

**Report on the Determination
of the Finding of Necessity
for the Creation of a
Community Redevelopment Agency**

Compiled by
the Community Development Department
of the City of Naples, Florida

December 21, 1993

**STATISTICAL
INFORMATION
AND ANALYSIS**



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SECTION 1. INTRODUCTION

The purpose of this Report is to complement the Report of the Redevelopment Task Force, presented to City Council July 22, 1992, by providing the data and analysis of certain conditions which exist within the Community Redevelopment Study Area. The State Statutes provide for Community Redevelopment in Chapter 163.330, Florida Statutes (Appendix A). In order to establish a Community Redevelopment Agency, the City Council must adopt a resolution, known as the Finding of Necessity, which identifies (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 and moderate income, including the elderly, and (2) the rehabilitation, conservation, or redevelopment, or combination thereof of such area or areas, is necessary in the interest of the public health, safety, morals or welfare of the residents of the City (Florida Statutes 163.353).

The data and analysis within this report are intended to provide sufficient legal basis for determining if a "finding of necessity" is warranted. The Redevelopment Task Force Report included discussion and findings on many other factors and conditions within the Study Area than are included in this report. The specific items studied in this report are only those which the Florida Statutes Chapter 163.355 requires for the "finding of necessity". Based on the Report of the Redevelopment Task Force and this report, the City Council will determine if the needs warrant and legally support the establishment of a Community Redevelopment Agency. Upon adopting a finding of necessity, the City Council may create a Community Redevelopment Agency.

The Community Redevelopment Study Area is shown on Map 1 and is generally described as including that area bounded on the north by 7th Avenue North, on the east by the Gordon River, on the south by 6th Avenue South, and on the west by 6th Street. It also includes that portion of 5th Avenue South continuing westerly to 3rd Street South and easterly through Beaumer Island to the eastern Gordon River Bridge. The total study area encompasses approximately 609 acres of land. The incorporated area of the City includes 8,240 acres. The Community Redevelopment Study Area is therefore approximately 7.4 percent of the total area of the City.

The entire Redevelopment Study Area is recommended for inclusion in the Redevelopment District, recognizing that the interrelationships that exist between the properties throughout the entire district, will help improve the blight and prevent the spread of such conditions to adjacent neighborhoods and properties.

For the purpose of this report the use of the terms "slum area" and "blighted area" shall be in accordance with the definitions in Chapter 163.340, Florida Statutes, as quoted below:

"'Slum area' means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare."

"'Blighted area' means either:

- (a) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:
 - 1. Predominance of defective or inadequate street layout;
 - 2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - 3. Unsanitary or unsafe conditions;
 - 4. Deterioration of site or other improvements;
 - 5. Tax or special assessment delinquency exceeding the fair market value of the land; and
 - 6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction."

SECTION 2. BACKGROUND

In February 1992 the Naples City Council adopted Resolution 92-6599 which called for the creation of a Redevelopment Task Force. The Mission Statement which was part of the Resolution charged the Task Force with the responsibility of preparing a comprehensive report dealing with various aspects of redevelopment along the U.S. 41 corridor in Downtown Naples. This mission statement laid out itemized areas of work under Phase I and Phase II for the Task Force. The Redevelopment Task Force presented this report to the City Council on July 22, 1992. At that time the City Council directed the Task Force to work with staff to conduct a statistical

analysis of the Redevelopment Study Area and prepare a report on the determination of the finding of necessity for the creation of a Community Redevelopment Agency.

The City Council will use the Report of the Redevelopment Task Force and this supporting document in their determination of the need to create a Community Redevelopment Agency.

SECTION 3. PROPERTY DATA: ANALYSIS OF EXISTING CONDITIONS AND COMPARISON OF THE REDEVELOPMENT STUDY AREA WITH THE CONTROL AREAS

The Planning Division undertook the task of preparing this statistical analysis in August, 1992. The geographical areas analyzed in this report are the Redevelopment Study Area described above and two control areas, the Third Street South Commercial Area and the U.S. 41 North corridor. The Study Area is diverse in character based on zoning, land uses, roadways, and development patterns, and therefore was subdivided into five subdistricts. The Study Area's subdistricts as well as the two control areas can be seen on Maps 2 and 3.

Based on the definitions of slum and blight in Chapter 163.340, Florida Statutes, the following specific conditions are analyzed in this report:

- * The obsolescence of buildings as determined by inadequate parking, parking design, and landscaping as well as the age of the buildings and the building-to-land ratio;
- * The deterioration of buildings and sites exemplified by vacancies, especially of gas station sites, and code violations;
- * High density of population and overcrowding;
- * The existence of conditions which endanger life or property by fire;
- * Crime;
- * Faulty lot layout in relation to size, adequacy, accessibility and usefulness;
- * Faulty or inadequate street layout; and
- * Diversity of ownership.

The availability for affordable housing for low and moderate income residents, including the elderly, is also analyzed in this report.

In order to analyze these conditions, the Planning Staff conducted a comprehensive physical survey of each parcel within the Redevelopment Study Area and the two control areas. This resulted in the matrices found in Appendices B, C, and D. The matrix for the Redevelopment Study Area is divided into the subdistricts.

Each matrix shows the following information by parcel as identified on the tax rolls:

- lot size
- square footage
- land use
- parking required
- parking provided on site
- street parking
- parking designed to code
- landscaping to code
- dumpster enclosed as required by code.

Other information provided in this report are the tax assessor's information on assessed values for improvements and land; the year the structure was built; and the property ownership for each parcel. Information on building activity within the Redevelopment Area is provided. The City's affordable housing needs are provided. The number of access points, median openings and traffic lights on U.S. 41 within the Redevelopment Study Area is compared to the number on U.S. 41 in the Control Area. The number of fire calls and statistics on crime are provided as well.

Other information collected for the Study Area and Control Areas which is not included in this report is the location of sidewalks and powerlines. A windshield survey was video-taped by the Fire Department in September, 1992, covering U.S. 41 in the Redevelopment Study Area, as well as the U.S. 41 North Control Area, and the Third Street South Control Area for use as background data.

The following sections of this report will summarize the information collected. Whenever possible, the Control Areas or the City as a whole were used to compare the information collected for the Redevelopment Study Area, in order to determine if the Study Area is similar to the Control Areas or the City as a whole, or if, in fact, it is different; and if the Study Area is different, in what way it differs from these other areas. The Control Areas were selected because they are similar to the Redevelopment Study Area, or at least to certain subdistricts of the Study Area. For example, in some cases the Study Area is compared to each Control Area, in other cases 3rd Street South Control Area is used for comparison with 5th Avenue South Subdistrict of the Study Area and U.S. 41 North Control Area is used for comparison with U.S. 41 Subdistrict in the Study Area. In other cases the Study Area is compared to statistics for the remainder of the City. The type and

3.1 LAND USE INFORMATION

In this section, the land uses, parking/parking design/landscaping, lot sizes, ownership patterns and age of development are analyzed for the Redevelopment Study Area and each of the Control Areas. In addition, for each of these characteristics, the 5th Avenue South subdistrict of the Redevelopment Study Area is compared to the 3rd Street South Control Area and the U.S. 41 subdistrict of the Redevelopment Study Area is compared to the U.S. 41 North Control Area.

3.1.1 Land Use Inventory

The following table identifies the general land uses within the Redevelopment Study Area. This information was collected by a physical survey of the area conducted in August and September of 1992, with additional research in August of 1993.

TABLE 1
Redevelopment Study Area
General Land Use

Land Use	Acreage	Percentage	Percentage excluding R-O-W and misc.
Single Family	36	6%	10%
Multi-Family	35	6%	10%
Transient	11	2%	3%
Retail/Office/Mixed	146	23%	40%
Medical/Hospital	41	7%	12%
Public/Government	91	15%	25%
Right-Of-Way (R-O-W)	218	36%	-
Miscellaneous	31	5%	-
Total	609	100%	100%

The study area is primarily commercial, with 25% in general commercial uses including transient lodging (motels), 7% in medical uses, and 15% in public and government uses for a total of 47%. Residential uses comprise 12% and the rights-of-way and miscellaneous uses total 41% of the Study Area.

The table on the following page contains a more detailed list of the land uses within the Redevelopment Study Area.

The land uses of the Study Area can be seen on Map 4.

TABLE 2
Redevelopment Study Area
Detailed Land Use

	<u>LAND USE</u>	<u>ACREAGE</u>	
AU	Auto related	7	1%
CH	Church	4	1%
FI	Financial	6	1%
GV	Public/Gov't	65	11%
HS	Hospital	20	3%
ME	Medical	21	3%
MF	Multi-family	35	6%
MO	Motel	11	2%
MS	Miscellaneous	27	4%
MU	Mixed use	61	10%
OF	Office	16	2%
PK	Parking	13	2%
RE	Retail	30	5%
RS	Restaurant	7	1%
SC	School	14	3%
SE	Service	18	3%
SF	Single-family	36	6%
ROW	Right-of-way	218	35%
MA	Marine	5	1%
<hr/>			
TOTAL		609	100%

3.1.2 Density and Persons per Household/Overcrowding

Density and persons per household: Based upon 1990 Census data, approximately 1,654 people reside within the Redevelopment Study Area, in 855 dwelling units on 71 acres. This results in 12.0 residential units per acre and 1.94 persons per unit.

For the City of Naples, the 1990 Census data indicates that there are 1.97 persons per household.

The following tables show the number of single family and multi-family units as well as the multi-family densities and persons per household for the Redevelopment Study Area:

TABLE 3
Redevelopment Study Area
Number of units of Single Family and Multi-family

	<u>Single Family</u>	<u>Multi- Family</u>	<u>Total</u>
US 41	0	73	73
5th Avenue South	12	113	124
Medical	22	114	136
10th Street South	84	174	258
Goodlette-Frank	<u>83</u>	<u>180</u>	<u>263</u>
Total	201	654	855

TABLE 3A
Redevelopment Study Area
Multi-family Densities/Persons per Household

	<u># of Projects</u>	<u>Av. Units/Acre</u>	<u>Persons/Household</u>
US 41	6	27.1	1.3
5th Avenue South	13	23.6	0.9
Medical	4	33.8	0.9
10th Street South	3	18.8	2.74
Goodlette-Frank	<u>2</u>	<u>20.1</u>	<u>2.2</u>
Redevelopment Area	28	22.5	1.79

As indicated by this table, the multi-family density within the Redevelopment Study Area is 22.5 units per acre. This is almost twice the density currently permitted elsewhere in the City of Naples, except for the beachfront multi-family areas. Several multi-family projects show a considerably higher person per household ratio than is typical for the City.

Within the Third Street Area there are 51 dwelling units. Census blocks do not correspond precisely to the 3rd Street Area map, but the average persons per household for the general area is 1.1.

In the US 41 North Control Area, there are 10 multi-family projects with an average density of 17.7 units/acre and an average of 1.1 persons per household.

Other neighborhoods adjacent to the Redevelopment Study Area have the following population/housing unit counts:

- * Portion of Lake Park neighborhood which borders the study area
- In 19 Census Blocks there are 814 people residing in 359 dwelling units with 2.27 persons per unit.

- * Precinct 11/Ridgeview Lakes/Town of Naples: south of Golf Drive and north of Central - In 41 Census Blocks there are approximately 1,027 people residing in 578 units with 1.78 persons per unit

Overcrowding: Overcrowding is defined by the Census Bureau as more than 1.01 persons per room. 1980 Census data identified 161 substandard units due to overcrowding within the City of Naples. The 1990 Census data reflected a decrease in substandard overcrowded units, listing 135 overcrowded units, 118 (87%) of which are located in Census Tract 7, Carver/River Park area, which is within the Redevelopment Study Area. Therefore, based on the 1990 Census, the majority of overcrowded units within the City are within the Redevelopment Study Area.

3.1.3 Parking/Parking Design/Landscaping

The City's Comprehensive Development Code contains standards for the number of parking spaces required based on uses within a building, and standards for the design of these parking areas. Of the 315 commercial, institutional, and multifamily projects within the Redevelopment Study Area, only 95 (30%) meet the requirement for the number of spaces and only 85 (27%) meet the design standards. In contrast, 67% of the properties in the North Trail Control Area meet the standards for parking numbers and 58% meet design requirements.

Requirements for landscaping of all properties, except those zoned for single family residential use, have been in place in the codes of the City of Naples since 1969 and have been basically unchanged since 1979. However, only 52 (17%) of the properties within the Redevelopment Study area meet the landscaping code, which calls for buffering of parking areas from adjacent rights of way with hedges and trees and for the planting of trees between adjacent commercial uses. Within the North Trail Control Area 28% of the commercial and multi-family projects (18 of 64) meet the landscaping requirements.

3.1.4 Vacancy

The following tables summarize the findings from a windshield survey conducted in July, 1992 of the vacant store fronts within the Redevelopment Study Area.

TABLE 4
REDEVELOPMENT STUDY AREA
OF VACANT STORE FRONTS/# OF STRUCTURES

Zone 1	Area from U.S. 41 east to the Bay, from 5th Avenue South to Central Avenue - 34 vacancies/144 structures
Zone 2	Area from U.S. 41 east to the Bay, from Central Avenue to 5th Avenue North - 9 vacancies/106 structures
Zone 3	Area from U.S. 41 east to the Bay, from 5th Avenue North to 7th Avenue North - 22 vacancies/144 structures
Zone 4	Area from U.S. 41 west to 8th Street from 7th Avenue North to Central Avenue - 2 vacancies/39 structures
Zone 5	Area from U.S. 41 west to 8th Street from Central Avenue to 4th Avenue South - 7 vacancies/21 structures
Zone 6	Area of 5th Avenue from 3rd Street South to U.S. 41 11 vacancies/125 structures

REDEVELOPMENT STUDY AREA
OF VACANT STORE FRONTS/# OF STRUCTURES

1. U.S. 41 from Goodlette Road to Four Corners
3 vacancies/6 structures
2. U.S. 41 from Four Corners North to Central
9 vacancies/41 structures
3. U.S. 41 from Central Avenue to 5th Avenue North
2 vacancies/37 structures
4. U.S. 41 from 5th Avenue North to 7th Avenue North
2 vacancies/26 structures
5. 10th Street from U.S. 41 to Central Avenue
8 vacancies/16 structures
6. 10th Street from Central Avenue to 5th Avenue North
3 vacancies/22 structures

Of special concern are the abandoned gasoline service stations and other sites where environmental hazards may exist. There are 12 underground storage tank sites in this area and all but one have reported petroleum contamination and are participating in the State cleanup assistance program. Table 5 and Appendix E summarize the status of these sites.

TABLE 5
Redevelopment Study Area
Underground Storage Tank Sites

<u>Station Location</u>	<u>Name</u>	<u>Current Status</u>	<u>Envir. Condition</u>
697 9th St N	Hess	Operating	Contaminated; Hess responsible
694 9th St N	Texaco	GTE Mobilnet	Contaminated; Texaco responsible
680 9th St N	Hutchinson	Vacant	Participating in Abandoned Tank Program
575 9th St N	Exxon	Vacant	Remedial acti- vities underway
130 9th S N	Naples Tire Offices		No further action
40 9th St N	Mobil	Vacant bldg/ Future motel	No further action
31 9th St N	Mobil	Operating	Remedial acti- vities underway
36 9th St N	Shell	Vacant site/ Future offices	Remedial acti- vities underway
109 9th St S	Chevron	Vacant bldg/ For Sale	Remedial acti- vities underway
180 9th St S	Amoco	Vacant site/ For Sale	No further action
489 9th St S monitoring	Gulf	Vacant site/ For Sale	Periodic monitoring
1095 5th Ave S	Prather's	Vacant bldg.	Additional attn. needed

Note: For more detail see Appendix E

3.1.5 Code Violations

Based on the violations which go before the Code Enforcement Board the following table compares the number of violations within the Redevelopment Study Area, to the total for the City. This information clearly indicates that the Redevelopment Study Area has contributed a greater percentage of the problems than expected from the size of the area (7.4% of the total area of the City).

TABLE 6

Code Violations on Code Enforcement Board Agenda

	<u>Total for City</u>	<u>Redev Study Area</u>	<u>% in Study Area</u>
1992	68	14	21%
1991	89	17	19%
1990	145	50	34%
1989	73	25	34%
1988	113	39	35%
1987	68	17	25%
1986	17	3	18%

When 5th Avenue South within the Redevelopment Study Area is compared to 3rd Street South Control Area for the number of violations which are on the Code Enforcement Board Agenda, 5th Avenue South contributes 80% of the total violations for the two areas as shown on the following table.

TABLE 6A

Comparison of 5th Avenue South District with 3rd Street South Control Area

Code Violations on the Code Enforcement Board Agenda

	<u>Redev. Study Area 5th Ave So. District</u>	<u>3rd St S Control Area</u>	<u>Total</u>	<u>% in Study Area 5th Ave S District</u>
1992	1	1	2	50%
1991	1	0	1	100%
1990	10	3	13	77%
1989	2	0	2	100%
1988	2	1	3	67%
1987	4	0	4	100%
1986	0	0	0	0%
	<u>20</u>	<u>5</u>	<u>25</u>	<u>80%</u>

Similarly, when the U.S. 41 District in the Study Area is compared to the U.S. 41 Control Area for the number of violations which are on the Code Enforcement Board Agenda, the U.S. 41 District Study Area contributes 60% of the total violations for the two areas as shown on the following table.

TABLE 6B
Comparison of U.S. 41 District with U.S. 41 N. Control Area
Code Violations on the Code Enforcement Board Agenda

	Redev Study Area U.S.41 District	U.S.41 North Control Area	Total	% in Study Area U.S. 41 Corridor District
1992	2	6	8	25%
1991	11	5	16	69%
1990	13	14	27	48%
1989	6	2	8	75%
1988	17	12	29	59%
1987	7	0	7	100%
1986	2	0	2	100%
	<u>58</u>	<u>39</u>	<u>97</u>	<u>60%</u>

3.1.6 Open Space

The landscaped medians, active and passive parks, and privately owned open spaces are identified on Map 5 for the study area and control areas.

The Redevelopment Study Area has four active parks: Anthony Park, Cambier Park, River Park and Gulfview Middle School. In addition there are passive parks, including the Gordon River. Portions of U.S. 41, 6th Street and Goodlette-Frank Road have landscaped medians which improve the appearance of these roadways.

The Third Street Area does not have these type of facilities; however, it has been developed with many private amenities such as plazas and courtyards which are landscaped with seating areas.

The U.S. 41 North Control Area has landscaped medians along U.S. 41 as well as portions of other streets, passive parks and a private golf course.

Neither the open spaces in the Redevelopment Study Area nor in the control areas are coordinated into an integrated open space network. This is particularly apparent with the public active and public passive parks.

3.2 LOT INFORMATION

Within the study area 628 separate parcels of property exist, as identified from Collier County's tax records, comprising 515 "projects". A "project" may be spread over several parcels of property. For example, the Naples Community Hospital's main campus, one project, occupies 13 parcels of property in the Collier County tax records. Two hundred and one of these parcels (32%) represent single family residences; 32 (5%), multifamily; and 394 (63%), commercial/ institutional/industrial.

3.2.1 Lot Sizes

The following table shows the lot sizes for the 628 parcels in the Redevelopment Study Area:

TABLE 7
Redevelopment Study Area
Lot Sizes

<u>Square feet/acreage</u>	<u>Number</u>	<u>Percent</u>
Under 15,000 sq.ft./0.3 acres	426	68%
15,000 - 43,000 sq.ft./1 acre	141	22%
43,000 - 86,000 sq.ft./2 acres	31	5%
86,000 - 217,800 sq.ft./5 acres	17	3%
Over 217,800 sq.ft./5 acres	13	2%
Total	628	100%

A single family lot within the City zoned R1-7.5 (the zoning found in the Study Area) typically is less than 15,000 square feet. Within the Redevelopment Study Area, 200 of the 201 single family lots are less than 15,000 square feet. More significant is the number of commercial, industrial, institutional and multifamily lots which are under 15,000 square feet as reflected in the table below.

The following table shows the relative lot sizes for the 427 parcels used for other than single family residences.

TABLE 8
Redevelopment Study Area
Lot Sizes Not Including Single Family

<u>Square feet/acreage</u>	<u>Number</u>	<u>Percent</u>
0-15,000 sq.ft./0.3 acres	226	53%
15,001-43,000sq.ft./1 acre	140	33%
43,001-86,000sq.ft./2 acres	31	7%
86,001-217,800sqft./5 acres	17	4%
over 217,800sqft./5 acres	13	3%
Total	427	100%

The Third Street Control Area contains a high percentage of small parcels (62% under 15,000 square feet) as shown on the table below. This area has been primarily developed prior to 1970 as was the Redevelopment Study Area, and they both have a similar pattern of small lots. In the Third Street Area the parcels have been aggregated under single ownership to a greater extent than in the Redevelopment Study Area (see Section on Ownership Patterns).

TABLE 9
Third Street Control Area
Lot Sizes Not Including Single Family

<u>Square feet/acreage</u>	<u>Number</u>	<u>Percent</u>
Under 15,000 sq.ft./0.3 acres	29	62%
15,000 - 43,000 sq.ft./1 acre	15	32%
43,000 - 86,000 sq.ft./2 acres	3	6%
86,000 - 217,800 sq.ft./5 acres	0	0%
Over 217,800 sq.ft./5 acres	0	0%
Total	47	100%

The U.S. 41 North Control Area Reflects the following numbers for properties other than single family:

TABLE 10
U.S. 41 North Control Area
Lot Sizes Not Including Single Family

<u>Square feet/acreage</u>	<u>Number</u>	<u>Percent</u>
Under 15,000 sq.ft./0.3 acres	14	17%
15,000 - 43,000 sq.ft./1 acre	30	36%
43,000 - 86,000 sq.ft./2 acres	24	29%
86,000 - 217,800 sq.ft./5 acres	12	14%
Over 217,800 sq.ft./5 acres	3	4%
Total	83	100%

This area developed primarily after 1970, and the larger lots provide greater development flexibility for owners as they develop and redevelop their properties.

Map 6 shows the size of parcels in the Study Area and Control Areas.

3.2.2 Building to Land Ratio

One factor often considered in a determination of the viability of commercial property is the ratio of the building value to the land value. A typical, modern multistory building could be expected to have a value several times that of the land on which it is located.

For example, Naples Community Hospital, which is located within the Redevelopment Study Area, has improvements which are assessed at over \$40,000,000 on land assessed at just over \$10,000,000, resulting in a building to land ratio of 3.99. In contrast, other sub-areas within the Study Area show a very different ratio:

U.S. 41 Corridor	0.525
5th Avenue South	0.643
Goodlette Road	0.904
10th Street	1.097
Medical Core (excl. hospital)	0.813
(incl. hospital)	2.628

The Study Area as a whole has a building to land ratio for commercial, institutional, and multifamily properties of 1.07. However, approximately 45% of the total improvement (building) assessment within the area consists of the hospital. Without its assessment, the ratio for the entire Study Area decreases to 0.725. In other words, the assessed value of the land within the study area is greater than the assessed value of the buildings except for the hospital property. This indicates that properties within the Redevelopment Study Area are not meeting their economic potential.

