

Downtown South Exploratory Committee **Neighborhood Improvement Districts**

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Presentation overview

- What is a neighborhood improvement district?
 - Types of neighborhood improvement districts
 - Powers of neighborhood improvement districts
 - Key elements of each type of district
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Neighborhood Improvement Districts in Florida

- 33 NIDs throughout Florida
 - 11 counties have NID ordinances
 - 11 NIDs in Broward County
 - 1 NID in Orange County – Orange Blossom Trail
 - 4 NIDs in Osceola County
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Definition of a NID

- An area in which > 75% of land is residential use; or
 - An area in which > 75% of land is commercial use
 - Area is subject of a crime reduction plan
 - Area does not straddle local government boundaries unless permitted by interlocal agreement
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Types of NIDs

1. Local Government NID (163.506, Fla. Stat.)
 2. Property Owners' Association NID (163.508, Fla. Stat.)
 3. Special NID (163.511, Fla. Stat.)
 - a) Residential Special NID
 - b) Business Special NID
 4. Community Redevelopment NID (163.512, Fla. Stat.)
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Powers of NIDs

- Enter into contracts; sue and be sued as a body corporate
 - Acquire, own, convey, lease, construct, manage property
 - Promote and advertise the district
 - Seek and accept grants, gifts, and donations
 - Improve street lighting, parks, streets, drainage, utilities
 - Levy annual assessment of up to \$500 per parcel of land
 - For capital improvements and operating expenses
 - Subject to referendum of electors residing in district
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Local Government NID

- May levy an ad valorem tax of up to 2 mills annually
 - Governing board is typically city council
 - Advisory council of property owners
 - Advisory council can be granted significant authority
 - No automatic sunset
 - Council may appoint board of directors (3 to 7)
 - Must own property and be subject to ad valorem taxation
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Property Owners' Association NID

- Property owners' association representing at least 75% of all property owners within the district
 - No authority to levy ad valorem tax
 - Governing board is officers of association
 - District continues in perpetuity, as long as association exists
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Special Neighborhood Improvement District

- Established by referendum
 - Approved by freeholders representing >50% of assessed value of property within the district
 - May levy an ad valorem tax of up to 2 mills annually
 - 3-member board appointed by city council
 - Board members must reside in the district (and pay taxes)
 - District sunsets after 10 years unless reauthorized
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Misc. NID laws

- NID is “state agency” for purposes of sovereign immunity
 - NIDs may not borrow money
 - Must produce crime reduction plan
 - District CIP must be consistent with city’s comp plan
 - Budgeting must comply with Ch. 200, Fla. Stat.
 - NIDs must comply with the Uniform Special District Accountability Act of 1989
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Questions?

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