section 9.** This ordinance shall become effective upon signature by the Mayor or upon  
16 becoming effective without the Mayor's signature.

17  
18 Form approved:

19  
20 Lee Black 052

21 Assistant General Counsel

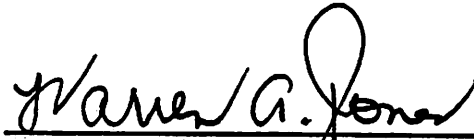
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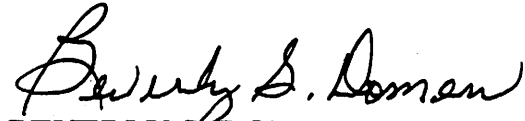
CERTIFICATE OF AUTHENTICATION


ENACTED BY THE COUNCIL

February 23, 1993

  
WARREN A. JONES  
COUNCIL PRESIDENT

ATTEST:

  
BEVERLY S. DOMEN  
SECRETARY TO THE COUNCIL

APPROVED MAR 3 1993, 19  
  
ED. AUSTIN, MAYOR