3.3 OWNERSHIP PATTERNS

Ownership of property within the Redevelopment Study area is diverse. Over two-thirds of the properties are under 15,000 square feet in area, as noted above, and most are individually owned with little aggregation. Excluding condominiums, 599 parcels have 475 individual owners. Condominiums add another type of diversity. Each of the sub-areas is listed below with the number of parcels and the number of owners.

TABLE 11
Redevelopment Study Area
Ownership
(INCLUDING CONDOS) (WITHOUT CONDOS)

AREA	PARCELS	OWNERS	PARCELS	OWNERS	Ratio of Parcels/ Owner
5th Ave. South	152	188	141	101	1.4
U.S. 41 Corridor	83	70	79	61	1.3
10th Street	158	172	152	135	1.1
Goodlette	163	224	161	135	1.2
Medical Core	72	165	66	43	1.5
Totals	628	819	599	475	1.3

By comparison, the Third Street Control Area contains 60 parcels of land with 44 owners, including condominiums or 59 parcels with 38 owners if the condominiums are excluded. This produces a ratio of 1.6 parcels per owner compared to 1.3 parcels per owner in the Study Area. Both the Study Area and the Third Street Control Area have a large number of small lots (less than 15,000 square feet); however, the diversity of ownership is considerably greater in the Study Area. The diversity of ownership coupled with the small lots in the Study Area contributes to the difficulty of redeveloping this area.

The North U.S. 41 Control Area contains 115 parcels with 223 owners, including condominiums, or 107 parcels with 82 owners if the condominiums are excluded. This produces a ratio of 1.3 parcels per owner. As shown above, these parcels typically are larger than in the Redevelopment Study Area. The U.S. 41 Control Area has only 17% of its lots excluding single family under 15,000 square feet, whereas the Study Area has 55% under 15,000 square feet. Although the ratio of parcels per owner is only slightly greater in this Control Area than the Study Area, the parcels are considerably larger.

3.4 AGE OF BUILDINGS

The following table and Map 7 show the approximate date of the construction of the buildings in the Redevelopment Study Area and the Control Areas.

TABLE 12
Redevelopment Study Area
AGE OF BUILDINGS

	<u>Number</u>	<u>Percentage</u>
Pre 1970	397	79%
1970s	59	12%
1980s	40	8%
1990s	5	1%
	<u>501</u>	<u>100%</u>

As the chart shows, at least 80% of the buildings within the Study Area are more than 20 years old.

In addition, fire sprinklers were required in all new commercial buildings and multi-family buildings after January, 1987. Therefore, very few of the buildings in the Study Area have fire sprinklers.

TABLE 13
Control Areas
AGE OF BUILDINGS

	Third Street South Control Area		U.S. 41 North Control Area	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
Pre 1970	31	61%	42	55%
1970s	17	33%	17	22%
1980s	2	4%	17	22%
1990s	1	2%	1	1%
	<u>51</u>	<u>100%</u>	<u>77</u>	<u>100%</u>

Neither of the control areas have as many buildings developed prior to 1970 as in the Study Area. Of particular interest, 23% of the buildings in the U.S. 41 North Control Area were built after 1980, compared to 9% of the buildings in the Study Area and 3% in the Third Street South Control Area.

3.5 AFFORDABLE HOUSING

The City of Naples Comprehensive Plan's Housing Element identifies the estimated city-wide affordable housing needs for 1989-1998. The affordable housing needs were based upon the percentage of the City's 1980 population which was considered to be very low to moderate income, average annual growth rate of approximately 1%, and total housing unit projection needs.

1990 Census income information is not yet available, so the following affordable housing need projections are based on 1980 incomes and projected population growth. As of 1992, projected affordable housing needs are estimated to be 148 units. Between 1993 and 1998, it is estimated that 229 additional affordable housing units will be needed for very low, low and moderate income residents. This brings the projected city-wide affordable housing need total to approximately 377 units by 1998.

In general, there is a need for additional affordable housing for very low to moderate income residents throughout the City.

3.6 FIRE DATA

The Fire Department provided the data shown in the following table.

TABLE 15
Fire and Rescue Calls

<u>Area</u>	<u>Fire Calls</u>	<u>Rescue Calls</u>	<u>Total</u>
1991			
Redevelopment Study	110	335	445
Fifth Ave. S. area	13	43	56
Remainder of area	97	292	389
3rd St. S. Control Area	10	29	39
US 41 N. Control Area	31	116	147

Total Fire Department responses for 1991: 2854

1992 (Jan. through July 31)

Redevelopment Study	73	212	285
Fifth Ave. S. area	7	33	40
Remainder of Area	66	179	245
3rd St. S. Control Area	4	18	22
US 41 N. Control Area	13	83	96

Total Fire Department responses for 1992 through July 31:
1804

In 1991, the Redevelopment Study Area accounted for approximately 15.6 percent of the total Fire Department calls. To date in 1992, the Redevelopment Study Area has accounted for approximately the same percentage of calls.

While buildings in the Redevelopment Study Area meet standards for existing occupancies, the older buildings do not have the built-in safeguards from the spread of fire and fire products. Fire history in the Redevelopment Study Area has shown that damage is greater in the older buildings that do not have these safeguards.

3.7 CRIME DATA

Part 1 Crimes as categorized by the Florida Department of Law Enforcement as major crimes for the Redevelopment Study Area and the remainder of the City are shown below.

TABLE 16
Part 1 Major Crimes

<u>TYPE ACTIVITY</u>	<u>CITYWIDE 1990</u>	<u>REDEVELOPMENT 1990</u>
Homicide	0	0
Rape	5	0
Robbery	38	4
Assault	68	14
Burglary	366	5
Larceny	1,260	43
Auto theft	62	1
Drugs	394	131
TOTAL	2,193	198

	<u>CITYWIDE 1991</u>	<u>REDEVELOPMENT 1991</u>
Homicide	0	0
Rape	3	0
Robbery	25	3
Assault	65	15
Burglary	298	6
Larceny	1,047	41
Auto theft	72	3
Drugs	348	168
TOTAL	1,858	236

In 1990 the Redevelopment Study Area had approximately 9 percent of the total Part 1 crimes within the City. In 1991, the Study Area had approximately 13 percent of these major crimes occurring within the City. The Study Area contains approximately 7.4 percent of the total area of the City. This indicates that the Study Area has a greater share of the criminal activity than other areas of the City.

The statistics show an overall decrease in Part 1 Crimes within the City from 1990 to 1991. However, criminal activity in the Study Area increased almost 28 percent, most of which is attributable to drug related activity. Drug arrests in the remainder of the City decreased by almost 12 percent. There were only minimal differences between 1990 and 1991 in the other categories for criminal activity in the Redevelopment Study Area.

3.8 ACCESS POINTS/MEDIAN OPENINGS/TRAFFIC LIGHTS

The Florida Department of Transportation produced an access management report for U.S. 41 (Appendix E). The stretch of U.S. 41 within the Redevelopment Study Area from 7th Avenue North to 5th Avenue South is approximately 1.03 miles with 46 individual access points, 8 median openings, and 5 traffic lights. For comparison, the stretch of U.S. 41 from Creech Road to 8th Avenue North is approximately 1.75 miles with 44 individual access

points, 10 median openings, and 6 traffic lights. The following table provides a comparison per mile for access points, median openings and traffic lights for each of these road segments.

TABLE 17
Access Management Information

Road segment U.S. 41	Access points per mile	Median openings per mile	Traffic lights per mile
<hr/>			
Study Area 7th Ave. N. to 5th Ave. S.	44.7	7.8	4.9
Control Area Creech to 8th Ave. N.	25.1	5.7	3.4
<hr/>			

This Table shows that the Study Area has 78 percent more access points per mile than the Control Area. More access points are indicative of the large number of small, individually owned and developed lots which have limited street frontage. Most of these lots have at least one and often more access points to U.S. 41. This creates hazardous traffic conditions by increasing the number of turning movements. Safety also is a concern in those cases where parked cars are forced to back onto U.S. 41.

The Study area also has more median openings and traffic lights per mile than the Control Area. This is reflective of the street layout.

SECTION 4. FINDINGS AND CONCLUSIONS

- A. Based on the statistical information and analysis included in this report, the following findings, among others, can be made:
- * The Redevelopment Study Area consists of a greater-than-typical proportion of buildings built prior to 1970, which are characterized by parking, parking lot design and landscaping that does not meet minimum code.
 - * The total assessed land value in the Redevelopment Study Area is more than the assessed value of improvements in the Study Area.
 - * The Redevelopment Study Area is experiencing vacant storefronts and building sites.
 - * The Redevelopment Study Area contributes a large proportion of zoning violations which go before the Code Enforcement Board.
 - * Certain multi-family residential areas within the Redevelopment Study Area are characterized by high density and overcrowding.
 - * Because of the age of the buildings, few buildings have fire sprinklers in the Redevelopment Study Area.
 - * The Redevelopment Study Area has a slightly greater proportion by area of arrests and a significantly greater proportion by area of drug arrests than the rest of the City.
 - * The lot layout in the Redevelopment Study Area is faulty due to the small size of the lots which are difficult to develop to meet current demand as well as current standards;
 - * There is an excessive number of private property access points along U.S. 41 in the Redevelopment Study Area which do not meet current standards and are a safety hazard.
 - * The Redevelopment Study Area has a large number of small lots which are owned by separate individuals;
 - * There is a shortage of housing affordable to low and moderate income residents within the City.

- B. Based upon the statistical information and analysis included in this report and the above findings, the following conclusions can be drawn.

Within the Redevelopment Study Area (the "Area") there are a substantial number of deteriorated or deteriorating structures or conditions which endanger life or property by fire or other causes or one or more of the factors listed below which substantially impairs or arrests the sound growth within the Area and adjacent territory and which are detrimental to the public health, safety, morals and welfare in their present conditions and use:

- (i) there is a predominance of inadequate or defective street layout within the Area;
- (ii) there is faulty and inadequate lot layout in the Area in relation to size, adequacy, accessibility, or usefulness;
- (iii) there are unsanitary or unsafe conditions within the Area;
- (iv) there has been a deterioration of sites or other improvements within the Area;
- (v) there is diversity of ownership which prevents the free alienability of land within the Area;
- (vi) there are inadequate parking facilities within the Area.

There is a shortage of housing affordable to low or moderate income residents including the elderly.

The conditions existing in the Redevelopment Study Area meet the criteria required in Chapter 163, Part III, Florida Statutes in order to establish a community redevelopment agency and designate such area as a community redevelopment area thereunder.

APPENDIX A

FLORIDA STATUTES
CHAPTER 163.330



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

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 are 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 revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodation, 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 embarrassed 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 such 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 factors 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 the power of eminent domain and police power, exercised, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

(4) 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 rede-

PART III

COMMUNITY REDEVELOPMENT

- 163.330 Short title.
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- 163.345 Encouragement of private enterprise.
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development 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.

(5) 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.

History.—s. 2, ch. 69-305; ss. 1, 22, ch. 84-356.

163.340 Definitions.—The following terms, whenever 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" or "taxing authority" means the state or any county, municipality, authority, special district as defined in s. 165.031(5), or other public body of the state, except a school district.

(3) "Governing body" means the council or other legislative body charged with governing the county or municipality.

(4) "Mayor" means the mayor of a municipality or, for a county, the chairman 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 in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health; transmission of disease; infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

(8) "Blighted area" means either:

(a) An area in which there are a substantial number

of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

1. Predominance of defective or inadequate street layout;

2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

3. Unsanitary or unsafe conditions;

4. Deterioration of site or other improvements;

5. Tax or special assessment delinquency exceeding the fair value of the land; and

6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

However, for purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area described in paragraph (a).

(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 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 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 combination thereof which the governing body designates as appropriate for community redevelopment.

(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; and

(b) The functions related to the acquisition and disposal of real property pursuant to s. 163.370(3).

(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).

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.

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 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 disposition of any property acquired; 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 of 1982.

History.—s. 4, ch. 69-305; s. 4, ch. 83-231.

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) and (4) or s. 166.041(3) 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.

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

History.—s. 5, ch. 69-305; s. 3, ch. 84-356.

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 authority conferred by this part until after the governing body has adopted a resolution finding 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 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.

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." 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. The community redevelopment agency of a county has 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 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 seven 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.

(3)(a) A commissioner shall receive no compensation for his services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of his duties. Each commissioner shall hold office until his 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 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 chairman and vice chairman 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. An agency authorized to transact business and exercise powers under this part shall file with the governing body and with the Auditor General, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.

(d) 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.

(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 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.

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 relat-

ing to appointed members of a community redevelopment agency.

(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. 84-358.

163.358 Exercise of powers in carrying out community redevelopment and related activities.—The community redevelopment powers assigned to a community redevelopment agency created under s. 163.356 include all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, 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(3) and the power to assume the responsibility to bear loss as provided in s. 163.370(3).

History.—s. 2, ch. 77-391; s. 70, ch. 81-259; s. 7, ch. 84-358; s. 34, ch. 91-45.

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 Local Government Comprehensive Planning and Land Development Regulation 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.

(3) 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.

(4) 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 (5).

(5) 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.

(6) 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 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; and

(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.

(7) 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 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 for non-residential 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; and

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.

(8) 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.

(9) 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(3), 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. 89-305; s. 3, ch. 77-391; s. 5, ch. 83-231; s. 6, ch. 83-334; s. 8, ch. 84-356; s. 23, ch. 85-55; s. 3, ch. 93-288.

Note.—Substituted by the editors for a reference to s. 252.34(2) to conform to redesignation of suburbs by s. 10, ch. 93-211.

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.

(2) The governing body shall hold a public hearing on a proposed modification of a 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) 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 successor or successors in interest, may be entitled to assert.

History.—s. 4, ch. 77-391; s. 6, ch. 83-231.

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.

(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).

(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. 93-288.

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 commu-

nity 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, 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.

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 shall be subject to the provisions and requirements of part III of chapter 112.

(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 knows is included or planned to be included in a community redevelopment area, he 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 commissionership or office with respect to such community redevelopment agency, board, or commission.

History.—s. 6, ch. 77-391; s. 78, ch. 79-400; s. 8, ch. 83-231.

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

(1) 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 redevelopment may include:

1. Acquisition of a slum area or a blighted area or portion thereof.

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 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 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 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. 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 com-

munity 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, eminent domain, or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon; except that a community redevelopment agency may not exercise any power of eminent domain unless the exercise has been specifically approved by the governing body of the county or municipality which established the agency.

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.

(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) Within its area of operation, 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) Within its area of operation, 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 exercise all or any part or combination of powers herein granted or to elect to have such powers exercised by a community redevelopment agency.

(2) 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.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects which are not an integral part of or necessary for carrying out the community redevelopment plan if such projects or improvements are normally financed by the governing body with user fees or if such projects or improvements would 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.

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

(3) 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, 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.

History.—s. 9, ch. 69-305; s. 7, ch. 77-391; s. 11, ch. 84-356; s. 7, ch. 93-208.

163.375 Eminent domain.—

(1) Any county or municipality, or any community redevelopment agency pursuant to specific approval of the governing body of the county or municipality which established the agency, as provided by any county or municipal ordinance has the right to acquire by condemnation any interest in real property, including a fee simple title thereto, which it deems necessary for, or in connection with, community redevelopment and related activities under this part. Any county or municipality, or any community redevelopment agency pursuant to specific approval by the governing body of the county or municipality which established the agency, as provided by any county or municipal ordinance may exercise the power of eminent domain in the manner provided in chapters 73 and 74 and acts amendatory thereof or supplementary thereto, or it may exercise the power of eminent domain in the manner now or which may be hereafter provided by any other statutory provision for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired in like manner. However, no real property belonging to the United States, the state, or any political subdivision of the state may be acquired without its consent.

(2) In any proceeding to fix or assess compensation for damages for the taking of property, or any interest therein, through the exercise of the power of eminent domain or condemnation, evidence or testimony bearing upon the following matters shall be admissible and shall be considered in fixing such compensation or damages, in addition to evidence or testimony otherwise admissible:

(a) Any use, condition, occupancy, or operation of such property, which is unlawful or violative of, or subject to elimination, abatement, prohibition, or correction under, any law, ordinance, or regulatory measure of the state, county, municipality, or other political subdivision, or any agency thereof, in which such property is located, as being unsafe, substandard, unsanitary, or otherwise contrary to the public health, safety, morals, or welfare.

(b) The effect on the value of such property of any such use, condition, occupancy, or operation or of the elimination, abatement, prohibition, or correction of any such use, condition, occupancy, or operation.

(3) The foregoing testimony and evidence shall be admissible notwithstanding that no action has been taken by any public body or public officer toward the abatement, prohibition, elimination, or correction of any such use, condition, occupancy, or operation. Testimony or evidence that any public body or public officer charged with the duty or authority so to do has rendered, made, or issued any judgment, decree, determination, or order for the abatement, prohibition, elimination, or correction of any such use, condition, occupancy, or operation shall be admissible and shall be prima facie evidence of the existence and character of such use, condition, or operation.

History.—s. 10, ch. 69-305; s. 8, ch. 77-391; s. 12, ch. 84-356.

163.380 Disposal of property in community redevelopment area.—

(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 he has completed the construction of any or all improvements which he has obligated himself 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) 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 developers 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; however, 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.

(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.

History.—s. 11, ch. 68-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162.

163.385 Issuance of revenue bonds.—

(1) 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. 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. 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. In anticipation of the sale of such revenue bonds, 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 agency available therefor and not otherwise pledged or from the proceeds of sale of the revenue bonds in anticipation of which they were issued. 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, any refunding bonds issued pursuant to this section may not mature later than the final maturity date of any bonds or other obligations being paid or retired with the proceeds of such refunding bonds.

(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. 68-305; 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. 8, ch. 93-286.

163.387 Redevelopment trust fund.—

(1) There shall 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, provided for the funding of the redevelopment trust fund for the duration of a community redevelopment plan. 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:

(a) 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

(b) 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.

(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) 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.

(b) Any taxing authority that does not pay the increment 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 and shall pay interest on the amount of the increment equal to 1 percent for each month the increment is outstanding.

(c) The following public bodies or taxing authorities created prior to July 1, 1993, 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 the sole available source of revenue of which is ad valorem taxes at the time an ordinance is adopted under this section.

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.

(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) within 120 days after July 1, 1993.

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 inter-local 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) 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.

(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 revenues referred to herein are deposited in the redevelopment trust fund at the times, and to the extent that, such 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 local governing body or the state or any political subdivision thereof, or a pledge of the faith and credit of the local governing 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 local 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) Moneys in the redevelopment trust fund may be expended from time to time for the following purposes, when directly related to financing or refinancing of redevelopment in a community redevelopment area pursuant to an approved community redevelopment plan:

(a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.

(b) 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.

(c) The acquisition of real property in the redevelopment area.

(d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in s. 163.370.

(e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

(f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of agency 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) 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 within the redevelopment area 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 which project will be completed within 3 years from the date of such appropriation.

(8) Each community redevelopment agency shall provide for an independent financial audit of the trust fund each fiscal year and a report of such audit. Such report shall 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 is pledged increment revenues and the remaining amount of such indebtedness. The agency shall provide a copy of the report to each taxing authority.

History.—s. 11, ch. 77-391; s. 78, ch. 79-400; s. 9, ch. 83-231; s. 15, ch. 84-358; s. 27, ch. 87-224; s. 35, ch. 91-45; s. 4, ch. 93-288.

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.

History.—s. 17, ch. 69-305; s. 1, ch. 83-29.

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 Dade County, or under the provision of the charter of the consolidated City of Jacksonville.

History.—s. 21, ch. 69-305.

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.



APPENDIX B

***REDEVELOPMENT
STUDY AREA
PARCEL ANALYSIS
MATRIX***



APPENDIX B

The attached matrices represent a parcel by parcel analysis of properties within the Redevelopment Study Area and the two control areas, arranged by platted blocks. The bold faced numbers at the beginning of each block represent a portion of a very brief legal description. For instance, the first block on page 1 of the matrix for the Redevelopment Study Area is entitled R4-16. The "R" indicates that it is a part of the redevelopment area. The "4-16" indicates Tier 4, Block 16. Because of the historical system for numbering platted lots, the parcels within most of the blocks with a tier and block designation will begin at the northeast corner of the block, proceed west to the next street, south on that street, then west on the avenue.

Each property is identified by the property appraiser's folio number (an eleven digit number) and the street address or some other identifying characteristic.

The lot size for each parcel, and the commercial square footage, is preceded by a letter. This letter indicates the source of the information, per the chart below:

Footage Source Codes:

C	Collier County Tax Appraiser's Records
S	Scaled from plans
O	Owner supplied
P	Noted on building plans
R	Rezone or other PAB petition
A	Arraytek (a private land use system which uses the County records as a base)
F	Field measured

Commercial and "special" square footage on each parcel is noted separately. A commercial use is one such as offices or retail sales which requires one parking space for each 300 square feet of gross floor area. A "special" use is one which requires any other parking calculation. Typical calculation ratios are shown below:

General commercial - 1 space per 300 square feet
Medical - 1 space per 200 square feet
Grocery - 1 space per 100 square feet
Restaurant/bar/lounge - 1 space per 100 square feet
Furniture stores - 1 space per 500 square feet
Multifamily dwelling units - 1-1/2 to 2 spaces per unit,
depending upon the zoning district
Motels - 1-1/4 spaces per unit for the first 100 units;
1 space per unit for the next 150 units

City codes require that parking be provided on-site. An on-site parking count is shown for each parcel, along the number of spaces provided on the city right of way immediately abutting the site. This number was derived from an actual count of the spaces which can be accommodated within paved rights of way. Many more spaces might be possible on grassed areas; these calculations were not made.

The column entitled "Parking to Code" refers to the design of the parking areas, not the number of spaces provided. The number following a "No" entry in this column refers to the particular deficiency of the lot, per the table below:

- (1) Parking requires use of City right of way for maneuvering or backs directly onto a right of way (including alleys)
- (2) The driveway is too wide at the street/alley edge.
- (3) Backout bays are not provided at the end of dead-end parking aisles.
- (4) The lot is not properly striped, or is not striped at all.
- (5) The property itself is not wide enough to accommodate the parking.
- (6) There is no on-site access from one section of the parking area to another.
- (7) The parking area is not paved.

Please note that all of the lots within a block are listed (except as noted). However, since the parking, landscaping, and dumpster enclosure regulations, do not pertain to single family residences, no calculations have been included for these properties.

