

COMMUNITY REDEVELOPMENT AGENCY FAQs

1. **What is a Community Redevelopment Agency (CRA)?**

A CRA is a special taxing district where property taxes are used for community revitalization. Projects and initiatives focus on transportation and mobility, infrastructure and resiliency, housing preservation, and community and economic revitalization.

2. **Why consider a CRA?**

The funds generated by the CRA allow the city to supplement budgeted programs to better address existing conditions that adversely affect quality of life.

3. **Why does the CRA refer to the area as “blighted?”**

In order to create a CRA, Florida law requires an area satisfy certain existing conditions deemed “blight.” North Beach met 9 of the 15 conditions: inadequate parking and transportation infrastructure; slow growth of property values; faulty lot layout; unsanitary or unsafe conditions; deterioration of properties and improvements; inadequate and outdated density patterns; disproportionately high fire and EMS service calls; disproportionately high building code violations; and conditions of title or ownership which prevent the free alienability of land.

4. **Will a CRA raise my taxes?**

No, a CRA is funded by “tax increment financing” or TIF. These incremental increases in the annual property taxes would be kept for use within the district rather than remitting to the six regional taxing authorities.

5. **Will a CRA “freeze” or harm my property value?**

No, property values will increase because the tax revenue spent by a CRA improves neighborhood conditions and quality of life. A CRA will not adversely impact your insurance or ability to finance.

6. **When was the CRA boundary first established?**

In July 2019, the City Commission adopted a proposed CRA boundary.

7. **Why is the boundary being expanded?**

In October 2019, City administration met with Miami-Dade County’s TIF committee where they suggested that the boundary be expanded to include Crespi and North Shore neighborhoods. The recommended expansion would allow for a greater focus on housing solutions.

8. **Who would control the CRA?**

The CRA would be governed by a 5-7-member board composed of the Miami Beach City Commission and a County Commissioner. Florida law requires procedural transparency for all CRA accounting, operations and meetings.

9. **Would the CRA have regulatory or zoning power in North Beach?**

No, the CRA cannot establish policy or laws in North Beach, and it cannot administer zoning (such as variances or FAR). All projects proposed by the redevelopment plan are still subject to applicable historic preservation and zoning laws.

10. **Does the CRA permit eminent domain?**

No, eminent domain is illegal and is prohibited by the CRA statute.

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