



CRA PLAN

Prepared for the City of Niceville, Florida
March 10, 2015



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PART ONE:
BACKGROUND



PART ONE: BACKGROUND

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the City of Niceville, Florida, Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, Florida Statutes (F.S.) 163.330, Part III, as amended. The Act provided for the creation of new Community Redevelopment Agencies which are authorized by Chapter 163.356, F.S. for city and county governments to direct funds to areas with deteriorating physical, economic, and social conditions in their respective communities. A CRA provides for a comprehensive approach for the restoration and redevelopment of specifically identified areas within their jurisdictions.

The City of Niceville is aware of deteriorating, blighted, and underperforming conditions in several areas of the “Old Settlement” areas of the City; and, certain areas of the older areas of the City need incentives to initiate physical, economic, and social rehabilitation to insure their overall contribution to the City of Niceville as a whole.

The Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

“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 reduction or prevention of crime, 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 and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, 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.

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

On February 14, 2012 the City Council of the City of Niceville voted unanimously to explore the establishment of a Community Redevelopment Agency (CRA) for the City of Niceville to:

ELIMINATE BLIGHTED CONDITIONS IN THE OLD SETTLEMENT AREAS OF THE CITY AS A RESULT OF INADEQUATE TRANSPORTATION FACILITIES, LACK OF PROPERTY VALUE INCREASES, DETERIORATING SITES AND OTHER IMPROVEMENTS, INADEQUATE BUILDING DENSITIES, HIGH VACANCY RATES, AND THE OVERALL DETERIORATION AND OBSOLESCENCE OF PROPERTIES AND STRUCTURES; AND

DIRECT PUBLIC REVENUES AND PROGRAMS TO IDENTIFIED REDEVELOPMENT AREAS FOR THE ENHANCEMENT AND DEVELOPMENT OF PUBLIC INFRASTRUCTURE AND FACILITIES TO ELIMINATE BLIGHTING CONDITIONS AND TO STIMULATE AND/OR SUPPORT NEW PRIVATE INVESTMENT AND DEVELOPMENT IN THE ECONOMICALLY UNDERPERFORMING AREAS OF THE CITY.

Section 163.335 F.S. provides two general findings of necessity for the establishment of a CRA which have application to the City of Niceville. The three provisions that demonstrate a “findings and declarations” of necessity are outlined below in Section 163.335 (1) (4), and (5). The “Findings of Necessity – Program Design Phase I and II” are located in Appendix B. of the Plan.

163.335 Findings and declarations of necessity.—

(1) It is hereby found and declared that there exist 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 tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, 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 endangered 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 other 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 evils 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 police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

(4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.

(5) 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 redevelopment 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 therefore 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.

(6) 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.

(7) *It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.*

The City Council conducted an affirmative vote to begin the process to create a Community Redevelopment Agency on May 8, 2012.

The City of Niceville, pursuant to Section 163.346 F.S., provided notice of intent to all Taxing Authorities which levy ad valorem taxes on real property contained within the boundaries of the Redevelopment Area on or before May 22, 2012.

The City Council considered and adopted the Resolution No. 12-06-01 during the June 12, 2012 City Council meeting. The adopted resolution is in Appendix C. The Resolution established the Niceville Community Redevelopment Agency, identified the Community Redevelopment Area and justified both the program and areas pursuant to the State of Florida guidelines established in Chapter 163, Part III, Florida Statutes.

III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon a finding of necessity as set forth in Section 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of this part, the city may create a public body corporate and politic to be known as a “community redevelopment agency.” The City may also choose to be the governing board or ex-officio as the governing board for the CRA. The City of Niceville adopted the alternative provided by law to serve as the governing board. With the authority as vested in the CRA consistent with Community Redevelopment Act of 1969, Florida Statutes (F.S.) 163.330, Part III, as amended the powers invested in the CRA governing board shall be to:

A. As is evident, drafting, considering and adoption of this Community Redevelopment Plan is but one of several aspects of the overall power of the CRA for its redevelopment initiative for the Niceville CRA.