**Redevelopment Study Area
Area Totals**

Parcels	628
Projects	514
Owners	819

Property Use	# of Parcels	% of Parcels
Single Family	201	32%
Multifamily	32	5%
Commercial/Institutional	395	63%
	-----	-----
	628	100%

Property Size (in square feet) - 427 Comm/Inst/Multifamily

15,000 or less	226	53%
15,001-43,000	140	33%
43,001-86,000	31	7%
80,001-217,800	17	4%
Over 217,800	13	3%
	-----	-----
	426	100%

Multifamily Density (26 projects)

654 units on 1,264,028 square feet (29AC) = 22.6 units/acre
Persons per household - 1.79

Conformity with Zoning Regulations - 315 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	96	30%
Meet requirements for design of parking spaces	84	27%
Meet landscaping code	52	17%
Of the 189 projects with dumpster, meet requirements for enclosure	43	23%
Meet all four standards	17	5%

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Redevelopment Study Area
5th Avenue South Sub-Area

Parcels	152
Projects	212
Owners	188

Property Use	# of Parcels	% of Parcels
Single Family	12	8%
Multifamily	15	10%
Commercial/Institutional	125	82%
	-----	-----
	152	100%

Property Size (in square feet) - 140 Comm/Inst/Multifamily

15,000 or less	86	61%
15,001-43,000	46	33%
43,001-86,000	6	4%
80,001-217,800	1	1%
Over 217,800	1	1%
	-----	-----
	140	100%

Multifamily Density (13 projects)

113 units on 208,700 square feet = 23.5 units/acre
Persons per household - 0.9

Conformity with Zoning Regulations - 95 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	32	34%
Meet requirements for design of parking spaces	26	27%
Meet landscaping code	17	18%
Of the 43 projects with dumpster, meet requirements for enclosure	13	30%
Meet all four standards	5	5%

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Redevelopment Study Area
Medical Core Sub-Area

Parcels	72
Projects	50
Owners	165

Property Use	# of Parcels	% of Parcels
Single Family	22	31%
Multifamily	5	7%
Commercial/Institutional	45	62%
	-----	-----
	72	100%

Property Size (in square feet) - 50 Comm/Inst/Multifamily

15,000 or less	23	46%
15,001-43,000	16	32%
43,001-86,000	5	10%
80,001-217,800	5	10%
Over 217,800	1	2%
	-----	-----
	50	100%

Multifamily Density (4 projects)

114 units on 146,610 square feet = 33.9 units/acre
Persons per household - 0.9

Conformity with Zoning Regulations - 50 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	16	32%
Meet requirements for design of parking spaces	8	16%
Meet landscaping code	6	12%
Of the 36 projects with dumpster, meet requirements for enclosure	7	19%
Meet all four standards	3	6%

Redevelopment Study Area
U. S. 41 Corridor

Parcels	83
Projects	68
Owners	70

Property Use	# of Parcels	% of Parcels
Single Family	0	0%
Multifamily	6	7%
Commercial/Institutional	77	93%
	<hr/>	<hr/>
	83	100%

Property Size (in square feet)

15,000 or less	40	48%
15,001-43,000	47	47%
43,001-86,000	3	4%
80,001-217,800	1	1%
Over 217,800	0	0%
	<hr/>	<hr/>
	83	100%

Multifamily Density (5 projects)

73 units on 117,059 square feet = 27.1 units/acre
Persons per household - 1.3

Conformity with Zoning Regulations - 68 Commercial/Institutional Projects

Meet requirements for number of parking spaces	27	40%
Meet requirements for design of parking spaces	17	25%
Meet landscaping code	8	12%
Of the 46 projects with dumpster, meet requirements for enclosure	9	20%
Meet all four standards	4	6%

Redevelopment Study Area
10th Street Sub-Area

Parcels	158
Projects	138
Owners	172

Property Use	# of Parcels	% of Parcels
Single Family	84	53%
Multifamily	3	2%
Commercial/Institutional	71	45%
	-----	-----
	158	100%

Property Size (in square feet) - 74 Comm/Inst/Multifamily

15,000 or less	54	73%
15,001-43,000	16	22%
43,001-86,000	3	4%
80,001-217,800	0	0%
Over 217,800	1	1%
	-----	-----
	83	100%

Multifamily Density (2 projects)

174 units on 402,058 square feet = 18.8 units/acre
Persons per household - 2.74

Conformity with Zoning Regulations - 55 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	10	18%
Meet requirements for design of parking spaces	11	20%
Meet landscaping code	5	9%
Of the 36 projects with dumpster, meet requirements for enclosure	5	14%
Meet all four standards	1	2%

Redevelopment Study Area
Goodlette Road Sub-Area

Parcels	163
Projects	146
Owners	224

Property Use	# of Parcels	% of Parcels
Single Family	83	51%
Multifamily	3	2%
Commercial/Institutional	77	47%
	-----	-----
	163	100%

Property Size (in square feet) - 80 Comm/Inst/Multifamily

15,000 or less	23	29%
15,001-43,000	23	29%
43,001-86,000	14	18%
80,001-217,800	10	12%
Over 217,800	10	12%
	-----	-----
	80	100%

Multifamily Density (2 projects)

180 units on 389,601 square feet = 20.1 units/acre
Persons per household - 2.2

Conformity with Zoning Regulations - 47 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	11	23%
Meet requirements for design of parking spaces	22	47%
Meet landscaping code	16	34%
Of the 28 projects with dumpster, meet requirements for enclosure	9	32%
Meet all four standards	4	9%

REDEVELOPMENT STUDY AREA PROPERTY MATRIX

APPENDIX B

5TH AVENUE SOUTH									
LOT	SIZE	COMM	SPEC	SPEC	PKG	STREET	PKG	LANDSC	DUMPSTR
		SQ FT	SQ FT	USE	REQ'D	ON SITE	TO CODE	TO CODE	ENCL
R4-1B									
1	14020680001 - 360 4TH AVE SO	S	29,250	16 DU	24	24	0	NO(1,6)	NO
3	14020760002 - 413 3RD AVE SO	S	15,000	6 DU	9	11	0	NO(1,6)	N/A
4	14020800001 - 305-335 5TH AVE SO	A	20,025	R	58	20	2	NO(1)	YES
2	14020720000 - OFF SITE FOR ABOVE	A	18,050			35	0	YES	N/A
5	14020840003 - 337-365 5TH AVE SO	A	24,968	R	40	26	6	NO(1,5)	NO
6	14020920004 - 391-395 5TH AVE SO	A	7,485	C	8	9	2	NO(2)	NO
7	14020960006 - 399 5TH AVE SO	A	7,485	C	9	8	1	NO(3)	NO
R9-14									
			120,261		146	133	11		
			33809						
1	14044880007 - VACANT LOT	A	9,660		0	0	0	N/A	N/A
2	14044920006 - 880 6TH AVE SO	A	12,045	C	7,784	CARPET	7	6	NO(1)
3	14044960008 - 860 6TH AVE SO	A	12,045	C	7,784	FURN	4	7	NO
4	14045000006 - 842 8TH AVE SO	A	14,985	C	4,446		15	11	NO
5	14045040008 - 800 8TH AVE SO	A	11,250	C	6,884		22	17	9
6	14045080000 - 811 7TH AVE SO	A	24,975	C	5,020	MED	25	23	4
7	14045120009 - 849 7TH AVE SO	A	34,965	C	9,348		31	43	6
R10-14									
			119,925		125	105	33		
			20478						
1	14047360003 - 620 10TH ST SO	A	19,485	C	1,978	1 DU	8	14	0
2	14047400002 - 996 6TH AVE	A	2,250	C	1,020		4	0	1
3	14047440004 - BANCFLORIDA DRIVE THRU	A	15,731	C	528		45	11	0
4	14047480006 - 900 6TH AVE SO	S	22,500	S	13,400		45	47	0
5	14047520005 - OFF SITE PKG FOR ABOVE	S	6,867				0	16	0
6	14047560007 - 667-669 9TH ST SO	A	13,300	F			3	2	0
7	14047600006 - ABANDONED PKG LOT	A	18,150				0	48	0
8	14047840008 - 692 10TH ST SO	A	21,800	F		10U			0
R11-14									
			119,883		105	138	1		
			16,926						

5TH AVENUE SOUTH - CONT												
R10-15	LOT SIZE	COMM SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL		
1	19013840002 - 936 5TH AVE SO	C	9,100									
2	19013880004 - " - "	C	28,000	C	10,381	REST.	104	41	0	NO (8)		
6	19014040005 - OFF SITE PKG FOR ABOVE	C	18,200					47	0	YES		
4	19013960005 - 975 6TH AVE SO	R	18,900	P	11,100			38	0	YES		
5	19014000003 - 900 5TH AVE SO	C	28,820	C	9,954			33	40	0		
								174	168	0		
RB-16					21054	10381						
1	19010880007 - CITY PARKING LOT	A	57,000					138	13	YES		
3	19010960008 - 711-745 5TH AVE SO	A	14,400	C	3,998	7,793	GRO	91	25	5		
4	19010961007 - " - "	A	15,000							NO (2)		
5	19011000008 - 757-781 5TH AVE SO	A	7,500	P	3,000					2		
6	19011080008 - 785-797 5TH AVE SO	A	6,990				10	9		NO (1)		
7	19011080000 - " - "	A	5,481	S	11,109					NO		
8	19011120008 - " - "	A	7,587				37	19	3	NO (1)		
R7-16					113,958	7793						
					18107		138	191	23			
1	19010040009 }	A	9,900									
2	19010080001 } 813-825 5TH AVE SO	A	9,800	C	3,050	7,488	REST.					
3	19010120000 }	A	14,400				85	88	10	YES		
4	19010160002 }	A	6,300							NO		
6	19010240003 -	A	2,800	C								
5	19010200001 - 803-805 5TH AVE SO	A	5,000	C	2,352							
7	19010280005 - 849 5TH AVE SO	S	16,500	C	16,000		8	3	4	NO (5)		
8	19010320004 - 891 5TH AVE SO	A	15,015	C	12,592		54	16	2	NO (3)		
9	19010360008 - OFF SITE PKG FOR ABOVE	A	15,000				42			NO		
10	19010400005 -	A	13,500					80	15	YES		
							ABOVE	ABOVE	ABOVE	ABOVE		
					33994	7488	189	145	31			
					108,015							

5TH AVENUE SOUTH - CON'T													R6-16	
		LOT SIZE	COMM SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL			
1	1403240004 - 512 4TH AVE SO	S	10,000	C	6DU	9	4	3	NO(1)	NO	N/A			
2	1403240008 - 530 4TH AVE SO	S	19,950	C	18DU	27	19	4	NO(1)	NO	N/A			
3	14032480008 - 414 6TH ST SO	A	11,250	C	1 DU +									
4	14032520007 - 444 6TH ST SO	A	9,000	C	1 DU									
5	14032560009 - 454 6TH ST SO	A	9,000	C	1 DU +									
6	14032600008 - 589-99 5TH AVE SO	A	6,165	P	3,074	10	0	5	N/A	N/A	NO			
7	14032640000 - 555 5TH AVE SO	A	12,730	P	5,400	18	20	4	NO(3)	NO	NO			
8	14032680002 - 531-41 5TH AVE SO	A	15,000	C	5,900	20	19	4	NO(1)	NO	NO			
9	14032720001 - 505 5TH AVE SO	A	15,000	C	5,040	17	18	4	YES	NO	N/A			
			108,295			101	80	24						
R6-16														
1	14026800005 - 480 5TH ST SO	C	15,000		12 DU	18	9	6	NO (1)	NO	NO			
2	14026840007 - OFF-SITE PKG	R	15,000											
3	14026880009 - SEE R5-16-5 AND R4-16-4	R	15,000											
4	14026920008 - "	R	15,000				113	5	YES	YES	N/A			
5	14026960000 - 405 5TH AVE SO	A	22,500	R	20,090	87	13	5	YES	YES	YES			
6	14027000008 - 445-57 5TH AVE SO	A	15,000	C	5,424	18	23	2	NO(1)	NO	NO			
7	14027040000 - 465-91 5TH AVE SO	A	22,500	C	9,215	42	29	5	NO(2)	NO	NO			
			120,000		34729	145	187	23						
RLVTD														
1	11432380006 - 400 5TH AVE SO*	S	25,600	P	16,200	54	44	3	YES	YES	YES			
3	11432440007 - 360-382 5TH AVE SO	A	15,000	P	5,600	19	18	4	NO(2)	NO	NO			
5	11432520008 - 350 5TH AVE SO**	A	12,495	R	15,020	50	14	0	NO(5)	NO	N/A			
7	11432600009 - 300-328 5TH AVE SO	A	32,000	P	24,927	118								
9	11432680003 - 301 6TH AVE SO	S	18,000	C	9 DU	14	22	0	NO(8)	NO	NO			
10	11432720002 - SUN BANK DRIVE THRU	A	15,000	R	0	0	32	0	YES	YES	N/A			
12	11432780004 - 383 6TH AVE SO	A	28,800		11 TR DU	17	5	4	NO(1,4,8)	NO	N/A			
	* 20 OFF - SEE RLVT A-13		146,895		3478	272	135	11						
	** 32 OFF													

5TH AVENUE SOUTH - CONT													
RLVTA													
		LOT SIZE	COMM SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL		
1	11430040001 - 530-550 5TH AVE SO	S 19,500	C 7,182			24	28	4	NO(11)	NO	NO		
3	11430120002 - CITY MINI-PARK	S 4,050											
5	11430200003 - 500 5TH AVE SO	S 2,700											
7	11430280007 - " - "	A 12,850	P 9,262			31	16	4	NO(11)	NO	NO		
16	11430640003 - OFF SITE PKG FOR ABOVE	A 10,560			1 DU +	18							
9	11430360008 - 490-494 5TH AVE SOUTH	A 11,050	P 3,591			12	12	2	YES	NO	NO		
10	11430400007 - 472-478 5TH AVE SO	A 9,425	C 3,520			12	8	3	NO(4)	NO	NO		
12	11430480001 - 460-466 5TH AVE SO	A 9,425	C 4,200			14	12	2	NO(11)	NO	NO		
13	11430520000 - 400 BLDG PKG *	S 9,425	0			0	20		YES	YES	N/A		
15	11430600001 - 571 W LAKE	A 11,748			1 DU +								
17	11430680005 - 585 W LAKE	A 10,560	C		1 DU +								
18	11430720004 - 580 E LAKE	A 10,560	C		1 DU								
19	11430760006 - 601 W LAKE	A 10,560	C		1 DU								
20	11430800005 - 590 E LAKE	A 10,560	C		1 DU								
* SEE RLVTD-1													
RLVTC													
142,973 27,755 111 96 15													
1	11432000007 - 630-634 5TH AVE SO	A 10,400	P 6,115			20	5	8	NO(5)	NO	N/A		
2	11432040009 - 608-616 5TH AVE SO	A 14,400	C 5,363			18	15	4	NO(11)	NO	NO		
4	11432120000 - 604 5TH AVE SO	A 5,800	C 1,284	1,360	REST.	18	3		NO(4.5)	NO	NO		
5	11432160002 - 600 5TH AVE SO	A 27,985	P 28,874			93	107	5	NO	NO	NO		
7	11432240003 - " - "	A 26,871											
8	11432280005 - 570 PARK	A 10,400	C 5,856			20	41	8	YES	NO	N/A		
9	11432320004 - " - "	A 20,800											
RLVTB													
116,656 47,492 1360 169 171 23													
1	11431640002 - 798 - 5TH AVE SO	A 30,002	C 13,104			44	36	8	NO(8)	NO	YES		
2	11431680004 - " - "	A 11,001											
3	11431720003 - 720-34 5TH AVE SO	A 9,000	C 11,994			40	14	5	NO(11)	NO	YES		
4	11431760005 - " - "	A 10,005											
5	11431800004 - 702-06 5TH AVE SO	A 9,000	C 5,462			18	8	2	NO(11)	NO	YES		
6	11431840006 - 658-690 5TH AVE SO	A 18,000	C 10,580			35	10	8	NO(11)	NO	N/A		
87,008 41,140 137 68 23													

5TH AVENUE SOUTH - CON'T													
R9-15													
	LOT	COMM	SPEC	SPEC	USE	PKG	PKG	STREET	PKG	TO CODE	LANDSC	DUMPSTR	ENCL
	SIZE	SQ. FT.	SQ. FT.			REQ'D	ON SITE				TO CODE		
1	1901172001 - 898 5TH AVE SO	C	6,885	C	1,543	5	10	0	NO(11)	NO	N/A		
2	1901176003 - 878-88 5TH AVE SO	C	8,415	C	2,112	1,235	REST	19	14	0	NO(11)	NO	NO
3	1901180002 - 560-594 9TH ST SO	C	14,050	C	4,560	15	16	0	YES	NO	N/A		
5	1901188006 - - - -	C	950	ABOVE		ABOVE	ABOVE	ABOVE	ABOVE	ABOVE	ABOVE	ABOVE	
6	1901192005 - 864-868 5TH AVE SO	C	7,500	C	2,016	7	12	1	NO(11)	NO	N/A		
7	1901196007 - 852-862 5TH AVE SO	C	7,500	C	5,045	17	7	1	NO(11)	NO	NO		
8	1901200005 - 850 5TH AVE SO	C	8,625	P	5,836	19	6	2	NO(11)	NO	NO		
9	1901204007 - 800-810 5TH AVE SO	C	18,400	P/S	11,010	37	7	8	NO(11)	NO	NO		
10	1901208009 - CITY PARKING LOT	C	18,700		0	0	98	0	NO(11)	NO	N/A		
11	1901212008 - - - -	C	12,750										
12	1901216000 - - - -	C	11,250										
R9-16													
			115,025	32,122	1235	119	170	12					
1	1901220009 - 428 9TH ST SO	C	12,500	C	1,190	1,600	LGE	20	20	0	NO(11)	NO	NO
3	1901228003 - 895 5TH AVE SO	C	13,438	S	1,920	6	14	0	NO(6)	YES	N/A		
4	1901232002 - CITY PARKING LOT	C	9,925		0	0	24	1	YES	NO	N/A		
5	1091236004 - 405 8TH ST SO	C	21,950	P	5,287	23	28	0	YES	NO	NO		
6	1901240003 - 821 5TH AVE SO	C	13,438	R	35,663	119	0	0	N/A	N/A	N/A		
7	1901244005 - 823-839 5TH AVE SO	C	6,750	C	3,695	12	5	1	NO(1,2)	NO	N/A		
8	1901248007 - 841 5TH AVE SO	C	3,113	C	1,267	4	2	1	NO(11)	NO	N/A		
9	1901252008 - 853 5TH AVE SO	C	5,825	C	4,700	16	3	2	NO(4)	NO	N/A		
10	1901256008	S	251										
11	1901260007 - 865-887 5TH AVE SO	C	3,313	C	2,613	9	2	0	NO(11)	NO	N/A		
R9-17													
			90,503	56,335	2,545	209	98	5					

[illegible]

5TH AVENUE SOUTH CONTINUED													Yr. Bld.	
R93-ADN	Address	Lot Size	Comm. Sq.Ft.	Spec. Sq.Ft.	Spec. Use	Pkg. Regd.	Pkg. On-Site	Street Pkg.	Pkg. to Code	Lndsc. to Code	Dumpster Encl.	Sidewalk	Owners	
1	03280040007 Power Corp Vacant	60,400												
2	19015320009 Gene's Florist	14,000	7,224			24	8	8	6 N(1)	N	N/A	Y(1/2)		1926
3	19015400000 SE Parking - E lot	28,000				0	35	35	O Y	N	Y	Y(1/1)		
4	19015440002 SE Bank	14,000	25,102			84	0	0	O N/A	N/A	N/A	Y(2/2)		1972
5	19015480004 SE Parking - S lot	31,500				0	79	79	O N(6)	Y	N/A	Y(1/2)		
6	19015520003 First Union Drive-In	24,500	1,668			6	28	28	O N(3)	Y	N/A	Y(2/2)		1953
61	20762840009 Combs	69,696	4,935		Rest.	53	69	69	O Y	N	N	Y(1/1)		1985
62	20762880001 Port O Call	17,394	1,484		55 slips	23	20	20	N(5)	N	N	N/A		
64.1	20762960002 Lone Wolfie	22,578										Y(1/2)		
65.1	03330280005	29,468												
65.2	20763080004 Back Bay	50,550					5	5	O Y	N	N/A	Y(1/1)		
65.3	20763120003	32,500												
65	20763160005	13,500												
66	20763040002	26,136												
66	20763200004 Riverlights	103,076		14,501	Rest	145	178	178	O Y	Y	Y	Y(1/1)		1979
11431880008	Cambier Park	467,834					80	80	61 N(6)	N	Y	Y(1/3)	1	1957
11431960009		20,038												
14041360009		60,113												1964
19016080005	First Union	67,420	53,100		1 du	177	154	154	O N(6)	Y	Y	Y(4/4)	1	1981
11431920007	675 8th Ave. South	10,890												1964
BLOCK TOTALS		1,163,593	93,513	18,071	Rest.	512	656	656	67					
AREA GRAND TOTALS		2,989,860	561,215	76,407		2,737	2,763	330						

* NOTE: No parking standards set for recreation uses.

