

RESOLUTION NO. 19-11-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA; RELATING TO THE EXPANSION OF THE COMMUNITY REDEVELOPMENT AGENCY UNDER THE AUTHORITIES PROVIDED IN CHAPTER 163, PART III, FLORIDA STATUTES; REDEFINING THE COMMUNITY REDEVELOPMENT AREA; CONFIRMING THAT THE CITY HAS NOTIFIED EXISTING TAXING AUTHORITIES OF THE CITY'S ACTIONS IN THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE DEVELOPMENT OF A COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Niceville, Florida (City) is aware of deteriorating, blighted, and underperforming conditions in several areas of the "Old Settlement" areas of the City and created a Community Redevelopment Agency on June 12, 2012, and

WHEREAS, certain areas of the original City need incentives to maximize physical (public infrastructure), economic, and social redevelopment to stimulate private investment to insure their overall contribution to the City of Niceville as a whole; and

WHEREAS, many recent urban redevelopment and infill studies have shown that redevelopment in older areas served by years of investments in utilities and other infrastructure are far more cost effective than to support development in new areas; and

WHEREAS, many Florida municipalities have taken advantage of the authorities provided to them under Chapter 163 Florida Statutes, to affect positive redevelopment in deteriorating, blighted, and underperforming areas of the cities, and to assist those cities in maintaining economic and social contributions to the entire incorporated area; and

WHEREAS, the City wants to gauge and control its designated area redevelopment efforts to be compatible with City resources to implement and support public and private redevelopment initiatives; and

WHEREAS, a Community Redevelopment Agency (CRA), under authorities granted by Chapter 163 Florida Statutes, will provide the authority and the institutional approach for the redevelopment of additional areas within the City, and provide for these areas' lasting contribution to the Quality of Life and economic and social wellbeing to the Niceville community; and

WHEREAS, the Niceville Community Redevelopment Agency on April 2, 2019, approved a staff recommendation to move forward to propose two additional adjacent areas to the CRA based on evaluations and findings of necessity for the redevelopment in these areas; and

WHEREAS, the proposed additions to the CRA fully conform to the Chapter 163.355, Florida Statutes, findings of necessity for Blighted Area, including: preservation and enhancement of tax

base, deterioration of site improvements, inadequate building density patterns, and inadequacy of lot lay outs leading to economic distress; and

WHEREAS, the additional areas to be included in the CRA would consist of the North Highway 85 Business and Commercial Area, and the underperforming residential areas between Bayshore Drive and Cedar Avenue South, which are fully serviced by existing utilities and urban infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA:

SECTION 1. FINDINGS. It is hereby ascertained, determined, and declared that:

- (A) Chapter 163, Part III, Florida Statutes (the "Act"), provides legislative authority for municipalities, such as the City of Niceville, to create, establish, and expand Community Redevelopment Agencies to carry out the community redevelopment purposes of the Act.
- (B) The CRA Board of the City of Niceville, Florida (the City) has the right to exercise the authorities granted to the City by the Act to determine those areas which are deteriorating, blighted, underperforming, or otherwise dysfunctional as it relates to economic, social, land use, utilities, transportation, or other factors contributing directly to the City's economic and social wellbeing.
- (C) The area identified in Exhibit "A" has been identified as meeting the criteria established in paragraph (B) above and is designated as included in the "Redevelopment Area."
- (D) Within the expanded Redevelopment Area there is an identified need to coordinate the redevelopment of identified lands within the SR-85 commercial and business corridor, as well as to stimulate renovated or new residential development in the historic residential areas where major investments in public infrastructure currently exist.
- (E) The CRA Board hereby finds that blighted, deteriorating, or redevelopment potential properties exist adjacent to the Redevelopment Area, and that rehabilitation, conservation, or redevelopment, or any combination thereof, as such Redevelopment Area is necessary in the interest of the economy, public health, public safety, or welfare of the residents of the City.
- (F) The CRA Board hereby finds there is a need for an expanded Community Redevelopment Area and efforts to affect and carry out community redevelopment purposes and projects within the City.

SECTION 2 DESIGNATION OF ADDITIONS TO THE EXISTING COMMUNITY REDEVELOPMENT AREA; DEVELOPMENT OF COMMUNITY REDEVELOPMENT PLANS.

- (A) The power to determine an area to be a deteriorating, blighted, or underperforming area, or combination thereof, designate such area as appropriate for community redevelopment, and may hold public hearings required and respect thereto is expressly reserved to the CRA Board pursuant to Section 163.358, Florida Statutes.
- (B) Upon adoption of this or any subsequent resolution by the City, identifying a specific redevelopment area and making the determinations provided for in Section 163.360, Florida Statutes, the Agency and its executive director, clerk, and counsel shall be deemed to be authorized and directed to proceed to timely create and seek comment upon a community redevelopment plan to be developed in conformance with the Act and express CRA Board policy direction, if any.

SECTION 3 REDEVELOPMENT AREA.

- (A) The Redevelopment Area as provided in Exhibit "A" is composed of blighted, deteriorating, and neglected vacant buildings and underperforming properties which have been determined to constitute an economic and social liability imposing burdens which decrease potential tax base and revenues, substantially impair or arrests sound community growth, does not optimize existing public infrastructure, aggravates traffic problems, and hampers the elimination of traffic hazards, and overall improvement of traffic facilities.

The existing Redevelopment Area includes the following:

- (i) The Old Settlement of the City of Niceville on Boggy Bayou;
- (ii) The SR-20 corridor from Niceville High School to SR-85;
- (iii) The SR-85 corridor to the western City limits; and
- (iv) The extension of SR-397 (John Sims Parkway) to the Valparaiso city limits.

The Redevelopment Area additions are:

- (v) The North SR-85 business and commercial corridor to the City limits; and
- (vi) The Historic residential area between Bayshore Drive and Cedar Avenue South.

SECTION 4 NOTIFICATION OF THE TAXING AUTHORITIES. Pursuant to Chapter 163.346, Florida Statute, the Agency staff is directed to compile a description of the additional designated Redevelopment Area to identify all properties within the Area. The City will provide public notice of such proposed action pursuant s. 125.66(2) or s. 166.041(3)(a) and, at least fifteen (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.

ADOPTED this 12th day of November, 2019.

Randall Wise
MAYOR

ATTEST:

Daniel J. Doucet
CITY CLERK