B. The CRA has the power and authority to modify or amend the plan in the future to reflect changes in circumstances, the following actions or undertakings represent substantive matters that should be considered concurrently and subsequently by the City and the CRA before the redevelopment initiative transcends from a vision to reality:

- (1) The CRA shall establish a Community Redevelopment Trust Fund.
- (2) The CRA shall further investigate and identify revenue and funding sources and means to leverage and maximize the use of tax increment revenues from the Community Redevelopment Trust Fund.
- (3) The CRA shall develop the following:
 - (a) Urban design framework and guidelines;
 - (b) Detailed parking, public access to Boggy Bayou and Turkey Creek Recreational Area, and right-of-way assessment;

(c) Identification of parcels needed for assemblage or acquisition; and

(d) Conceptual phasing program for capital improvements.

(4) Preparation of a series of specific design, cost estimates and construction documents for capital improvements to be undertaken within the Redevelopment Area.

(5) The CRA may develop a corresponding series of non-ad valorem assessment programs for right-of-way revitalization, streetscape, parking improvements, utility relocations, stormwater management, public access and other capital improvements and essential services, including a funding and phasing plan for each set of improvements.

C. CRA governing board member shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each member shall hold office until his or her 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 city, and such certificate is conclusive evidence of the due and proper appointment of such member.

D. The powers of a community redevelopment agency shall be exercised by the CRA governing board members thereof. A majority of the members of the board constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes.

E. The governing board for the Niceville CRA shall designate a chair and vice chair from among the members. The CRA 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.

F. At any time after the creation of a community redevelopment agency, the governing body of the city may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

The City of Niceville adopted Resolution 12-06-01 pursuant to Section 163.357, Florida Statutes, the City Council hereby declares itself to sit as ex-officio to the governing board of the Agency. The Mayor and Vice Mayor of the City shall serve respectively as the Chair and Vice-Chair of the Agency. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor, or other members of the City Council. Coterminous with employment by the City, the City Manager, City Clerk, and City Attorney or any special counsel to the City shall also serve respectively as the executive director, clerk, and general counsel or special counsel for the Agency.

The Agency is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the City, “Except that, the CRA Governing Board shall not execute Eminent Domain Authority to acquire an interest in real properties within the Water Oaks Town-home Development” located within the Historic Downtown Subarea of the Niceville CRA.

IV. THE COMMUNITY REDEVELOPMENT AREA

The criteria for selection of the CRA Area is not only found in Florida Statutes but also from local public opinion. Basically, there are three categories of guidelines for selecting the CRA Boundaries.

These are:

1. Areas experiencing a loss of the economic, social, or aesthetic values desired by the City and its residents.
2. Areas where improvements are, or may be made to be, compatible with adjacent non-CRA proposed areas.
3. Areas where CRA improvements can be a catalyst to generate additional area-wide improvements.

The adopted CRA area contains approximately 340 acres. The general description of the indentified Redevelopment Area is:

Commence at the Niceville/Valparaiso City limits on Boggy Bayou along the current City limits north to a point directly west of Nathey Street. East across Turkey Creek and along Nathey Street to S.R. 85. South on S.R. 85 to the northern property line of Quality Inn. East along the Southern boundary of Eglin Golf Course to Davis Dr. North on Davis Dr. to the right-of-way of Reynolds Ave. South on Reynolds right-of-way to the right-of-way of Powell Drive. East on Powell Dr. to Cedar Ave. South on Cedar Ave. to E. John Sims Parkway, West on John Sims to Partin Dr. N/S. South on Partin Dr. S to Helms St. West on Helms to Jones Ave. North on Jones approximately 300 feet then south-west along property ownership boundaries to a point approximately 200 feet east of the intersection of Edge Ave. with Bay Shore Drive. Across Bay Shore Drive to MHW of Boggy Bayou. Then around the shoreline (MHW) of Boggy Bayou to point of Beginning. The map of the adopted CRA area is in Appendix A.

The Redevelopment Area as provided in Exhibit A is composed of blighted, deteriorating, and neglected vacant buildings and properties which have been determined to constitute an economic and social liability imposing onerous burdens which decrease potential tax base and revenues, substantially impairs or arrests sound community growth, aggravates traffic problems, and hampers the elimination of traffic hazards, and the overall improvement of traffic facilities.

The Area is approximately 340 acres (1/2 square mile) in size.