US 41 CORRIDOR										
R10-16										
LOT	COMM	SQ FT	SQ FT	SPEC	PKG	PKG	STREET	PKG	LANDSC	DUMPSTR
SIZE	SQ FT			USE	REQ'D	ON SITE	PKG	TO CODE	TO CODE	ENCL
1	19014080007 - 990 4TH AVE SO	C	6,250	C	4,680	16	3	0	NO(2)	N/A
2	19014120006 - 410 10TH ST SO	C	6,250	C	5,408	18	0	0	N/A	NO
3	19014160008 - 975 5TH AVE SO	C	13,438	C	3,540	12	11	0	NO(2,3)	N/A
4	19014200007 - PKG LOT	C	21,000			0	48	4	NO(3)	N/A
5	19014240009 - 405-425 9TH ST SO	C	6,250	C	2,491	8	6	0	YES	N/A
7	19014320000 - 433 9TH ST SO	C	6,250	C	3,700	12	6	0	YES	NO
8	19014360002 - VACANT	C	13,438			0		0	N/A	N/A
9	19014400001 - 955 5TH AVE SO	C	19,350	C	5,608	19	25	0	YES	NO
			92,226		25,427	85	99	4		
R9-17										
1	19012840009 - 300 9TH ST SO	C	3,200	C	1,741	8	3	0	NO(4)	N/A
2	19012880001 - 330-350 9TH ST SO	C	16,000	C	6,045	32	29	0	NO(1)	NO
3	19012720000 - 382 9TH ST SO	C	12,800	C	4,072	14	15	0	NO(3,6)	NO
5	19012800001 - 856-886 3RD AVE SO	C	21,000	C	3,780	66	31	0	NO(1)	NO
6	19012840003 - 333 8TH ST SO	C	32,000	C	13,000	43	46	0	NO(1,3,6)	NO
7	19012880005 - 835-885 4TH AVE SO	C	21,000	C	11,580	57	22	5	NO(1)	NO
			106,000		40,218	218	146	5		
R9-20P										
1	19013600008 - VACANT	C	23,766							
2	19013640008 - 82 9TH ST SO	C	38,250	31U/MOTEL		38	32	5	N(1)	NO
			82,016			38	32	5		
R10-20P										
5	19015040004 - 21-61 9TH ST SO	C	15,000	C	5,582	19	34	0	NO (3)	NO
7	19015120005 - 75 9TH ST SO	C	4,200	C	2,184	7	3	0	NO (3)	N/A
8	19015180007 - 89-90 9TH ST SO	C	10,500	C	9,931	33	26	10	YES	NO
			29,700		17,697	26	63	10		
R9-21P										
1	14045200000 - 99 9TH ST NO	C	15,000	C	6,037	20	31	0	NO (1,3,6)	N/A
2	14045240002 - " - "	C	2,985							
7	14045440008 - 31 9TH ST NO	C	30,000	C	672	3	5	0	YES	7
			47,985		6,709	23	36			

US 41 CORRIDOR - CON'T														DUMPSTR	
		LOT	COMM	SPEC	SPEC	USE	PKG	PKG	STREET	PKG	TO CODE	LANDSC	TO CODE		
		SIZE	SQ FT	SQ FT			REQ'D	ON SITE							
R10-17P															
1	19014440003 - TRAILS END	C	17,525				0	0	0						
3	19014520004 - " - "	C	15,105				0	0	0						
4	19014560008 - " - "	C	47,040	50 U	MOTEL		63	53		0	NO (3,4)	NO		YES	
			79,870	0			63	53							
R10-18															
1	19014880009 - 271 9TH ST SO	C	23,400	C	6612		22	39	17	YES	YES	YES		NO	
2	19014720008 - 221 9TH ST SO	C	131,386	100 U	MOTEL		185	177	0	YES	YES	YES		NO	
			6,000	REST											
3	19014760000 - 231 9TH ST SO	C	12,000	C	4,880		17	16	1	YES	NO	NO		NO	
			166,766		11,472	6000	224	232	18						
R10-19P															
2	19014820005 - 221 9TH ST SO	C	31,920	SEE 10-18-2											
3	19014840001 - 109 9TH ST SO	C	12,000	C	1,457		5	0	0	N/A	NO	NO		N/A	
			43,920		1,457		5								
R10-21P															
3	14047800000 - 70 9TH ST NO	C	41,955	20U	MOTEL		25	24	0	NO (2,3)	NO	NO		NO	
4	14047840002 - 40 9TH ST NO	C	23,400	C	2,108		7	10	0	NO (4)	NO	NO		N/A	
			65,355	0	2108		32	34							
R9-22															
1	14045480008 - 141 9TH ST NO														
2	14045521008 - " - "														
3	14045540003 - " - "	S	128,000	C	18,620	GRO	231	185	0	NO (2,4)	NO	NO			
			128,000		18,620	16940	231	185	0						
R10-22P															
7	14048240009 - 198 9TH ST NO	C	10,000	C	4,500		15	10	14	NO (2,5)	NO	NO			
8	14048280001 - 150 9TH ST NO	S	19,300	S	5,940	MED	30	33	0	YES	YES	YES		YES	
9	14048320000 - " - "														
10	14048360002 - 130 9TH ST NO	C	30,450	P	19,128	MED	96	98	0	YES	YES	YES		YES	
11	14048400001 - " - "	C	11,550												
			71,300		4,500	58,948	603	511	14						

US 41 CORRIDOR - CONT														R10-23P	
LOT	SIZE	COMM	SPEC	SPEC	USE	PKG	REQ'D	PKG	ON SITE	STREET	PKG	TO CODE	LANDSC	DUMPSTR	ENCL
		SQ FT	SQ FT										TO CODE		
5	14048880009 - 250-290 9TH ST NO	S	18,750	C	4,680	MED	24	29	0	NO (3)	YES	N/A			
6	14048720008 - 210 9TH ST NO	C	15,000	C	3,500	REST	35	38	14	NO (3)	NO	NO			
			33,750		8,180		59	67	14						
R10-24P															
3	14049000002 - 380 9TH ST NO	C	3,000	C	1,200		4	4	0	NO (1)	NO	N/A			
4	14049040004 - 390 9TH ST NO	C	13,250	C	1,498	REST	15	18	4	NO (2)	NO	NO			
5	14049080006 - 302-340 9TH ST NO	C	30,000	C	11,430	REST	49	36	13	YES	NO	N/A			
			46,250		12,630	2546	68	58	17						
R10-25P															
2	14049920001 - 566-590 9TH ST NO	C	30,000	F	2,200	REST	86	17	9	NO (1, 2)	NO	NO			
3	14049980003 - 506-536 9TH ST NO	C	15,000	C	13,120	REST	55	35	18	NO (1, 2)	NO	NO			
			45,000		15,320	8,960	141	52	27						
R10-26P															
2	14049320009 - 900 5TH AVE NO	C	4,667												
3	14049380001 - " - "	C	10,000	C	4,749	MED	24	18	7	NO (2)	NO	NO			
4	14049400000 - 482-484 9TH ST NO	C	7,350	C	2,760		13	15	0						
5	14049440002 - 470-440 9TH ST NO	C	5,000	O	2,300		8	9	0	NO (1)	NO	N/A			
7	14049520003 -	C	5,000												
6	14049480004 - 410 9TH ST NO	C	5,000	C	894	REST	9	5	5	NO (2, 3)	NO	NO			
			37,017		5060	5643	54	47	12						
R10-27P															
1	17914920007 - 615 9TH ST NO	C	19,950	C	1,309	REST	13	29	4	NO (1)	NO	NO			
2	17914960009 - 625 9TH ST NO	C	25,050	C	2,400	MED	41	37	0	NO (1)	NO	N/A			
3	17915000007 - 633 9TH ST NO	C	19,784	C	2,462		9	9	0	NO (4)	NO	NO			
4	17915040009 - 655 9TH ST NO	C	20,000	C	3,150		11	10	0	YES	NO	NO			
5	17915080001 - 681 9TH ST NO	C	19,800	C	6,480		27	19	0	NO (2)	NONE	YES			
6	17915120000 - 675 9TH ST NO	C	23,000	C	1,860	REST	19	35	0	NO	NO	NO			
7	17915180002 - 689 9TH ST NO	S	21,828	P	1,000	MED	31	37	0	YES	YES	YES			
8	17915200001 - 860 7TH AVE NO	C	27,000		5,844	GRO	60	33	0	NO (6)	NONE	NO			
9	17915240003 - 694 8TH ST NO	C	15,000	P	3,800	MED	19	19	0	YES	YES	N/A			
10	17915280005 - 682 8TH ST NO	C	16,000	O		10 DU	15	17	0	NO (1)	NO	YES			
11	17915320004 - 680 8TH ST NO	C	29,185	O		12 DU	18	29	2	NO (1, 3, 6)	NO	NO			

US 41 CORRIDOR - CON'T														DUMPSTR	
CON'T - RRL9														ENCL	
LOT	SIZE	COMM	SPEC	SPEC	USE	PKG	REQ'D	PKG	ON SITE	STREET	PKG	TO CODE	LANDSC		
CON'T - RRL9															
12	17915360008 - 648 8TH ST NO	C	12,632	0	3 DU	5	4	0	NO (6)	NO	N/A				
13	17915400005 - " - "														
14	17915440007 - 628 8TH ST NO	C	28,750	0	24 DU	36	28	5	NO (11)	NO	NO				
15	17915480009 - 618 8TH ST NO	C	30,492	0	24 DU	36	27	4	NO (11)	NO	NO				
16	14048160000 - 697 9TH ST NO	C	15,000	C	378	2	8	0	NO (4)	NO	NO				
R10-28P															
		249,029	2171.4	22,998		342	341	15							
4	14050280002 - 944 7TH AVE NO	C	16,950	C	2,670	9	3	0	NO (4)	NO	YES				
5	14050320001 - 694 9TH ST NO	C	15,000	C	753	3	15	0	YES	NO	N/A				
RLM1-16P															
		31,950	3,423			12	18								
1	11130040000 - 680 9TH ST NO	C	30,000	C	5,504	18	11	0	NO (2,4)	NO	NO				
2	11130080002 - 670 9TH ST NO	C	30,000	C	3,175	32	56	0	YES	NO	YES				
3	11130120001 - 660 9TH ST NO	C	40,000	C	10,912	45	57	0	NO (8)	NO	NO				
4	11130160003 - 630-36 9TH ST NO	C	10,000	C	3,570	12	19	0	NO (2,8)	NO	NO				
5	11130200002 - 616 9TH ST NO	C	20,000	C	3,609	18	31	0	YES	NO	N/A				
6	11130240004 - 606 9TH ST NO	C	20,000	C	4,896	16	11	0	YES	NO	NO				
R9-16P															
		150,000	24,882	8604		141	185								
1	19012960008 - 250 9TH ST SO	C	57,385		22 U/MOTEL	28	20	0	NO (11)	NO	N/A				
3	19013000004 - V LOT	C	32,815			0	41	0	NO (11)	NO	N/A				
R9-19P															
		90,200				28	61								
1	19013280002 - 110-120 9TH ST SO	C	9,600	5,964		20	0	9	N/A	NONE	NO				
3	19013360003 - 160 9TH ST SO	C	12,400	5,020		17	13	0	NO (11)	NO	NO				
4	19013400002 - 180 9TH ST SO	C	15,050	1,288		5	0	0	N/A	NO	N/A				
8	19013560007 - UNIMP LOT BHND PARCEL 4	C	10,531												
		47,581	12,272			42	13	9							
AREA GRAND TOTAL															
		1,823,715	223,509	147,739		2435	2233	150							

MEDICAL CORE													
LOT	SIZE	COMM	SQ FT	SQ FT	SPEC	USE	REQ'D	PKG	ON SITE	STREET	PKG	TO CODE	DUMPSTR
													ENCL
R7-22													
1	14038280008 - 680 2ND AVE NO	S	30,400	C	12,193	MED	60	60	0	0	0	YES	YES
2	14038320007 - 640 2ND AVE NO	C	7,405			1 DU							
3	14038360008 - 180 6TH ST NO	C	7,405			1 DU							
4	14038400008 - 150 6TH ST NO	C	9,148			1 DU							
5	14038440000 - 140 6TH ST NO	C	9,148			1 DU							
6	14038480002 - 120 6TH ST NO	C	7,405			1 DU							
7	14038520001 - 845 1ST AVE NO	C	7,405			1 DU							
8	14038560003 - 855 1ST AVE NO	C	10,454			1 DU							
9	14038600002 - 135 7TH ST NO	C	9,148			1 DU							
10	14038640004 - 105 7TH ST NO	C	9,148			1 DU							
			107,066		12,193		60	60					
R8-22													
1	14041960001 - OFF SITE PKG FOR R9-22-2	C	19,995				0	47	0	0	0	YES	N/A
2	14042000009 - LAKEVIEW 700 2ND AVE NO	S	38,480	P	1,375	MED	87	89	0	0	0	YES	YES
3	14042040001 - 140 7TH ST NO	C	7,841			1 DU							
4	14042080003 - 120 7TH ST NO	C	8,276			1 DU							
5	14042120002 - 735 1ST AVE NO	C	10,454			1 DU							
6	14042160004 - 755 1ST AVE NO	C	10,454			1 DU							
7	14042200003 - 775 1ST AVE NO	C	20,967	P	4,528	MED	23	35	5	5	5	NO(3,8)	N/A
			116,447		1375	20900	110	171					
R9-20P													
4	19013720009 - 850 CENTRAL AVE	C	29,770	C	10,260	MED	52	68	0	0	0	NO(3)	NO
5	19013760001 - 77 8TH ST SQ	C	14,800	C	4,840	MED	24	22	2	2	2	NO(1)	YES
6	19013800000 - JT DRIVEWAY PARCEL 4 & 5	C	2,400										N/A
			46,970		15,100		76	90					
R9-21P													
*3	14045280004 - 848 1ST AVE NO	C	14,985				75	73	3	3	3	YES	NO
4	14045320003 - 800 CENTRAL AVE	S	15,000			8 DU	12	9	0	0	0	NO(1)	NO
5	14045380005 - " "												N/A
6	14045400004 - N 1/2 PKG LOT/S 1/2 UNDE	C	12,000				0	14	0	0	0	YES	N/A
			41,985				87	96					

MEDICAL CORE - CONT												
	LOT	COMM	SPEC	SPEC	USE	PKG	PKG	STREET	PKG	TO CODE	LANDSC	DUMPSTR
	SIZE	SQ FT	SQ FT			REQ'D	ON SITE	PKG			TO CODE	ENCL
R9-25												
1	C	58,940					182	17	NO (1,3)	NO	YES	
2	C	37,480	44,156	MED		221	37	7	NO (1,6)	NO	N/A	
3	C	4,500										
4	C	19,500	4,925	2,000	MED	37	24	0	NO (1,6)	NO	N/A	
		118,400	4,925	46,156		258	243	24				
R9-26												
1	C	14,985	1,308			5	8	0	NO (2,4)	NO	NO	
2	C	42,250	9,616	MED		48	64	2	NO (1)	NO	YES	
3	C	14,810		10 DU		15	10	5	YES	NO	YES	
4	C	12,000	2,052			7	18	0	NO (1)	NO	N/A	
5	P	30,000	14,759			50	53	4	YES	NO	NO	
		114,045	18,119	9,616		125	153	11				
R9-18P												
4	C	68,610	8,322	20,198	MED	129	136	3	NO (6)	NO	NO	
5	C	6,400		4 DU		8	4	0	NO (1)	NO	N/A	
6	C	12,800	3,586	MED		18	19	0	NO (1,6)	NO	NO	
		87,810	8,322	23,784		153	159	3				
R9-19P												
5	C	21,000	8,886			30	21	11	NO (1,6)	NO	NO	
6	C	16,000	2,011	MED		10	19	3	NO (1)	NO	N/A	
7	C	16,848	SEE R9-18-4									
		53,848	8,886	2,011		40	40	14				
R7-20												
1	C	115,870	34,130	ASM	84 STS	135	87	16	YES	YES	YES	
		115,870	34,130			135	87	16				
R6-20												
1	S	84,800		80 DU		90	82	0	NO (1,3,6)	NO	NO	
2	S	32,000		36 DU		54	46	7	NO (1,3,6)	NO	NO	
		116,800				144	128	7				
R7-21												
1	C	114,998		275 STS		89	76	9	NO (6)	NO	N/A	
		114,998				89	76	9				

MEDICAL CORE - CON'T														DUMPSTR			
		LOT	COMM	SPEC	SPEC	PKG	PKG	PKG	STREET	PKG	PKG	PKG	PKG	LANDSC	TO CODE	TO CODE	ENCL
		SIZE	SQ FT	SQ FT	USE	REQ'D	ON SITE	0									
RB-21																	
1	14041440000 - 87 8TH ST NO	C	10,750	2,555	MED	13	14	0						NONE			N/A
2	14041480003 - 780 1ST AVE NO	C	9,583		1 DU												
3	14041520001 - 780 1ST AVE NO	C	9,583		1 DU												
4	14041580003 - 746 1ST AVE NO	C	9,583		1 DU												
5	14041600002 - 726 1ST AVE NO	C	18,295		1 DU												
7	14041880006 - 725 CENTRAL	C	7,841		1 DU												
8	14041720005 - 60 7TH ST NO	C	6,370		1 DU												
9	14041780007 - 731 CENTRAL	C	9,583		1 DU												
10	14041800008 - 755 CENTRAL	C	9,583		1 DU												
11	14041800008 - 777 CENTRAL	S	9,450		1 DU												
12	14041880000 - 49 8TH ST NO	C	7,500	2,012	MED	10	10										
13	14041920009 - 785 CENTRAL	C	7,500	1,374	MED	7	7										
				5,941		30	31	0									
HOSPITAL CAMPUS																	
	HOSPITAL		591,200	434	BEDS	651											
	DAY SURGERY			11,786	MED	59											
	CONF. CENTER			250	SEATS	63											
	OLD T'BIRD MOTEL		57,600	6,534	MED	33											
	BRIGGS RESOURCE CTR		16,500	1,974	MED	10											
VISITOR LOT																	
	ED CENTER LOT					287	0							YES	YES	YES	YES
	DAY SURGERY/ER LOT					167	0							YES	YES	YES	7
	NORTHEAST LOT					85	0							YES	7		7
	GARAGE					162	0							NO			N/A
	BRIGGS RESOURCE CTR					1,400	0							YES	YES	YES	N/A
						20	0							YES	YES	YES	N/A
						816	2121										
GULFVIEW MIDDLE SCHOOL																	
			665,300	20,978													
			590,400	515	SEATS AUD	101	37	61						NO	NO		NO
AREA GRAND TOTAL																	
			590,400	564	49 CLASSROOMS												
			2,406,160	75,757	157,243	101	37	61									
				2204	3492	2204	3492	155									

10TH STREET AREA													
R10-20P													
LOT	COMM	SPEC	SPEC	USE	PKG	STREET	PKG	TO CODE	LANDSC	DUMPSTR			
SIZE	SO FT	SO FT	USE	REQ'D	ON SITE	PKG	TO CODE	TO CODE	TO CODE	ENCL			
1	19014880003 - 966 CENTRAL	C	9,600	C	4,500	15	3	0	NO(1,2,3,4,5,6)	NO	NO		
2	19014920002 - 985 1ST AVE SO	C	11,200	C	3,824	13	20	10	NO(4)	NO	N/A		
3	19014980004 - " - "	C	11,200										
4	19015000002 - 950-960 CENTRAL AVE	C	21,000	C	14,000	FURN	28	15	0	NO (3,4)	NO		
10	19015280000 - 959 1ST AVE SO	C	10,500	C	7,589		25	0	8	N/A	NO		
			63,500		15,913	14,000	81	38	18				
R10-17P													
2	19014480005 - 380 10TH ST SO	C	15,600		1,880	7	8	7	YES	YES	N/A		
5	19014600005	C	6,345		4,745	16	12	4	NO (4)	NO	NO		
6	19014640007	C	7,635										
			29,580		6,625		23	20	11				
R10-19P													
1	19014800009 - 990 1ST AVE SO	C	20,204		10,434	35	34	0	NO(3)	YES (M)	YES		
			20,204		10,434		35	34					
R10-21P													
1	14047720009 - 980 1ST AVE NO	C	4,400		1,180	4	2	0	NO (3)	NO	N/A		
2	14047760001 - 41 10TH ST NO	C	10,600		3,600	17	17	0	YES	NO	N/A		
5	14047800004 - 945 CENTRAL AVE	C	6,600		2,266	8	3	0	NO (1,4)	NO	N/A		
6	14047920003 - 947 CENTRAL AVE	C	12,000		5,380	18	16	0	NO (1,4)	NO	NO		
7	14047980005 - 975 CENTRAL AVE	C	15,000		9,900	33	16	3	NO (1, 4)	NO	NO		
			48,600		22,326		80	54	3				
R10-22P													
1	14048000003 - 155 10TH ST NO	C	1,800		3,744	12	6	5	NO (1)	NO			
2	14048040005 - " - "	C	3,600										
5	14048160008 - " - "	C	1,835										
3	14048080007 -	C	1,835		1,026	4	0	1	N/A	NO	N/A		
4	14048120006 - 960 2ND AVE NO	C	5,925										
6	14048200007 - " - "	C	12,000		11,960	40	0	16	NO (4)	NO	NO		
12	14048440003 - 977-979 1ST AVE NO	C	7,500		4,536	15	10	5	NO (1,2)	NO	NO		
13	14048480005 - 137 10TH ST NO	C	7,500		4,500	15	0	8	N/A	NO	NO		
			41,995		25,766	86	16	35					

10TH STREET AREA - CONT										LOT		COMM		SPEC		SPEC		USE		PKG		PKG		STREET		PKG		LANDSC		DUMPSTR			
										SIZE		SQ FT		SQ FT		USE		REQ'D		ON SITE		PKG		TO CODE		TO CODE		ENCL		ENCL			
R10-23P																																	
1	14048520004	990 3RD AVE NO	C	15,000	3,500			12	9	7																							
2	14048560006	950 3RD AVE NO	C	7,500	3,000			10	4	0																							
3	14048600005	938 3RD AVE NO	C	7,500	4,636			15	0	7																							
4	14048640007	" " "	C	6,990																													
7	14048760000	949-959 2ND AVE NO	C	15,000	4,810			16	2	10																							
8	14048800009	969-979 2ND AVE NO	C	7,500	3,430			11	0	5																							
9	14048840001	995 2ND AVE NO	C	5,893	5,220			17	0	15																							
				65,383	24,596			81	15	44																							
R10-24P																																	
1	14048920002	349 10TH ST NO	C	26,970	12,385			41	4	13																							
2	14048960004	938 4TH AVE NO	C	13,725																													
6	14049120005	981-995 3RD AVE NO	C	5,625																													
7	14049160007	" " "	C	5,625	4,459			15	1	17																							
9	14049240008	" " "	C	12,550																													
8	14049200006	347 10TH ST NO	C	3,200	1,150			4	2	2																							
				67,695	17,994			60	7	32																							
R10-26P																																	
1	14049880002	920 6TH AVE NO	C	26,970	960			4	0	8																							
4	14050000004	931-955 5TH AVE NO	C	9,900	SEE R10-26-3																												
5	14050040006	" " "	C	7,500																													
6	14050080008	965 5TH AVE NO	C	9,450	7,380			25	4	5																							
7	14050120007	985 5TH AVE NO	C	15,000	5,103			17	18	0																							
				68,820	13,443			46	22	13																							

