

The American Beach Board of Trustees has adopted three priorities for the benefit of the American Beach community.

These priorities are:

- Health and safety (public water and sewer)
- CRA - Community Redevelopment Agency  
Re-investment of property owners' taxes to American Beach community
- Zoning overlay  
Addressing residential and commercial zoning for American Beach

CRA implementation can be a helpful tool in improving the quality of life for American Beach residents and visitors. During a couple of public meetings held by Nassau County Planning Department, there have been individuals who have attempted to derail and disrupt the meeting by presenting false and erroneous information regarding CRA. This brochure is intended to provide the property owners true and valid information regarding CRA.

The implementation of CRA in the American Beach community is a **GREAT** benefit to our community and provides the opportunity to control how our tax dollars are reinvested in our community.

Sincerely,  
American Beach Board of Trustees

# YES TO CRA



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**American Beach  
Property Owners'  
Association, Inc.**

# SUPPORT CRA

# The Basics of Community Redevelopment Agencies (CRA)

## Community Redevelopment Agencies:

- A dependent special district in which any future increases in property values are set aside to support economic development projects within that district.
- There are currently over 220 Community Redevelopment Areas in the State of Florida.

## What is a Community Redevelopment Agency?

- The Community Redevelopment Agency administers the activities and programs offered within a CRA.
- A board consisting of five to nine members is created by the local government to direct Agency.

## How is the CRA funded?

- The dollar value of all real estate in the Community Redevelopment area is determined as of a fixed date, known as the “frozen value”.
- The local government continues to collect taxes based on the frozen value while any increase in real estate property value above the frozen value (known as an increment) gets taxed and put into the Redevelopment Trust Fund.
- Florida taxing entities write a check to the CRA Redevelopment Trust Fund after monies are received from the Tax Collector.

## Where can funds be used?

- Any funds received from tax increment derived from within its originally - established corresponding CRA boundary must be used for specific redevelopment purposes identified in the Community Redevelopment Plan.

## What are some examples of Traditional CRA projects?

- Streetscapes, flood control initiatives, neighborhood parks, sidewalks, street lights, street signs and street tree plantings.
- The redevelopment plan is a living document that can be updated to meet the changing need within the Community Redevelopment Area.

## CRA Frequently Asked Questions

### 1. Who makes up a CRA Board?

*Answer: A board consists of five to nine members created by the local government to direct the Agency. American Beach property owners would propose the Board be made up of community members of American Beach.*

### 2. Will having a CRA increase property taxes?

*Answer: No. Property values are determined by the County Property Appraisers office annually.*

### 3. How is the CRA funded?

*Answer: The CRA is funded through property taxes collected by the County. (see The Basics of CRA)*

### 4. Are CRA projects limited to the American Beach community?

*Answer: Yes. The CRA will limit projects within the American Beach boundaries.*

### 5. Does the CRA have condemnation / eminent domain authority?

*Answer: No. The County Board of Commissioners is the sole authority for any condemnation / eminent domain procedures.*

### 6. Does the CRA give the community authority to site residents for code enforcement?

*Answer: No. The County is solely responsible for municipal code enforcement.*

### 7. Will the CRA be responsible for providing public water and sewer to American Beach?

*Answer: No. Nassau County is responsible and has made public water and sewer on American Beach one of its infrastructure priorities.*

### 8. Would a CRA relieve the county of its responsibilities to American Beach?

*Answer: No. The County develops an annual list of projects and improvements for Nassau County which includes American Beach. (Projects may or may not include American Beach)*

### 9. Will property owners participate in developing proposed projects for American Beach?

*Answer: Yes. The community would be involved in recommending projects to be funded by CRA.*

### 10. Can the county use American Beach tax dollars outside of American Beach if CRA does not exist?

*Answer: Yes. The County collects property taxes. Property taxes are then placed in a general fund and may be used at the County's discretion. (There is no legal requirement that the County uses tax dollars collected from American Beach property owners to be re-invested in American Beach.)*