10TH STREET AREA - CON'T															DUMPSTR			
R10-25P																		
LOT	SIZE	COMM	SPEC	SPEC	USE	PKG	REQ'D	PKG	ON SITE	STREET	PKG	TO CODE	LANDSC	TO CODE	DUMPSTR			
1	14049280000 - 940-990 5TH AVE NO	C	34,965	9,600	5,400	FURN	53	50	9	ND (2)	NO	NO	NO	NO	NO			
8	14049560005 - 933 4TH AVE NO	C	3,150	1,700			6	2	2	NO (1, 2)	NO	N/A	N/A	N/A	N/A			
9	14049600004 - 937-939 4TH AVE ND	C	6,000	3,600			12	2	4	NO (1, 2)	NO	N/A	N/A	N/A	N/A			
10	14049640006	C	5,360															
11	14049880008 - 941 4TH AVE ND	C	5,970	21,708			72	16	33	NO (1, 4)	NO	NO	NO	NO	NO			
12	14049720007 - - -	C	6,000															
13	14049760009 - - -	C	4,718															
14	14049800008 - - -	C	3,530															
15	14049840000 - - -	C	7,372															
RRP3-C		77,065		36,608		5,400	143		70		48							
1	18110040007 - 578 10TH ST NO	C	10,400	C	1,560		6	11	0	NO (2, 4)	NO	NO	NO	NO	NO			
3	18110120008 - 540 10TH ST NO	S	24,000	C	8,000		27	27		NO (6)	YES	NO	NO	NO	NO			
4	18110160000 - 510 10TH ST NO	C	12,000	C	3,200		11	4	5	NO (1, 2)	NO	N/A	N/A	N/A	N/A			
5	18110200009 - 1011-1065 5TH AVE NO	S	65,100	P	25,110	REST	93	100	0	NO (6)	NO	NO	NO	NO	NO			
6	18110240001 - - -																	
7	18110280003 - 1095 5TH AVE NO	C	8,550															
8	18110320002 - - -	C	14,330	C	8,604				8	NO (1, 4)	NO	YES	YES	YES	YES			
9	18110360004 - 500-576 11TH ST NO	S	42,560	P	12,000		40	43	0	YES	NO	NO	NO	NO	NO			
10	18110400003 - 1030-1090 6TH AVE NO	S	81,200	O	17,000	MED	127	134	0	NO (1, 4)	NO	NO	NO	NO	NO			
11	18110440005 - - -																	
12	18110480007 - 1022 6TH AVE NO	C	4,500	R	2,200		7	3	0	NO (1)	NO	N/A	N/A	N/A	N/A			
R10-28P		262,640		77,674		7,930	311		330		21							
1	14050160009 - 689 10TH ST NO	C	7,841	C	1,341	1 DU												
2	14050200008 - 669 10TH ST NO	C	6,970	C	1,126	1 DU												
3	14050240000 - 7TH AVE NO	C	10,019	C	1,000	1 DU												
		24,830		3,467			0		0									

10TH STREET AREA - CONT														10TH STREET AREA - CONT			
RLM1-16P - NOT LISTED ARE 69 SINGLE FAMILY PROPERTIES IN LAKE MANOR, ALL UNDER 15,000 SQUARE FEET IN AREA														RLM1-16P - NOT LISTED ARE 69 SINGLE FAMILY PROPERTIES IN LAKE MANOR, ALL UNDER 15,000 SQUARE FEET IN AREA			
7	11130280006	601 10TH ST NO	C	11,200										1 DU			
8	11130320005	609 10TH ST NO	C	11,200										1 DU			
9	11130360007	619 10TH ST NO	C	11,200										1 DU			
10	11130400006	625 10TH ST NO	C	11,200										1 DU			
11	11130440008	629 10TH ST NO	C	11,200										1 DU			
12	11130480000	639 10TH ST NO	C	11,200										1 DU			
13	11130520009	649 10TH ST NO	C	9,760										1 DU			
14	11130560001	655 10TH ST NO	C	11,200										1 DU			
15	11130600000	659 10TH ST NO	C	11,200										1 DU			
16	11130640002	661 10TH ST NO	C	11,200										1 DU			
17	11130680004	665 10TH ST NO	C	11,200										1 DU			
RRP2-B				121,760											0	0	
1	18060040005	CARVER APTS/RIVER PK	C	370,686										700DU/DC/POOL	105	110	YES
6	18060400001	OFF SITE PARKING	C	13,492											0	22	YES
2	18060080007	RIVER PARK APTS	C	75,794										50 DU	75	65	NO (2,3,4,6)
RRPA				459,982											180	197	NO
1	18010040000	109B 3RD AVE NO	C	7,050										1 DU	81		
2	18010080002	RIVER PARK APTS	C	64,904										54 DU	35		NO (1,2,3,4,6)
3	19016000001	MACEDONIA	C	24,975										SEATS	32	7	NO (1,3,6)
R11-22				96,929											81	67	7
1	19015880002	160-190 10TH ST NO	C	25,050	C	8,960									30	19	0
2	19015920001	100-110 10TH ST NO	C	25,050	C	8,925									29	28	7
R11-21				50,100		17,585									59	47	7
1	19015720007	996 1ST AVE NO	C	8,240	C	4,711									16	8	0
3	19015800008	60 10TH ST NO	C	12,390	F	2,590								MED	17	16	0
2	19015760009	20 10TH ST NO	C	6,174													NO (1,2)
4	19015840000	" "	C	26,720	C	10,311								MED	52	52	0
				53,524		7,301									85	76	0

10TH STREET AREA - CON'T											
		LOT	COMM	SPEC	SPEC	PKG	PKG	STREET	PKG	PKG	DUMPSTR
		SIZE	SQ FT	SO FT	USE	REQ'D	ON SITE	PKG	TO CODE	TO CODE	ENCL
R11-20											
1	19015680008 - 16-52 10TH ST SO	C	52,800	F	17,820		60	58	10	YES	NO
			52,800		17,820	0	60	58	10		
R11-19											
1	19015560005 - 183-185 10TH ST SO	S	16,500	F	8,100		27	9	12	YES	NO
2	19015640006 - 131-173 10TH ST SO	S	19,800	F	4,640	14,245	FURN	44	43	0	NO (3, 6)
			36,300		12,740	14,245		71	52	12	
			1,641,707		301,667	53,486		1482	1103	261	
AREA GRAND TOTAL											

GOODLETTE ROAD																LANDSC	DUMPSTR				
RSUS																TO CODE	ENCL				
1	19110040006 - 501 GOODLETTE RD NO	R	104,544	R	38,100							127	136	0	NO (4)	YES	YES				
2	19110080008 - 681 GOODLETTE RD NO	C	72,282	R	1,100	18,000	MED					94	94	0	YES	YES	YES				
3	19110090001 - 671 GOODLETTE RD NO	C	165,120	R	19,100							64	86	0	YES	YES	YES				
																285	316	0			
RMT																					
1	19060040004 - MINI WAREHOUSE	C	94,524			36,112	STRG					19	33	0	NO (3,4)	YES	NO				
2	19060120005 - UNDEV. LAND	C	37,897									N/A	N/A	0	N/A	N/A	N/A				
3	19060160007 - 120 GOODLETTE RD	C	9,125									-	6	0	YES	YES	7				
4	19060200006 - 40 GOODLETTE RD	C	20,473	C	2,640							9	8	0	YES	NO	7				
5	19060280000 - VICTORIA SQ	C	66,889	C	23,674							78	78 +	0	YES	YES	YES				
6	19060320009 - UNDEV LAND	C	2,181																		
7	19060400000 - UNDEV LAND	C	40,511																		
8	19060520003 -	C	41,818																		
SEE RUNP-13																					
9	10280040003 - 85 1ST AVE SO	C	7,120		3,800							13	1	0	NO (1)	NO	N/A				
10	10280080005 - 46 12TH ST SO	C	7,664		1,090							4	0	0		NONE	N/A				
11	10280160006 - GRAVEL LOT	C	6,962										11	0	NO (7)	NONE	N/A				
12	10280240007 - 5 12TH ST NO	C	5,720		2,905							25	10	0	NO (1,6)	NONE	7				
13	10280280009 - " - "	C	7,210		4,482																
14	10280320008 - 59 12TH ST NO	C	17,562		3,630	3,630	D CARE					30	27	2	NO (1)	NO	YES				
15	10280360000 - 65 12TH ST NO	C	7,450		1,720							6	0	0	N/A	NONE	N/A				
16	10280400009 - 91 12TH ST NO	C	16,010		3,750							13	7	0	NO (1)	NO	NO				
																197	103	2			
RRP1																					
1	18160040002 - 600 GOODLETTE RD NO	C	52,725	C	15,300	1,500	REST					66	62	0	YES	YES	YES				
2	18160040109 - UNDEV LAND	C	49,027																		
3	18160080004 - 680-696 GOODLETTE RD NO	C	37,000	C		9,910	MED					50	56	0	NO (3)	YES	YES				
4	18160120003 - " - "	C	18,500																		
5	18161600005 - 670 GOODLETTE RD NO	C	27,750	C	5,750							20	24	0	YES	NO	YES				
6	18160200004 - 650 GOODLETTE RD NO	C	23,567	C	7,200							24	19	0	YES	YES	N/A				
																160	161	0			
208,569																					
28,250																					
11,410																					

GOODLETTE ROAD CON'T										LOT		COMM		SPEC		USE		PKG		STREET		PKG		TO CODE		LANDSC		DUMPSTR	
										SIZE		SQ FT		SQ FT				REQ'D		PKG		ON SITE				TO CODE		ENCL	
RRP2																													
1	18160241008	- 489-499 GOODLETTE RD NO	C	27,443	R	4,500	2,250	GRO										38		35		0		YES		NO		NO	
2	18160241005	- - -	C	10,680																									
RUNP										38,133		4,500		2,250				38		35		0							
13	20760960004	- 1220 5TH AVE NO	C	235,224																									
16	20761000002	- VACANT	C	119,354																									
18	20761040004	- VACANT	C	52,272																									
19	20761080008	-	C	33,661	SEE RMI-1																								
20	20761120005	- NDN	C	144,619																									
21	20761160007	- NDN	C	54,014																									
24	20761360001	- NDN	C	123,410	R	80,400																							
27	20761440002	- NDN	C	7,841																									
121	20764880009	- MORE NDN	C	27,007																									
22.2	20761280000	- NDN PKG	C	34,492																									
22	20761200006	- VACANT	C	34,990																									
22.1	20761240008	- 1095 1ST AVE SO	C	18,113																									
23	20761320009	- 1060 CENTRAL AVE	C	17,543																									
26	20761400000	- 111 12TH ST NO	C	6,970																									
28	20761480004	- 1175 1ST AVE SO	C	6,060	C	4,159																							
29	20761520003	- - -	C	5,777																									
30	20761560005	- VACANT	C	7,711																									
31	20761600004	- 102 12TH ST NO	C	10,854	C	4,484																							
32	20761640008	- 100 GOODLETTE RD NO	C	38,091	C	12,040																							
33	20761680008	- 24 12TH ST NO	C	29,200	C	7,080																							
119	20764800005	- VACANT	C	12,197																									
120	20764840007	- 1050 CENTRAL AVE	C	10,019	C	3,960																							
128	20765240004	- UNDEV. LAND	C	10,518																									
35.1	20761840000	- 1080 1ST AVE SO	C	66,560																									
49.1	20762400009	- - -	C	40,511	C	31,200	STOR																						
35	20761800008	- 1100 1ST AVE SO	C	59,220	C	17,300																							
42	20761960003	- 1190 1ST AVE SO	C	22,662	C	2,068																							

GOODLETTE ROAD - CON'T												
RUMP - CON'T												
	LOT SIZE	COMM SQ FT	SPEC SQ FT	USE	PKG REC'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL		
127	2076520002 - IMP LOT 1ST AVE SO/GOOD.	C	20,473					0	YES	N/A		
37	20761920001 - 210 GOODLETTE RD SO	C	51,666			46		0	NO (4)	NO		
49	20762360000 - 300-500 GOODLETTE RD SO	C	769,705	P	156,347	860	REST	0	YES	YES		
115.1	20764600001 - 1051 5TH AVE SO	C	39,204			75		7	YES	NO		
51	20762440001 - UNDEV LAND	C	15,000									
52	20762480003 - 1053 5TH AVE SO	C	15,000	C	2,421	8		0	YES	N/A		
53	20762520002 - 1095 5TH AVE SO	C	9,000	C	720	27		0	YES	NO		
54	20762560004 - " - "	C	6,750		7,320							
55	20762600003 - 1101 5TH AVE SO	C	7,500	C	3,706	12		4	NO (4)	NO		
56	20762640005 - 1111 5TH AVE SO	C	95,625	C	2,100	7		0	YES	NO		
48.2	20762280009 - 1221 5TH AVE SO*	C	52,500			101 TRANS		107	YES	N/A		
48	20762200005 - BAYFRONT MKTPL	C	375,883	UNDER CONST								
48.4	20762321007 - ALLEN PARCEL @ BAYFRONT	C	118,483									
48.3	20762320008 - ROAD INTO MARINER COVE	S	71,300									
48.1	20762240007 - MARINERS COVE	S	243,675			84 DU		116	YES	N/A		
43	20762000001 - UNDEV PROP	C	751,410									
11	20760840001 - 201 GOODLETTE RD SO	C	250,906									
11.1	20760880003 - PW ADMIN**	C	311,018	F	6,820	33	1 DU	40				
12	20760920003 - POLICE DEPT	C	483,914	STOR	17,711	59		39	NO (6)	?		
8	20760720008 - WW PLANT	C	696,960		8,554	**		40	NO (4)	NO		
10	20760800009 - UNDEV LAND	C	392,040			**		37	NO (3, 4)	NO		
* ADDITIONAL SPACES LEASED FROM RUMP-48			337,190	47,900		1403		1904	0	NO		
RRP8 (1)			5,990,902									
1	18163520008 - LOT WEST OF ANTHONY PK		55,757	0	0	0		0				
2	18163560000 - ANTHONY PARK		77,101	0	0	0	PARK	0				
3	18163600009 - LOT NORTH OF ANTHONY PK		133,729	0	0	0		0				
4	18163640001 - TRIUMPH CHURCH		83,598	0	0	0	SEATS					
5	18163680003 - RIVER PARK EAST APTS		145,926	0	0	96 DU						
AREA GRAND TOTAL			476,111			144		124	NO (1)	NO		
			7,444,577			144		124				
			475,931	119,302		2227		2643		2		

1) NOT LISTED ARE 83 SINGLE FAMILY LOTS ALL UNDER 15,000 SQ FT IN AREA

APPENDIX C

***THIRD STREET
SOUTH CONTROL
AREA PARCEL
ANALYSIS MATRIX***



APPENDIX C

The attached matrices represent a parcel by parcel analysis of properties within the Redevelopment Study Area and the two control areas, arranged by platted blocks. The bold faced numbers at the beginning of each block represent a portion of a very brief legal description. For instance, the first block on page 1 of the matrix for the Redevelopment Study Area is entitled R4-16. The "R" indicates that it is a part of the redevelopment area. The "4-16" indicates Tier 4, Block 16. Because of the historical system for numbering platted lots, the parcels within most of the blocks with a tier and block designation will begin at the northeast corner of the block, proceed west to the next street, south on that street, then west on the avenue.

Each property is identified by the property appraiser's folio number (an eleven digit number) and the street address or some other identifying characteristic.

The lot size for each parcel, and the commercial square footage, is preceded by a letter. This letter indicates the source of the information, per the chart below:

Footage Source Codes:

C	Collier County Tax Appraiser's Records
S	Scaled from plans
O	Owner supplied
P	Noted on building plans
R	Rezone or other PAB petition
A	Arraytek (a private land use system which uses the County records as a base)
F	Field measured

Commercial and "special" square footage on each parcel is noted separately. A commercial use is one such as offices or retail sales which requires one parking space for each 300 square feet of gross floor area. A "special" use is one which requires any other parking calculation. Typical calculation ratios are shown below:

General commercial - 1 space per 300 square feet
Medical - 1 space per 200 square feet
Grocery - 1 space per 100 square feet
Restaurant/bar/lounge - 1 space per 100 square feet
Furniture stores - 1 space per 500 square feet
Multifamily dwelling units - 1-1/2 to 2 spaces per unit,
depending upon the zoning district
Motels - 1-1/4 spaces per unit for the first 100 units;
1 space per unit for the next 150 units

City codes require that parking be provided on-site. An on-site parking count is shown for each parcel, along the number of spaces provided on the city right of way immediately abutting the site. This number was derived from an actual count of the spaces which can be accommodated within paved rights of way. Many more spaces might be possible on grassed areas; these calculations were not made.

The column entitled "Parking to Code" refers to the design of the parking areas, not the number of spaces provided. The number following a "No" entry in this column refers to the particular deficiency of the lot, per the table below:

- (1) Parking requires use of City right of way for maneuvering or backs directly onto a right of way (including alleys)
- (2) The driveway is too wide at the street/alley edge.
- (3) Backout bays are not provided at the end of dead-end parking aisles.
- (4) The lot is not properly striped, or is not striped at all.
- (5) The property itself is not wide enough to accommodate the parking.
- (6) There is no on-site access from one section of the parking area to another.
- (7) The parking area is not paved.

Please note that all of the lots within a block are listed (except as noted). However, since the parking, landscaping, and dumpster enclosure regulations, do not pertain to single family residences, no calculations have been included for these properties.

Third Street Control Area
Area Totals

Parcels	60
Projects	41
Owners	50

Property Use	# of Parcels	% of Parcels
Single Family	13	22%
Multifamily	1	2%
Commercial/Institutional	46	76%
	-----	-----
	80	100%

Property Size (in square feet) - 47 Comm/Inst/Multifamily

15,000 or less	29	62%
15,001-43,000	15	32%
43,001-86,000	3	6%
80,001-217,800	0	0%
Over 217,800	0	0%
	-----	-----
	47	100%

Multifamily Density (1 project)

12 units on 34,671 square feet = 15.1 units/acre
Persons per household - 1.1

Conformity with Zoning Regulations - 28 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	11	39%
Meet requirements for design of parking spaces	8	29%
Meet landscaping code	3	11%
Of the 20 projects with dumpster, meet requirements for enclosure	2	10%
Meet all four standards	1	5%



3RD STREET CONTROL AREA

DATA LOCATION CODES

CODES CORRESPOND TO APPENDIX C. THIRD STREET SOUTH CONTROL AREA
PARCEL ANALYSIS MATRIX

— — STUDY AREA BOUNDARY

PREPARED BY:
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1992



THIRD STREET CONTROL AREA CONT

D3-9 (0.895)

LOT	COMM	SPEC	SPEC	PKG	PKG	STREET	PKG	TO CODE	LANDSC	DUMPSTR
SIZE	SQ FT	SQ FT	USE	RECD	ON SITE	PKG			TO CODE	ENCL
14013180004 - 207 BROAD AVENUE SOUTH	C	10,019	1 + DU							
14013200003 - 239 BROAD AVENUE SOUTH	C	10,019	1 DU							
14013240005 - 245 BROAD AVENUE SOUTH	C	10,019	1 DU							
14013280007 - 275 BROAD AVENUE SOUTH	C	14,985	4 DU	20	22	4		NO (11)	NO	N/A
14013320008 - 281 BROAD AVENUE SOUTH	C	15,000		15	16	8		NO (11)	NO	NO
		60,042		35	38	12				

D4-9 (0.209)

14019880003 - FORMER SUN BANK	C	32,490		10	2	5		NO (12)	NO	N/A
14019920002 - 359-61 BROAD AVENUE SOUTH	C	7,500	S	3,000						
14019980004 - 385-85 BROAD AVENUE SOUTH	C	9,990	C	3,758	13	27	13	NO (13)	NO	NO
14020000005 - 393-95 BROAD AVENUE SOUTH	C	9,990	C	2,817	10	-	-	-	-	-
		59,970		33	29	18				

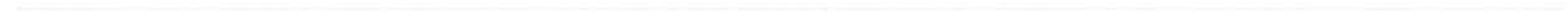
D4-9 (1.065)

14019280001 - 190 ROAD AVENUE SOUTH	C	9,990	C	4,182	14	11	2	NO (13)	YES	NO
14019320000 - 39C BROAD AVENUE SOUTH	C	9,990	C	6,048						
14019360002 - 1167 3RD STREET SOUTH	C	39,960	C	19,797						
14019400001 - 1177-87 3RD STREET SOUTH	C	7,500	0	8,866	58	17	9	NO (11)	NO	NO
14019480005 - - - -	C	17,498	-	-	-	-	-	-	-	-
14019440003 - 1193 3RD STREET SOUTH	C	5,025	C	4,700	16	0	2	N/A	N/A	N/A
14019520004 - 351-61 12TH AVENUE SOUTH	C	9,990	P	2,988	18	14	3	NO (15)	NO	NO
14019580006 - 363-99 12TH AVENUE SOUTH	C	19,980	P	8,400	28	25	5	NO (11)	NO	NO
		119,933		54,981	134	67	21			

D4-7 (0.876)

14018980005 - 382-90 12TH AVENUE SOUTH	C	9,990	C	3,271	11	12	3	NO (2, 4)	NO	NO
14019000003 - 350-70 12TH AVENUE SOUTH	C	9,990								
14019040005 - - - -	C	9,990	C	11,636	40	35	9	YES	NO	NO
14019080007 - - - -	C	7,485								
14019120006 - 1201 3RD STREET SOUTH	C	22,500	P	5,700	19	18	7	NO (16)	NO	NO
14019180008 - 1207 3RD STREET SOUTH	C	30,000	P	18,006	66	37	11	NO (11)	NO	NO
14019200007 - 355-99 13TH AVENUE SOUTH	C	14,429	P	9,948	33	33	7	NO (11)	NO	NO
14019240009 - - - -	C	15,572	-							
		119,956		48,561	168	135	37			

THIRD STREET CONTROL AREA COM'T														DUMPSTR	
D4-6 (0.424)														ENCL	
LOT	SIZE	COMM	SPEC	SPEC	U8E	PKG	REQ'D	PKG	ON SITE	STREET	PKG	TO CODE	LANDSC	TO CODE	ENCL
1401860006 - 370-78 13TH AVENUE SOUTH	C	13,740	C	5,468		18		20	4	YES	NO	NO	N/A		
14018640008 - 320-340 13TH AVENUE SOUTH	C	9,990													
14018680000 - " - "	C	15,000													
14018720008 - 1301-13 3RD STREET SOUTH	C	10,000	C	19,945		66		64	16	YES	NO	NO	NO		
14018760001 - " - "	C	10,000													
14018840002 - 1353 3RD STREET SOUTH	C	10,000	C	572	2,400	GRO	26	9	1	NO (6)	NO	NO	NO		
14018800000 - 1389-95 3RD STREET SOUTH	C	24,983	S	6,947		30		37	8	YES	NO	NO	NO		
14018880004 - BARNET BANK 14TH AVE SO	C	21,233	P	1,864		6		7	0	YES	NO	NO	N/A		
14018920003 - " - "	C	2,488													
		117,444		36,596	2400	146		127	29						
D4-5															
14018280002 - 390 14TH AVENUE SOUTH	C	12,623			1 DU										
14018320001 - 374 14TH AVENUE SOUTH	C	8,276			1 DU										
14018360003 - 320 14TH AVENUE SOUTH	S	34,671			12 DU	18		12	0	NO (6)	NO	NO	N/A		
		55,570		0	0	18		12	0						
AREA GRAND TOTAL															
		989,682		231,520	24,559	1,114		985	202						



APPENDIX D

***U.S. 41 NORTH
CONTROL AREA
PARCEL
ANALYSIS MATRIX***

The attached matrices represent a parcel by parcel analysis of properties within the Redevelopment Study Area and the two control areas, arranged by platted blocks. The bold faced numbers at the beginning of each block represent a portion of a very brief legal description. For instance, the first block on page 1 of the matrix for the Redevelopment Study Area is entitled R4-16. The "R" indicates that it is a part of the redevelopment area. The "4-16" indicates Tier 4, Block 16. Because of the historical system for numbering platted lots, the parcels within most of the blocks with a tier and block designation will begin at the northeast corner of the block, proceed west to the next street, south on that street, then west on the avenue.

Each property is identified by the property appraiser's folio number (an eleven digit number) and the street address or some other identifying characteristic.

The lot size for each parcel, and the commercial square footage, is preceded by a letter. This letter indicates the source of the information, per the chart below:

Footage Source Codes:

C	Collier County Tax Appraiser's Records
S	Scaled from plans
O	Owner supplied
P	Noted on building plans
R	Rezone or other PAB petition
A	Arraytek (a private land use system which uses the County records as a base)
F	Field measured

Commercial and "special" square footage on each parcel is noted separately. A commercial use is one such as offices or retail sales which requires one parking space for each 300 square feet of gross floor area. A "special" use is one which requires any other parking calculation. Typical calculation ratios are shown below:

General commercial - 1 space per 300 square feet
 Medical - 1 space per 200 square feet
 Grocery - 1 space per 100 square feet
 Restaurant/bar/lounge - 1 space per 100 square feet
 Furniture stores - 1 space per 500 square feet
 Multifamily dwelling units - 1-1/2 to 2 spaces per unit,
 depending upon the zoning district
 Motels - 1-1/4 spaces per unit for the first 100 units;
 1 space per unit for the next 150 units

City codes require that parking be provided on-site. An on-site parking count is shown for each parcel, along the number of spaces provided on the city right of way immediately abutting the site. This number was derived from an actual count of the spaces which can be accommodated within paved rights of way. Many more spaces might be possible on grassed areas; these calculations were not made.

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- (1) Parking requires use of City right of way for maneuvering or backs directly onto a right of way (including alleys)
- (2) The driveway is too wide at the street/alley edge.
- (3) Backout bays are not provided at the end of dead-end parking aisles.
- (4) The lot is not properly striped, or is not striped at all.
- (5) The property itself is not wide enough to accommodate the parking.
- (6) There is no on-site access from one section of the parking area to another.
- (7) The parking area is not paved.

Please note that all of the lots within a block are listed (except as noted). However, since the parking, landscaping, and dumpster enclosure regulations, do not pertain to single family residences, no calculations have been included for these properties.

U. S. 41 North Control Area
Area Totals

Parcels	115
Projects	97
Owners	223

Property Use	# of Parcels	% of Parcels
Single Family	32	28%
Multifamily	10	9%
Commercial/Institutional	73	63%
	-----	-----
	115	100%

Property Size (in square feet) - 83 Comm/Inst/Multifamily

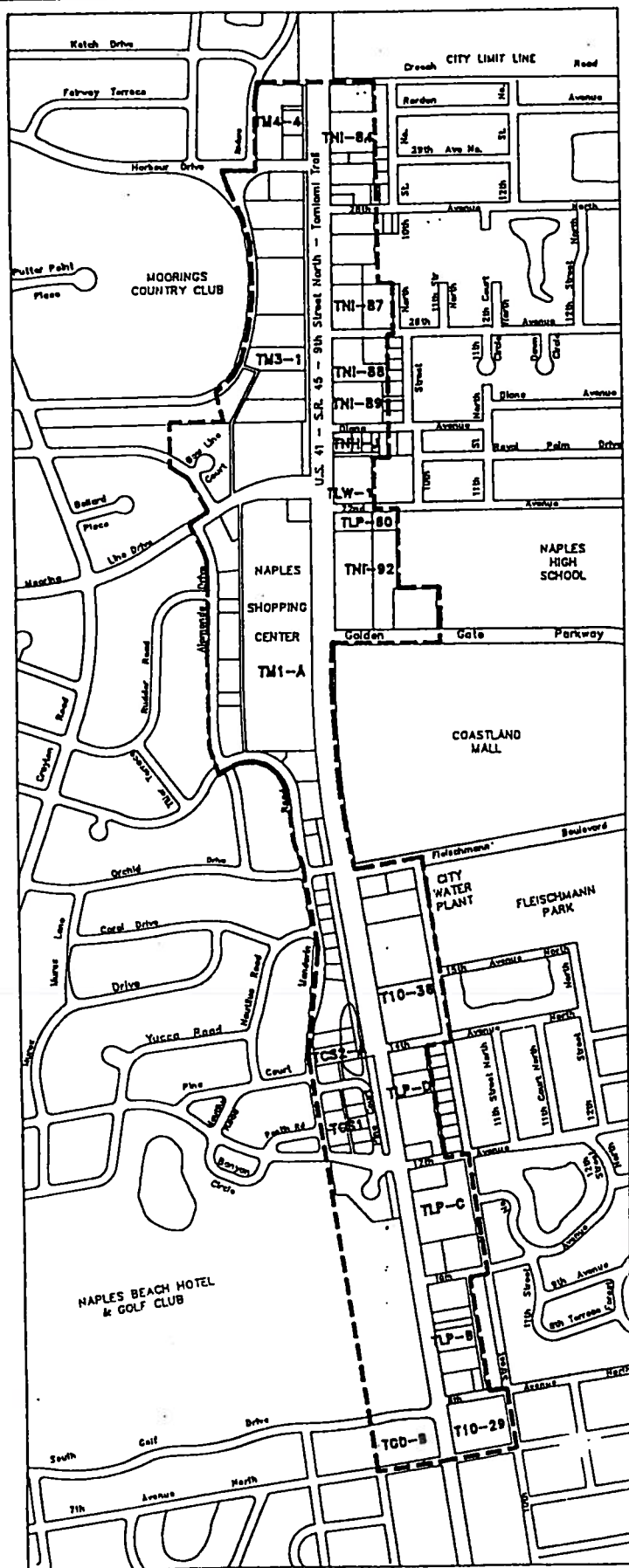
15,000 or less	14	17%
15,001-43,000	30	36%
43,001-86,000	24	29%
80,001-217,800	12	14%
Over 217,800	3	4%
	-----	-----
	83	100%

Multifamily Density (10 projects)

168 units on 414,458 square feet (9.51AC) = 17.7 units/acre
Persons per household - 1.1

Conformity with Zoning Regulations - 64 Commercial/Institutional/
Multifamily Projects

Meet requirements for number of parking spaces	43	67%
Meet requirements for design of parking spaces	37	58%
Meet landscaping code	18	28%
Of the 49 projects with dumpster, meet requirements for enclosure	22	45%
Meet all four standards	6	9%



US 41 CONTROL AREA

DATA LOCATION CODES

CODES CORRESPOND TO APPENDIX D. NORTH CONTROL AREA
PARCEL ANALYSIS MATRIX

--- STUDY AREA BOUNDARY

PREPARED BY:
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1992



APPENDIX D

U.S. 41 NORTH CONTROL AREA

T28-10	0.438	LOT SIZE	COMM SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL
1	14050380003 - 785 10TH ST NO	C	7,841		1DU	1					
2	14050400002 - 785 10TH ST NO	C	6,970		1DU	1					
3	11180040005 - 728-778 9TH ST NO	C	75,281	22,835			98	0	NO	NONE	YES
4	14050520005 - 988 7TH AVE NO	C	10,018		1DU	1					
5	14050560007 - 735 10TH ST NO	C	6,970		1DU	1					
6	14050600008 - 715 10TH ST NO	C	7,841		1DU	1					
TLP-B 0.283											
1	11180080007 - 990 9TH ST NO	C	44,200	C	5,520	REST	53	0	YES	NO	YES
2	11180120006 - 950 8TH ST NO	C	13,000	C	6,534		22	0	YES	NO	?
3	11180160008 - PKG LOT	C	13,000				35				
4	11180200007 - 900 9TH ST NO	C	39,000	C	2,535	REST	26	0	NO (4)	NO	N/A
5	11180240009 - 850 9TH ST NO	C	39,000	C	7,980		**	0	NO (4)	NO	NO
6	1180280001 - 988 8TH AVE NO	C	9,000	C	1,540		5	0	YES	NO	YES
7	1180320000 - 838 8TH ST NO	C	30,000	C	1,512		5	0	NO (1)	NO	N/A
TLP-C 0.703											
1	11180320000 - 1190 9TH ST NO	C	22,500	C	1,992	S 7,200	137 U/MEST	7	20	0	NO (2,4)
2	11180320000 - 1190 9TH ST NO	C	152,300	S	154,200	F 8,400	MED	234	151	0	YES
3	11180440003 - 1000 9TH ST NO	S	36,400	P	6,000		82	0	YES	YES	YES
4	11180480005 - 955 10TH AVE NO	C	82,400	C	14,980		50	0	YES	YES	YES
TLP-D 0.548											
1	11180520004 - 1380 9TH ST NO	C	37,800		6,143	REST	62	0	YES	NO	NO
2	11180560006 - 1350 9TH ST NO	C	37,800		4,000	REST	40	0	YES	NO	NO
3	11180640007 - 1250 9TH ST NO	C	76,500	P	29,214		117	121	0	YES	YES
4	11180680009 - 1210 9TH ST NO	C	17,500		1,827	MED/REST	6	0	NO (3)	NO	N/A

*F 1.938/989

	LOT SIZE	COMM SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL
T10-36										
1	14050980005 - UNDEV FLEISCHMAN PROP	C	133,200							
2	14051000003 - " - "	C	162,000							
3	14051040005 - " - "	C	27,872							
4	14051080007 - " - "	C	0							
5	14051120008 - " - "	C	78,000							
6	14051160008 - 1700 9TH ST NO	C	23,570	1,275	4	18	0	YES	NO	N/A
TNH-82										
1	13803840001 - 2104-2184 9TH ST NO	C	274,305	60,125	SHPG CTR	331	311	0	YES	YES
3	13803780000 - JACOBSON VAC	C	75,794			0	0	0	N/A	N/A
TLP-80 0.428										
1	11282200002 - 2190 9TH ST NO	C	32,000	C 6,744	MED	34	32	0	YES	YES
TLW1 1.226										
1	11280000001 - 3-2204-2252 9TH ST NO	C	92,072	R 20,000	REST	117	114	0	YES	YES
2	11280000002 - 3-945 22ND AVE NO	C	8,712		1 DU					
3	11280180005 - 957 22ND AVE NO	C	8,712		1 DU					
4	11280200004 - 875 22ND AVE NO	C	8,712		1 DU					
5	11280240006 - 2211 10TH ST NO	C	10,019		1 DU					
TNH-J 0.184										
1	13700600001 - 990 DIANA AVE	C	15,882		1 DU					
2	13700840003 - 980 DIANA AVE	C	10,890		1 DU					
3	13700880005 - 2390 9TH ST NO	C	54,234	C 3,448	REST	35	59	0	YES	YES
TNH-89 0.886										
1	13803480005 - 240 9TH ST NO	C	94,582	F 24,177	1,500	MED	89	98	0	NO (BO)
TNH-88 1.064										
1	13802480006 - 2500 9TH ST NO	C	84,835	F 29,124	1,247	MED/REST	122	122	0	YES
2	13803400001 - 990 28TH AVE NO	C	35,875	12,932		43	22	0	NO (BO)	NO

	LOT SIZE	COMMA SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL			
TMD-87 0.504													
2	13800880006 - 2800 9TH ST NO	R	84,575	R	18,400	1,200	MED/REST	91	101	0	YES	YES	YES
3	13800880005 - " - "												
4	13800880002 - 2830 9TH ST NO	C	55,762				76 TRANS	95	90	0	YES	NO	N/A
5	08131120000 - " - "	C	38,080										
6	08131180002 - VACANT SF	C	8,276										
7	08131200001 - " - "	C	8,276				120 OFFICE	1	28	0	NO (4)	NO	N/A
8	13801720000 - FIRE STA #2	S	60,400				7 BEDS	7					
TMD-84 .696													
1	08130040000 - 2828-2830 9TH ST NO	C	27,580	C	3,053			11	25	0	YES	NO	NO
2	08130120001 - 2800 8TH ST NO	C	10,500				REST	20	21	2	NO (6)	NO	N/A
3	08130080002 - VACANT SF	C	16,117										
4	13800280004 - 2840 9TH ST NO	C	41,700				REST	60	87	0	YES	NO	NO
5	301210008 - " - "	C	13,700										
6	13800040008 - 2900 9TH ST NO	C	9,138				INT DESIGN	4	3	0	NO (ST 52)	NO	N/A
7	13800040008 - 1950 9TH ST NO	C	89,933	S	25,932	5,000	REST	136	127	0	YES	YES	YES
8	13800080000 - 1000 9TH ST NO	C	55,599				REST	50	81	0	YES	NO	YES
TMD-8 0.822													
1	08531560008 - 777 9TH ST NO	C	71,098				97 BEDS	49	62	0	NO (6)	NO	NO
2	08531600007 - 800 7TH AVE NO	C	57,064				20 DU	30	16	8	NO (1)	NO	NO

TCB1												
	LOT	COMB	SPEC	SPEC	USE	PKG	PKG	PKG	STREET	PKG	TO CODE	DUMPSTR
	SIZE	SQ FT	SQ FT			REQ'D	ON SITE					ENCL
1	GOLF COURSE	S	522,200		1 DU							
2	0623280005 - 800 BANYAN	C	23,522		240 SEATS	60	122	0		YES	NO	N/A
3	0623292004 - 860 BANYAN	C	130,880		1 DU	2	1	0		YES	N/A	N/A
4	0623296006 - 1221 PINE COURT	C	13,939		1 DU	2	2	0		YES	N/A	N/A
5	0623300004 - 1253 PINE COURT	C	10,454		1 DU	2	2	0		YES	N/A	N/A
6	0623304008 - 1274 PINE COURT	C	10,454		1 DU	2	2	0		YES	N/A	N/A
7	0623308008 - 1291 PINE COURT	C	10,454		1 DU	2	2	0		YES	N/A	N/A
8	0623312007 - 860 PINE COURT	C	13,939		1 DU	2	2	0		YES	N/A	N/A
9	0623316009 - 1390 MANDARIN RD	C	17,860		1 DU	2	2	0		YES	N/A	N/A
10	0623320008 - 830 PINE CT	C	18,553		1 DU	2	1	0		YES	N/A	N/A
11	0623324000 - 1330 MANDARIN RD	C	17,860		1 DU	2	2	0		YES	N/A	N/A
12	0623328002 - 803 BANYAN BLVD	C	22,216		1 DU	2	1	0		YES	N/A	N/A
	4046200009 - CITY PARK											

TC 12-A

1	0628000000 - 1200 MANDARIN RD	C	30,056		1 DU	1	2	0		YES	N/A	N/A
2	0628000000 - 450 MANDARIN RD	C	96,703		240 SEATS	60	86	0		NO (8)	ND	N/A
3	06280120005 - 530 MANDARIN RD	C	16,553		1 DU	1	1	0		NO	N/A	N/A
4	06280160007 - 1546 MANDARIN RD	C	13,088		1 DU	1	1	0		YES	N/A	N/A
5	06280200006 - 1588 MANDARIN RD	C	12,197		1 DU	1	1	0		YES	N/A	N/A
6	06280240008 - 1600 MANDARIN RD	C	12,197		1 DU	1	2	0		YES	N/A	N/A
7	06280280000 - 1636 MANDARIN RD	C	12,187		1 DU	1	1	0		YES	N/A	N/A
8	06280320009 - 1658 MANDARIN RD	C	12,197		1 DU	1	1	0		YES	N/A	N/A
9	06280360001 - 1686 MANDARIN RD	C	13,939		1 DU	1	2	0		NO	N/A	N/A

TM1A 0.862													
1	06288160009 - 1ST CHRISTIAN CHURCH	C	26,572										
2	06288200008 - 179-5 9TH ST NO	C	12,197	3,045			11	11	0	0	64	0	YES
3	12730120002 - 1801-1841 9TH ST NO	C	45,580	12,040 E 2,000	REST		80	55	0	0	NO (14, 8)	NO	NO
4	12730080003 - 1863 9TH ST NO	S	36,000					21	0	0	NO (2)	NO	NO
5	12730160004 - BARNETT PKG	C	9,732					17	0	0	YES	YES	N/A
6	12730040001 - 1901-2085 9TH ST NO	C	724,860		SHPG CTR	1,058	788	0	0	0	NO (BPFS)	NO	NO
7	12730560002 - 2201 9TH ST NO	C	22,500	1,843		7	7	0	0	0	NO (4)	NO	?
8	12730520000 - 780 MOORING LINE DR	C	17,424		4 DU	6	7	0	0	0	NO (1, 6)	NO	NO
9	12730480001 - 760 MOORING LINE DR	C	65,340		27 DU	41	47	0	0	0	YES	NO	NO
10	12730440008 - 2102 ALAMANDA	C	27,007		12 DU	18	20	5	0	0	NO (1)	NO	NO
11	12730400007 - 2086 ALAMANDA	S	14,400		4 DU	6	6	3	0	0	NO (1)	NO	NO
12	12730360008 - 2064 ALAMANDA	S	49,800		24 DU	36	24	10	0	0	YES	NO	NO
13	12730320006 - 2000 ALAMANDA	S	36,800		10 DU	15	16	0	0	0	NO (6)	YES	NO
14	12730280007 - 1964 ALAMANDA	S	14,400		12 DU	18	18	0	0	0	NO (1, 4)	NO	NO
15	12730240005 - 1900 ALAMANDA	C	55,757		27 DU	41	41	2	0	0	YES	NO	NO

* C 192,256

TM3-1 0.39													
1	12830080000 - 2829 9TH ST NO	C	42,750	C	4,255		14	33	0	0	YES	NO	NO
2	12830040008 - 790-800 HARBOUR DR	C	30,056	C	8,973		34	43	0	0	YES	NO	YES
3	12830120009 - 2777 9TH ST NO	C	80,370		19,020 FURN	102	105	0	0	0	YES	YES	NO
4	12830200000 - " - "	C	72,770		32,123 FURN								
5	12830280004 - 2555 9TH ST NO	C	180,300		10,569 120 U/REST	256	207	0	0	0	YES	YES	YES
6	12830400004 - 2425 9TH ST NO	C	38,750		3,172 REST	32	45	0	0	0	YES	NO	YES
7	12830440006 - 2376 9TH ST NO	R	65,340	R	31,900	106	101	0	0	0	YES	YES	YES
8	12830560009 - 2355 9TH ST NO	C	87,320		8,192 REST	82	110	0	0	0	YES	NO	YES
9	12830600008 - 2336 9TH ST NO	S	89,145	R	30,808 18,000 MED	193	206	0	0	0	YES	YES	YES
10	12731000008 - 2329 9TH ST NO	C	164,221		5,128 110 U/REST	190	145	0	0	0	YES	YES	NO
11	12730960000 - 777 MOORING LINE DR	C	135,472		300 + STS	75	102	0	0	0	NO (4)	NO	N/A
12	12831080009 - 744 WEDGE DR	C	76,866		28 DU	42	43	0	0	0	NO (1)	NO	NO

TH4-4 1-282										
	LOT SIZE	CONRM SQ FT	SPEC SQ FT	SPEC USE	PKG REQ'D	PKG ON SITE	STREET PKG	PKG TO CODE	LANDSC TO CODE	DUMPSTR ENCL
1	38,250									
2	27,370	32,631								
3	25,036									
4	25,035				224	224	0	YES	YES	NO
5	11,300									
6	11,300									
7	50,732	34,584								
8	4,350									
9	27,370	1,941			6	16	0	NO (4)	NO	NO

APPENDIX E

STATUS OF UNDERGROUND STORAGE TANK SITES IN THE REDEVELOPMENT STUDY AREA



Appendix E

From north to south, the sites and their status are as follows:

697 9th Street North - Hess; still operating.

694 9th Street North - Texaco; now GTE Mobilnet Office.

680 9th Street North - Hutchinson Tire; vacant, for rent.

575 9th Street North - Exxon; all underground tanks have been removed and remedial activities are underway. Now owned by Naples Community Hospital.

130 9th Street North - Naples Tire; redeveloped as offices.

40 9th Street North - Mobil; vacant. All underground tanks have been removed. Mobil Oil company is handling the cleanup. The contamination assessment report has been accepted and approved by the Department of Environmental Regulation. The report found slight residual gasoline contamination near one monitoring well. Remedial action plan was submitted and approved. Addition soil was excavated the summer of 1992, along with soil vapor extraction and groundwater removal, under the classification of a pumping test. Personal communication with H₂O Environmental, the consultants to Mobil, indicates that the site will probably qualify for a "no further action" decision from DER. The site is to be redeveloped as a motel.

31 9th Street North - Mobil; still operating.

36 9th Street South - Shell; vacant, to be redeveloped, perhaps as retail/office.

109 9th Street South - Chevron; vacant, for sale. All underground tanks have been removed. DER is handling the cleanup. The contamination assessment report and remedial action plan were submitted by the DER contractor. The remedial action plan proposed a recovery well, air stripping tower, and recharge gallery (drainfield). The site owner requested relocation of the air stripping tower to one corner of the property, to facilitate sale and redevelopment which DER approved. In addition, the owner has started a dialogue with the City regarding vacation of the alley to the east of the site. The alley vacation would increase the site area and the redevelopment potential.

180 9th Street South - Amoco; vacant, for rent or sale. All underground tanks have been removed. DER is handling the cleanup. On November 29, 1989, DER concluded that "no further action" was necessary.

489 9th Street South - Gulf; vacant, for sale. All underground tanks have been removed and the structure demolished. Initial remedial action included excavation and disposal of a large volume of contaminated soil. The remedial action plan required periodic monitoring for one year, until January 1993. After an additional quarter of monitoring, the site was given a clean bill of health.

1095 5th Avenue South - Prather's Cleaners; site sold. This address combined a parking lot, former gas station site, and the building that housed a laundry/dry cleaning operation. The gas station was demolished many years ago and the two 1,000 gallon underground fuel storage tanks filled with sand. Their exact location is not known. Associated with the laundry/dry cleaning plant were a 5,000 gallon aboveground fuel oil tank and a 300 gallon underground tank that contained Stoddard Solvent, a hazardous compound listed as petroleum spirits. Petroleum spirits is considered to be moderately toxic to humans and highly dangerous because of its fire hazard. A site assessment was carried out and no fuel oil contamination was found. The assessment, however, did not address the petroleum spirits. In conversation with the site owners, the City advised them of two courses of action; carry out additional soil and groundwater testing, or excavate the tank and deal directly with any contamination, if discovered. They undertook the latter and excavated a modest volume of contaminated soil.

APPENDIX F

FLORIDA DEPARTMENT OF TRANSPORTATION ACCESS MANAGEMENT CLASSIFICATION SYSTEM AND MAP FOR U.S. 41



**RULES OF THE DEPARTMENT OF
TRANSPORTATION
CHAPTER 14-97
STATE HIGHWAY SYSTEM
ACCESS MANAGEMENT
CLASSIFICATION SYSTEM AND STANDARDS**

**SYSTEMS PLANNING OFFICE
605 SUWANNEE STREET, MS 19
TALLAHASSEE, FL 32399-0450
DECEMBER, 1990**

CONTROLLED ACCESS FACILITIES

ACCESS CLASS	FACILITY DESIGN FEATURES (MEDIAN TREATMENT AND ACCESS ROADS)	DIRECTIONAL			
		MINIMUM CONNECTION SPACING	MINIMUM MEDIAN OPENING SPACING	MINIMUM MEDIAN OPENING SPACING	MINIMUM SIGNAL SPACING
		(FEET)	(FEET)	(MILE)	(MILE)
2	Restrictive with Service Roads	1320/660	1320'	0.5	0.5
3	Restrictive	660/440	1320'	0.5	0.5
4	Non- Restrictive	660/440	N/A	N/A	0.5
5	Restrictive	440/245	660'	0.5/0.25	0.5/0.25
6	Non- Restrictive	440/245	N/A	N/A	0.25
7	Both	125	330'	0.125	0.25
			(Greater than 45 MPH/ Less than or = 45 MPH)		

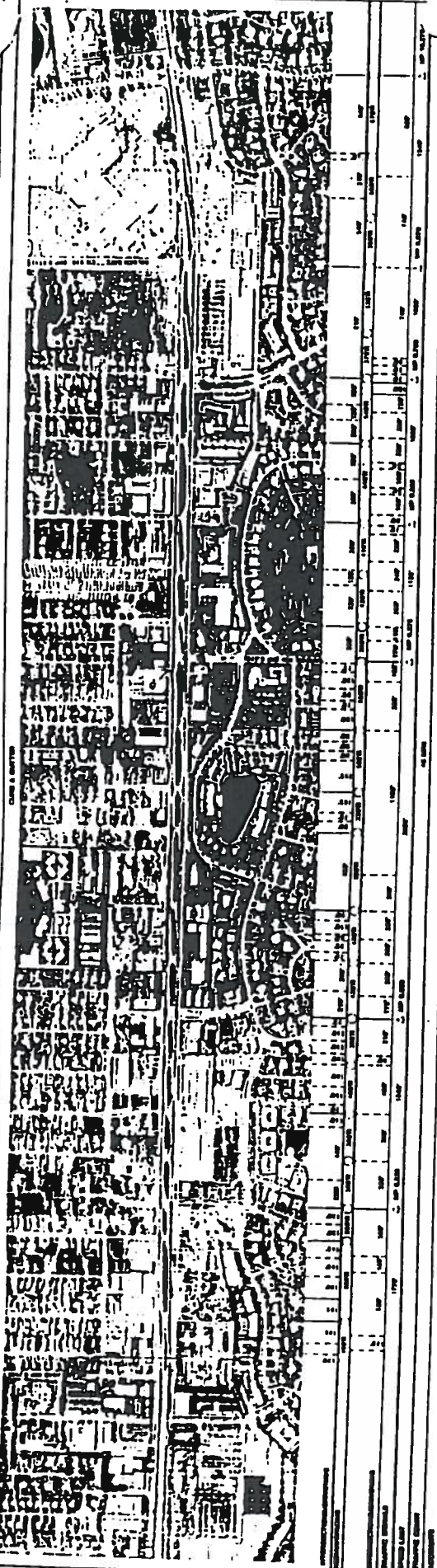
NOTE:

Section 14-97.003 and 14-97.004, FAC, contain supplementary and more detailed instructions for the use of these standards.
These minimum spacings may not be adequate if auxiliary lanes and storage are required.
Single properties with frontages exceeding the minimum spacing criteria may not receive permits for the maximum number of possible connections.

14-97.003 Access Management
Classification System
and Standards

04-000

THE FOLLOWING DATA IS FOR THE AREA



SECTION 10, T11N, R11E, S11W									
LOT	AREA	ACRES	OWNER	REMARKS	DATE	RECORD	INDEX	FILE	DATE
1	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
2	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
3	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
4	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
5	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
6	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
7	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
8	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
9	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
10	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100



SECTION 10, T11N, R11E, S11W									
LOT	AREA	ACRES	OWNER	REMARKS	DATE	RECORD	INDEX	FILE	DATE
1	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
2	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
3	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
4	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
5	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
6	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
7	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
8	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
9	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100
10	1.00	0.23	JOHN J. BROWN		1980	100	100	100	100



APPENDIX G

AFFORDABLE HOUSING SECTION FROM THE HOUSING ELEMENT OF THE CITY OF NAPLES COMPREHENSIVE PLAN



Table H15

POPULATION: EXPRESSED AS HOUSEHOLD PROJECTIONS
THROUGH YEAR 1998

	1989-1993	1994-1998
Projected Additional Population	1,116 (1,179)	1,261 (1,917)
Additional Population As One Person Household (25.9%)	290 (305)	327 (496)
Additional Population As Two Person Household (52.6%)	587 (620)	663 (1,008)
Additional Population As More than Two Person Households (21.5%)	240 (254)	271 (413)

Source: City Planning Division, 1988, annexation area's projections are within ().

2. Housing Unit Projection

Housing unit projection needs were compiled from base data and income ranges that were taken from census information. "Projected Additional Population" divided by the 1980 Census figure for "Persons per Household" resulted in the "Housing Projection Needs". There are no rural or farm worker households in the City, therefore projections were not formulated for that group. Projections for low, middle and high income housing units were projected allowing for replacement or rehabilitation of substandard units and a maintenance of the vacancy rate.

The five income divisions of the census were combined into three divisions of low income (\$9,999 and less), middle income (\$10,000 to \$19,999), and high income (\$20,000 and over). These figures are in 1980 dollars. Since this is the best available data, the following chart can also be used to show the proportionate cost/rent as it relates to housing units. Although current income ranges are not adequately expressed by this data, it can be assumed that the current ratio of housing unit type to income is similar to that of 1980 data. Table H16 reflects this ratio as projected for future housing.

Table H16

HOUSING UNIT PROJECTION NEEDS
BASED ON HOUSEHOLDS, INCOME LEVEL AND TENURE
CITY OF NAPLES AND ANNEXATION AREA*
THROUGH YEAR 1998

UNITS	FIVE YEAR PROJECTIONS				TOTAL UNITS	
	1989-93		1994-98		NEEDED BY 1998	
OWNER (80%)						
Low Income (13%)	47	(122)	32	(199)	79	(321)
Middle Income (20%)	72	(188)	76	(307)	148	(495)
High Income (67%)	242	(633)	255	(1,028)	497	(1,661)
SUBTOTAL	361	(943)	363	(1,534)	724	(2,477)
RENTER (20%)						
Low Income (35%)	32	(82)	41	(134)	73	(216)
Middle Income (37)	33	(87)	44	(142)	77	(229)
High Income (28%)	26	(67)	29	(107)	55	(1,835)
SUBTOTAL	91	(236)	114	(383)	205	(619)
TOTAL UNITS	452	(1,179)	477	(1,917)	929	(3,096)

INCOME LEVEL	FIVE YEAR PROJECTIONS				TOTAL UNITS	
	1989-93		1994-98		NEEDED BY 1998	
Low Income Units	79	(204)	83	(333)	162	(537)
Middle Income Units	106	(275)	112	(449)	218	(724)
High Income Units	267	(700)	282	(1,135)	549	(1,835)
TOTAL UNITS	452	(1,179)	477	(1,917)	929	(3,096)

UNIT TYPE	FIVE YEAR PROJECTIONS				TOTAL UNITS	
	1989-93		1994-98		NEEDED BY 1998	
Single Family	194	(389)	206	(632)	400	(1,021)
Multifamily	403	(790)	507	(1,285)	910	(2,075)
TOTAL UNITS	597	(1,179)	713	(1,917)	1,310	(3,096)

Source: City Planning Division, 1988, *Income information for condominium "households" (Park Shore) was not available in 1980 census. Annexation area information is within ().

TABLE H16.1

CITY PROJECTED AFFORDABLE HOUSING NEEDS

YEAR	LOW INCOME UNITS NEEDED PER YEAR	MIDDLE INCOME UNITS NEEDED PER YEAR	CUMULATIVE UNITS NEEDED	CUMULATIVE SUPPORTIVE ACREAGE REQUIRED*
1989	16	21	37	2.3
1990	16	21	74	5
1991	16	21	111	7
1992	16	21	148	9.25
1993	15	21	184	11.5
1994	15	24	223	14
1995	15	24	262	16.4
1996	15	24	301	19
1997	14	24	339	21.2
1998	14	24	377	24
TOTAL PROJECTED UNITS:			377	
SUPPORTIVE ACREAGE NEEDED:				24

Affordable housing unit projection needs are based on households as derived from Table H16. Table H16.1 will be reviewed yearly and revised as necessary. All housing tables will be updated to reflect the 1990 Census data as soon as practicable after availability.

* The City of Naples affordable housing standards provide the potential density of 16 units per acre. Change in density of actual projects will require appropriate amendments to Table H16.1.

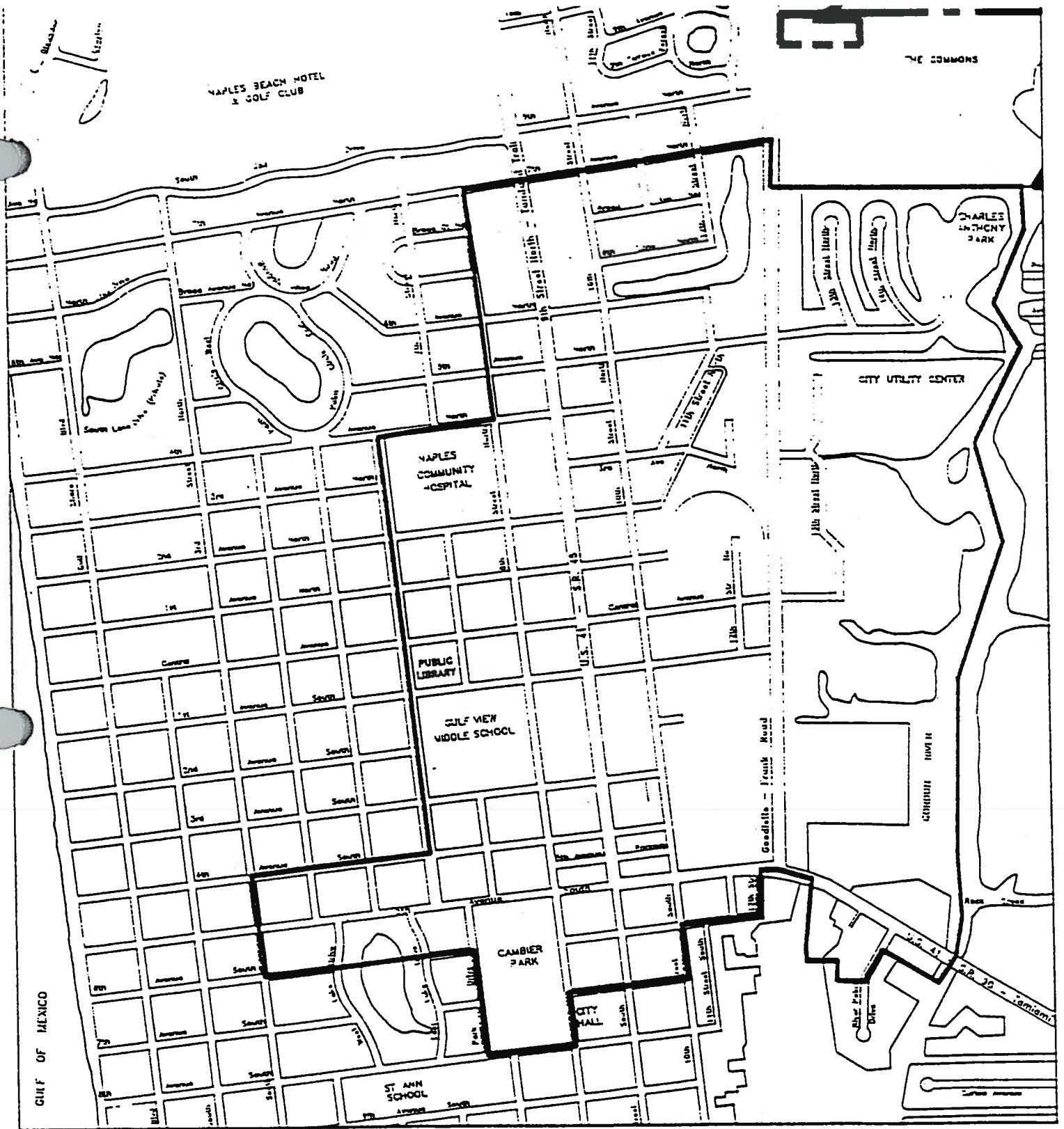
Please note: The projected housing needs identified above do not take Park Shore/Naples Cay annexation area into consideration. This is because income information for condominium "households" was not available in the 1980 Census. Upon receipt of comprehensive census data, an updated table will be prepared to reflect actual city limit affordable housing needs.

The projected affordable housing needs of Annexation Area B will be addressed as individual neighborhoods consider annexation into the city. The entire Annexation Area B may not annex into the City at the same time. Therefore, a detailed analysis of each individual neighborhood will need to be done in conjunction with public hearings on annexation. Projections for the entire Area B do not adequately address the needs of each individual neighborhood.



MAPS



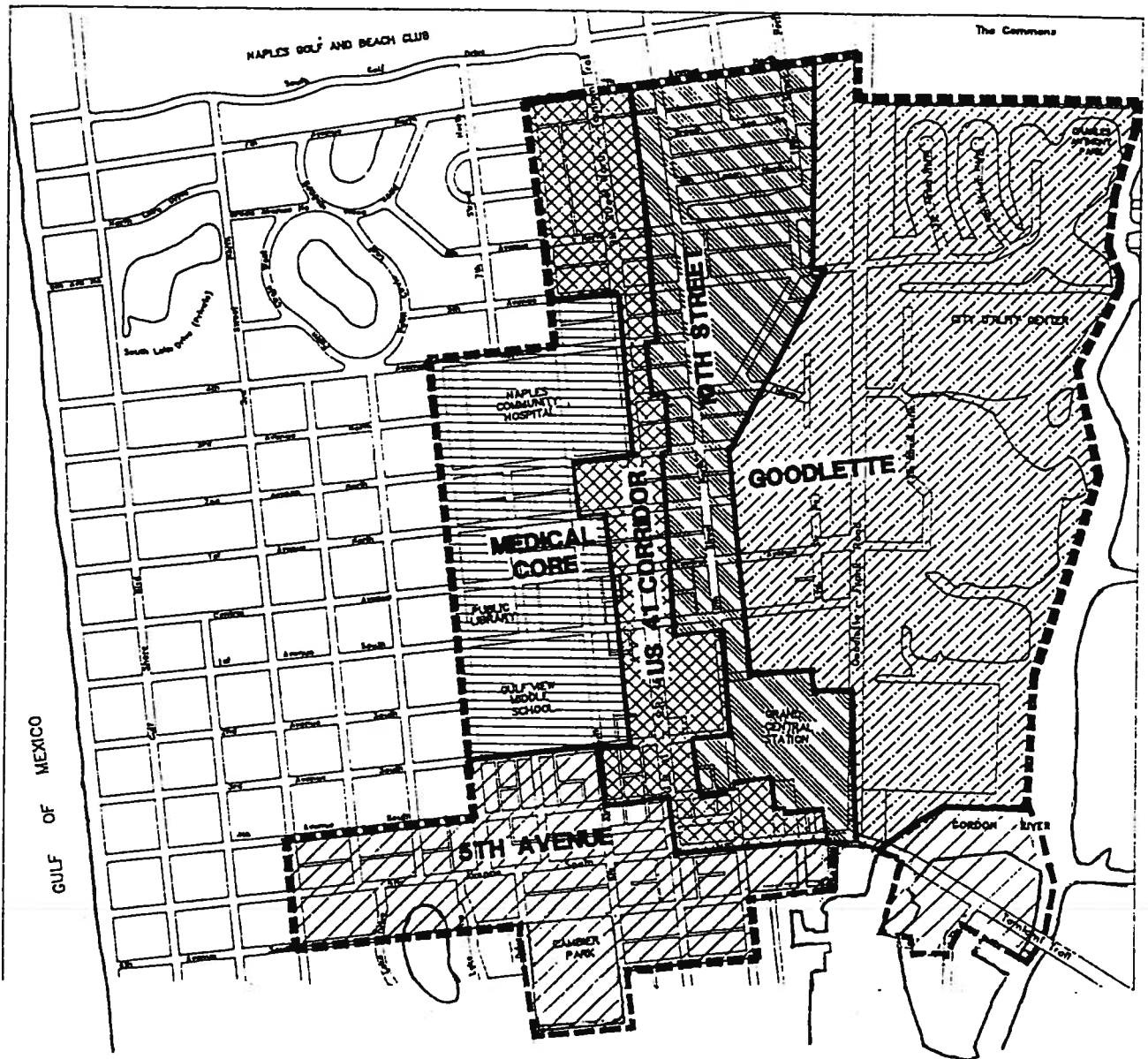


REDEVELOPMENT STUDY AREA

———— STUDY AREA BOUNDARY



Map 1.



SUBDISTRICTS

5TH AVENUE
US 41 CORRIDOR
MEDICAL CORE
10TH STREET
GOODLETT ROAD

■■■■ STUDY AREA BOUNDARY

PREPARED BY:
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



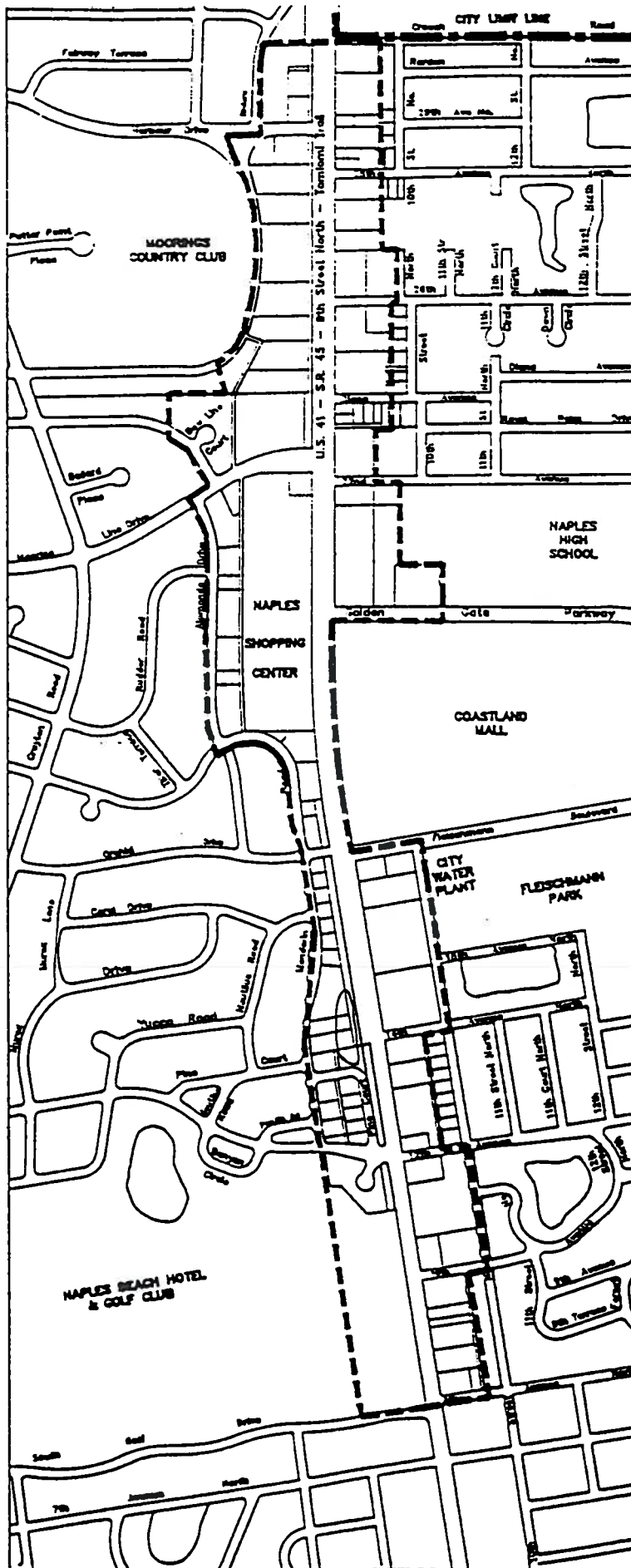
Map 2



3RD STREET CONTROL AREA

--- STUDY AREA BOUNDARY





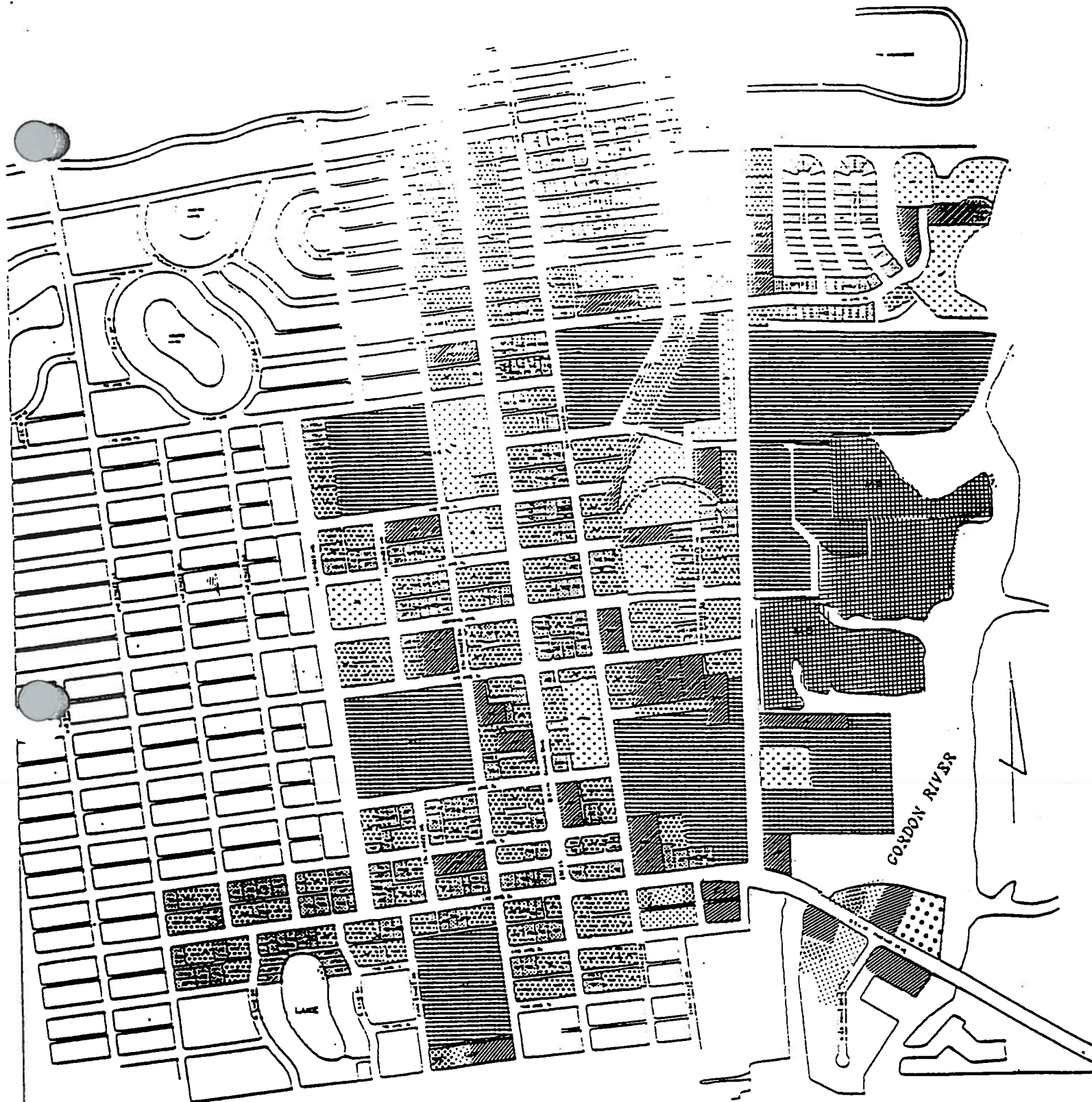
US 41 CONTROL AREA

--- STUDY AREA BOUNDARY

PREPARED BY
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1982



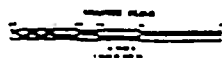
MAP 3B



- 10 JAIL/PRISON RELATED
- 11 OTHER
- 12 PARKS
- 13 PUBLIC/GOVERNMENT
- 14 RESIDENTIAL
- 15 COMMERCIAL
- 16 MULTIFAMILY RESIDENTIAL
- 17 OFFICE
- 18 INDUSTRIAL/WAREHOUSE
- 19 WAREHOUSE
- 20 OFFICE
- 21 PARKS
- 22 SCHOOLS
- 23 RECREATION
- 24 SCHOOLS
- 25 ALCOHOL
- 26 MULTIFAMILY RESIDENTIAL

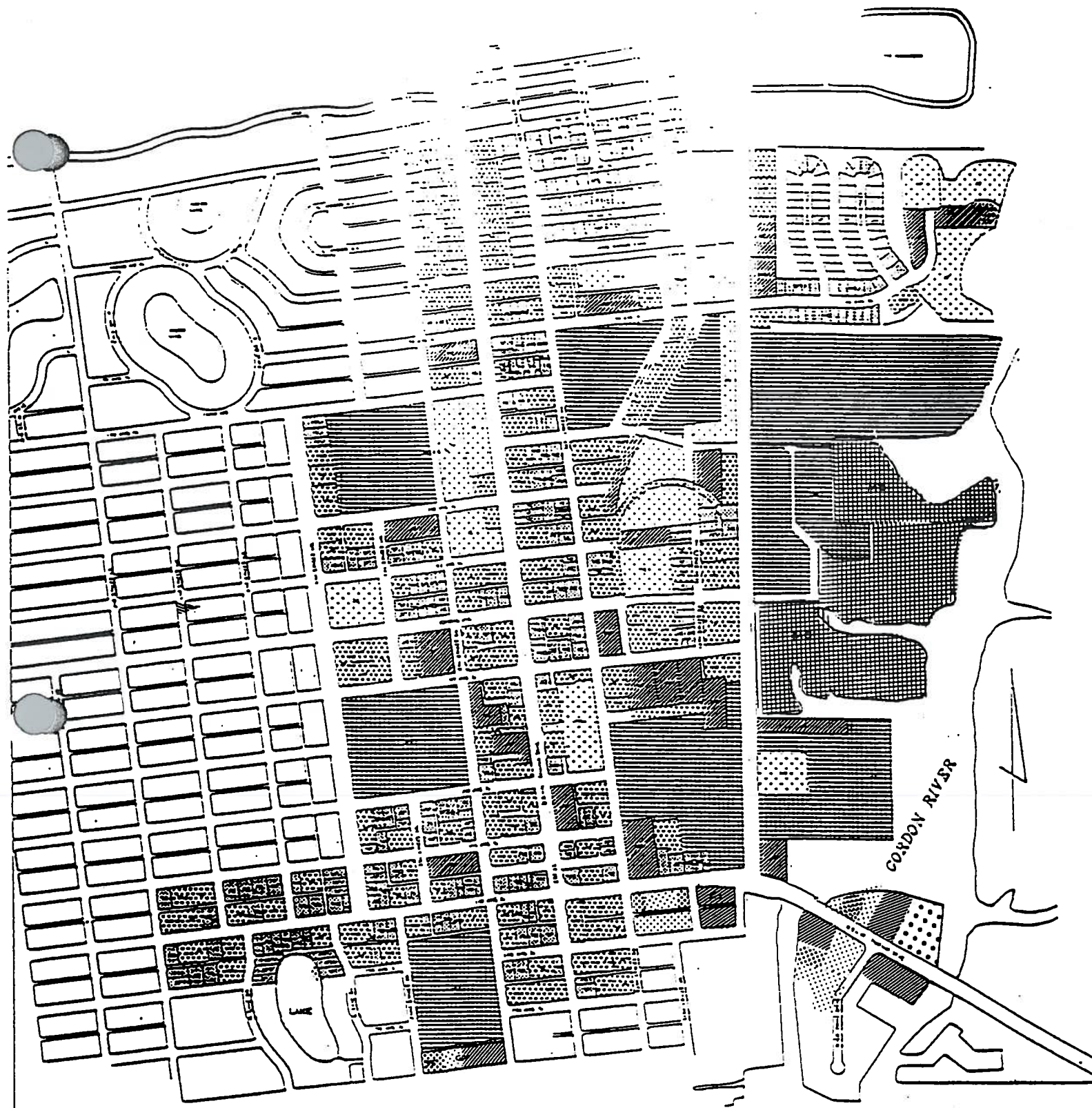
- 15,000 SF - 15,000 SF
- 15,000 SF - 15,000 SF
- 15,000 SF - 15,000 SF
- 15,000 SF - 15,000 SF
- 15,000 SF - 15,000 SF
- 15,000 SF - 15,000 SF

REDEVELOPMENT STUDY AREA LAND USE INDEX



APPROVED BY
CITY OF HARLEY
PUBLIC WORKS DEPARTMENT
OVERSIGHT OFFICE

MAP

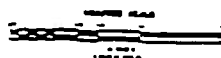


- AB ADULT/SENIOR RESIDENTIAL
- CB COMMERCIAL
- FI FINANCIAL
- GP PUBLIC/GOVERNMENT
- HO HOUSING
- ME MEDICAL
- MS MIDDLE-CLASS RESIDENTIAL
- MS MIDDLE-CLASS/UNCLASSIFIED
- MS MIDDLE-CLASS
- OF OFFICE
- PA PARKING
- RE RECREATION
- SC SCHOOL
- SE SENIOR
- SI SINGLE-FAMILY RESIDENTIAL

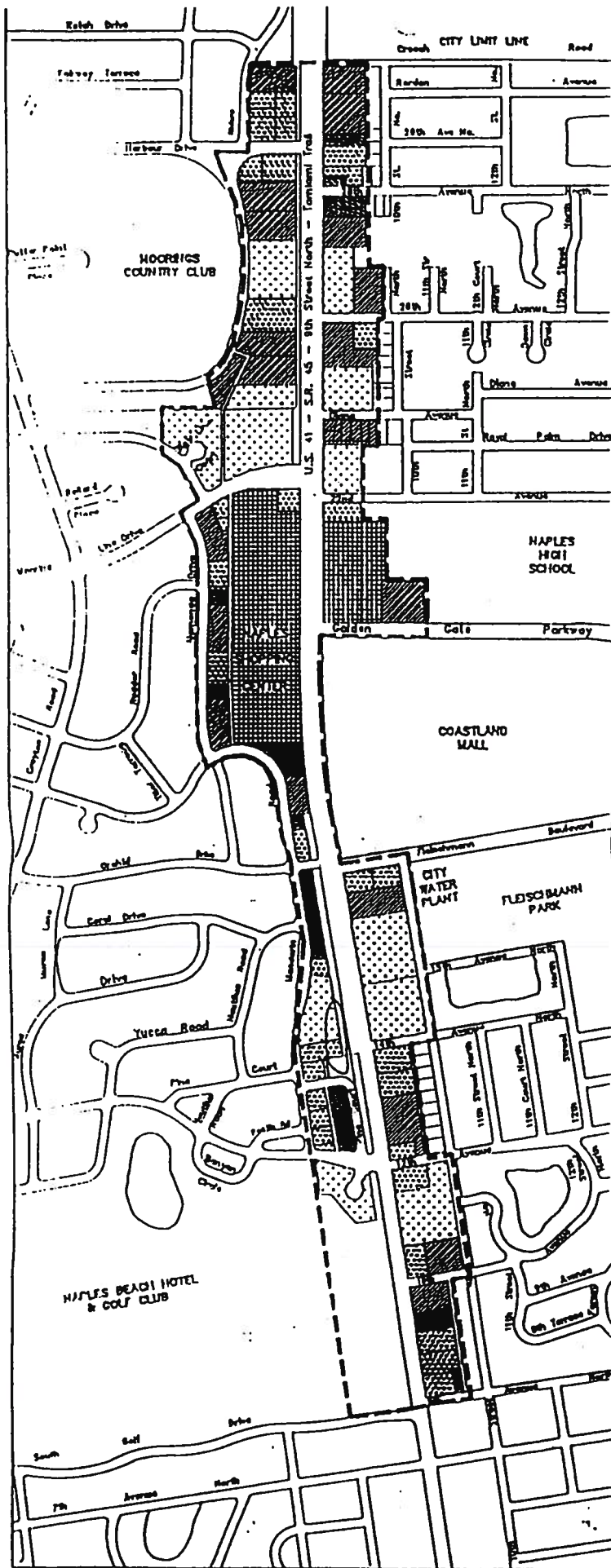
- 13,000 SF OR LESS
- 13,000 SF - 42,000 SF
- 42,000 SF - 117,000 SF
- 117,000 SF - 117,000 SF
- MORE THAN 117,000 SF

REDEVELOPMENT STUDY AREA

PARCEL SIZE



PROPOSED BY
CITY OF HARLESY
PUBLIC WORKS DEPARTMENT
ENGINEERING OFFICE

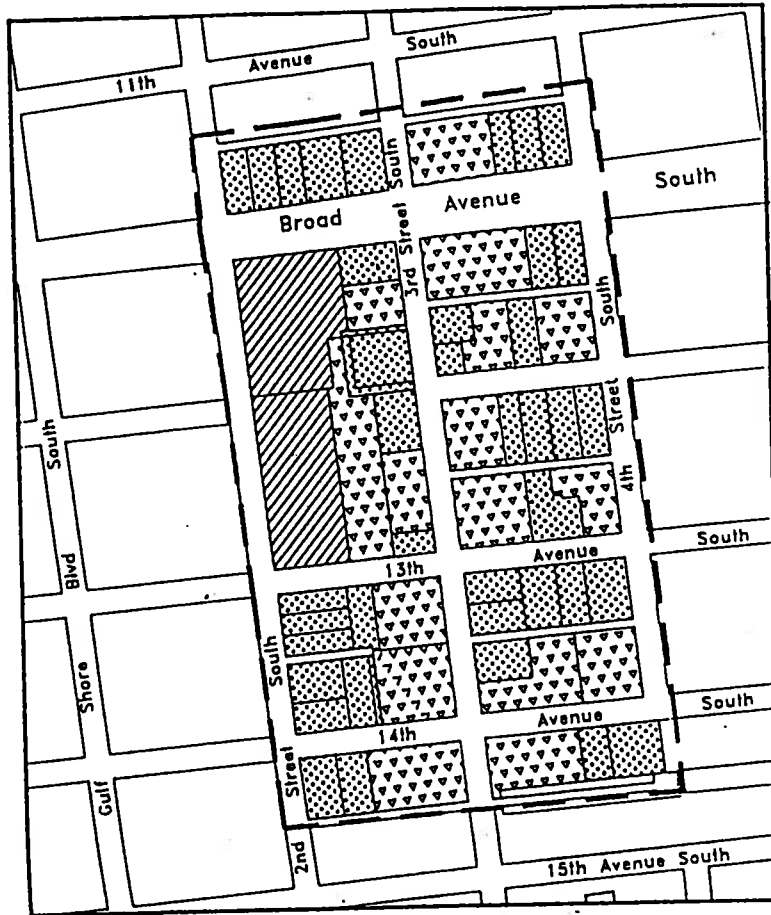


US 41 CONTROL AREA



MAP 6B

PREPARED BY:
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1992



3RD STREET CONTROL AREA

PARCEL SIZE



15,000 SF OR LESS



86,000 SF - 217,800



15,000 SF - 43,000 SF



MORE THAN 217,800



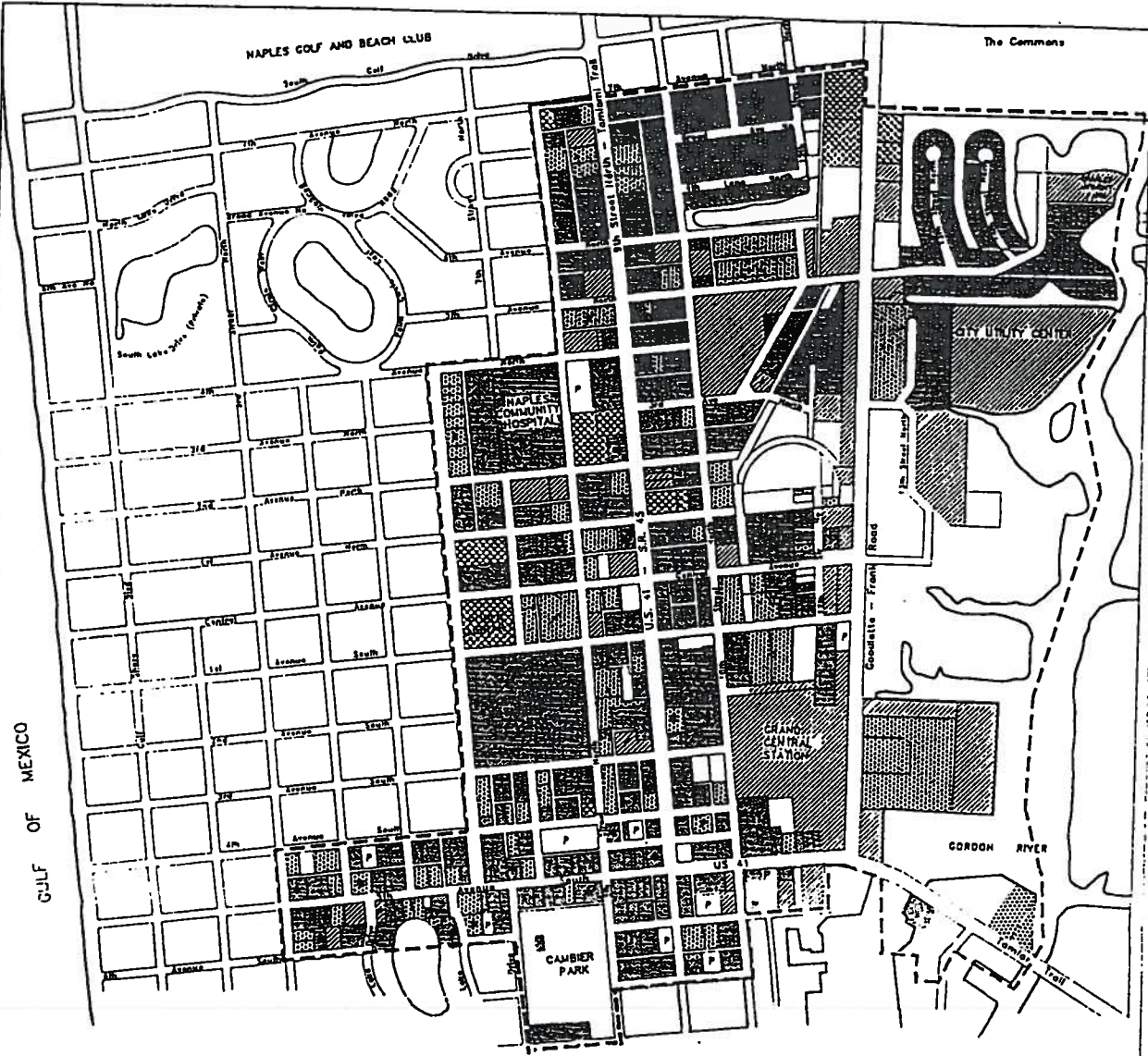
43,000 SF - 86,000 SF



STUDY AREA BOUNDARY








PREPARED BY:
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1992






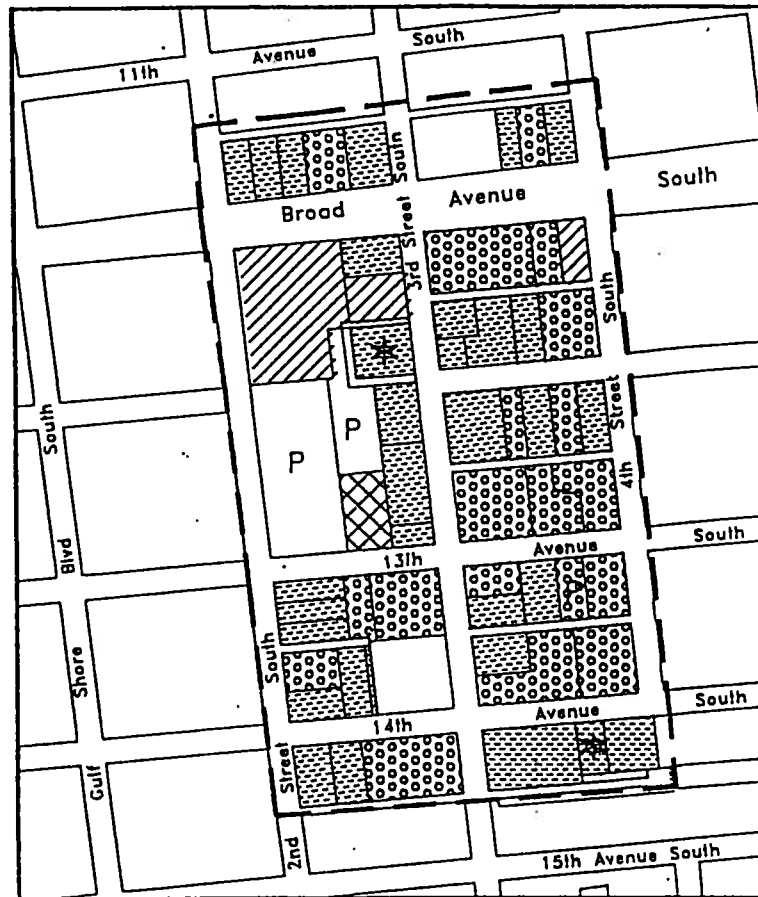
REDEVELOPMENT STUDY AREA

AGE OF BUILDINGS

-  1990'S
-  1980'S
-  1970'S
-  1960'S OR EARLIER
-  UNDEVELOPED PARCEL OR NO DATE AVAILABLE
-  MAJOR RENOVATION SINCE 1980
-  OFF-SITE PARKING

 STUDY AREA BOUNDARY

Prepared by the City of Naples Community Development Department, Planning Division



3RD STREET CONTROL AREA

AGE OF BUILDINGS



1990'S



1980'S



1970'S



1960'S OR EARLIER



UNDEVELOPED PARCEL
OR NO DATE AVAILABLE



MAJOR RENOVATION
SINCE 1980



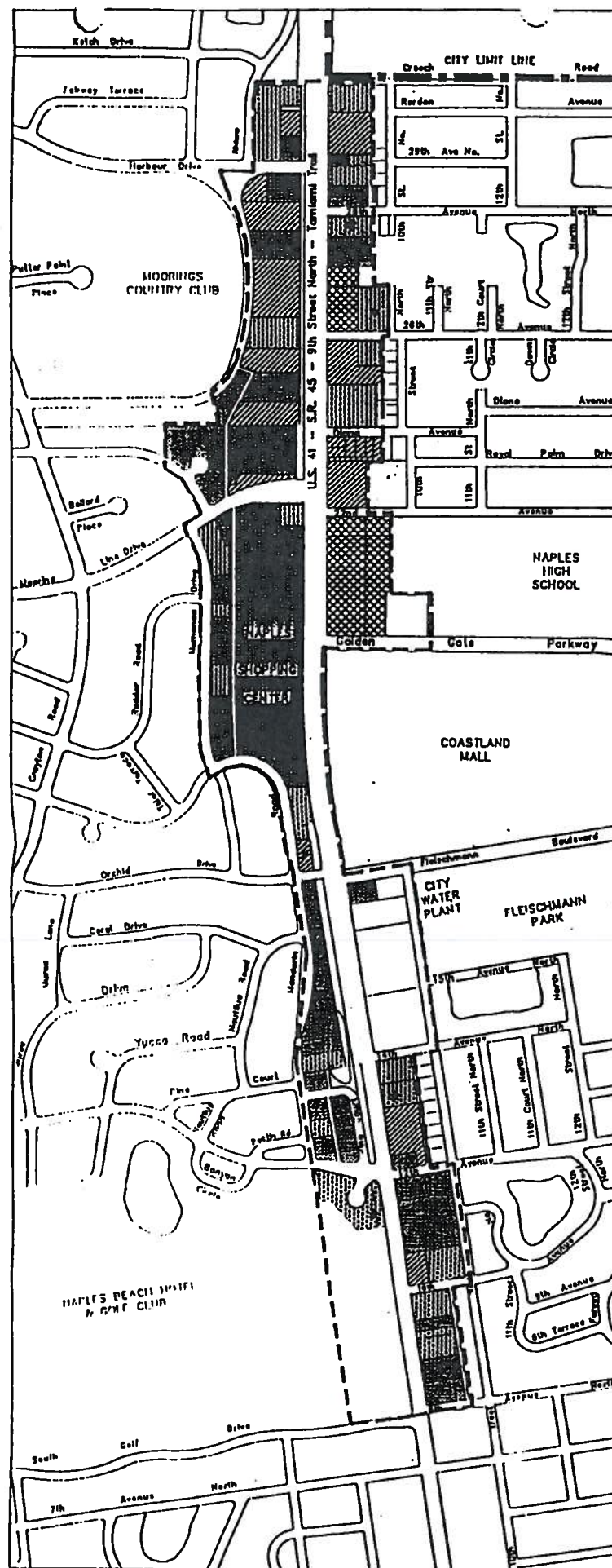
OFF-SITE PARKING



STUDY AREA BOUNDARY

PREPARED BY:
CITY OF NAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1992





US 41 CONTROL AREA

AGE OF BUILDINGS

- 1990'S
- 1980'S
- 1970'S
- 1960'S OR EARLIER
- UNDEVELOPED PARCEL OR NO DATE AVAILABLE
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STUDY AREA BOUNDARY

PREPARED BY:
CITY OF HAPLES COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION SEPTEMBER 1992