The Redevelopment Areas as included in Resolution 12-06-01 are as follows:

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

Since adoption of the subareas as stated above, the subareas have been redefined based upon further public comments as:

- A. Historic Downtown District
- B. Turkey Creek Recreation Area District
- C. Highlands District
- D. Johns Sims Parkway District
- E. CRA Area-Wide

The redefined Subareas have been delineated as found in Appendix D.

V. THE COMMUNITY REDEVELOPMENT PLAN MISSION STATEMENT

With the creation of a CRA, and the City of Niceville Council appointed as the governing board of the CRA, the City will be able to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for additional private investment and increased economic development. The CRA (City) will begin a systematic and proven process to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida.

PART TWO:
THE REDEVELOPMENT PROGRAM



PART TWO: THE REDEVELOPMENT PROGRAM

The Redevelopment Program Implementation Table in this section summarizes the recommendations made in this Plan. The Table is organized by the Sub-areas of the CRA with the type of action recommended. The table addresses recommendations that are to be carried out by the Community Redevelopment Agency as part of their Capital Improvement Program. The purpose of the Capital Improvement Program is to provide an initial, general guide for implementing capital projects recommended within the CRA. It is important to understand that the CRA Plan is a 30 year Plan to be updated annually as conditions change in the CRA. The detail of the individual project specific plans, including cost and priorities, should be reviewed and updated annually as part of the City's and CRA's Capital Improvement Program budgeting process. This annual budgeting process should include the reevaluation of strategies and priorities to fit changing circumstances.

The City's and CRA Board's annual capital improvement program budgeting process should include projections of potential revenues from various funding sources to implement projects. The availability of funds, from various funding sources, will have a direct impact on the speed and effectiveness of implementation. Not all projects may be funded within the planning period. The CRA Board should implement as many projects as possible, starting with the strategic/targeted and high priority projects. Initial cost estimates for this plan should be based on the conceptual drawings and project descriptions included in this Plan. Detailed cost estimates should be defined for each project as they are selected for implementation.

Criteria for prioritizing and scheduling projects should include:

Strategic (S) - The need for the project to proceed prior to implementing other priority projects. These projects are crucial to the overall achievement of major objectives. The CRA Board and other agencies should make every necessary effort to fund and implement the projects designated as such.

High Priority (HP) - These are projects extremely important to achieve the overall concept proposed in the Plan. Funding for these projects should be budgeted within the CRA Board and other public agency's Capital Improvement Plans.

Medium Priority (MP) - This category refers to projects that will contribute to the overall implementation of the Plan. They should be implemented as funding becomes available.

Low Priority (Low) - The project's early achievement is important but not critical for the first five-year budget cycle.

I. REDEVELOPMENT TARGET PROJECT PRIORITIES

A. High Value Residential Development

The CRA Design Phase II identified the redevelopment objectives and noted the need and the CRA Board's desire to develop and provide incentives to site-identified desired private development in the Redevelopment Area. The CRA project priorities must work together to provide the quality of life environment that will support the area redevelopment into high value residential development. The basis for any high value residential development is in the quality of the areas environmental resources and infrastructure to support the high value residential development.

B. Old Town Intensive Retail

A key component to the areas transformation into a high value residential area is the Old Town Intensive Retail area must support and compliment the CRA objective to provide for high value residential development. The

CRA must fund through various funding sources the beautification and enhanced landscaping in the Redevelopment Area. A well balanced approach must include vehicular and pedestrian facilities connecting the retail area to the residential areas, creating a walkable community. The CRA has limited funds; therefore, many of the projects will develop from incentives adopted by the City into the Comprehensive Plan supporting restoration of deteriorating private buildings and properties. The CRA (City) will provide for flexibility in Comprehensive Plan and Land Development Code encouraging land assembly for development of mixed use planned unit developments. The area is located in close proximity to the military base and local private and public airports. The CRA will encourage large coordinated private investment of commercial development through improved infrastructure, restored environmental resources, and amendments to the Commercial and Mixed Use Future Land Use Categories.

C. Niceville Public Landing

This project is intended to provide a public landing in the Historic Downtown for access to the revitalized commercial area for boaters and to provide a public assembly area for special occasion/event utilization and public access to the Bayou. The proposed project has two specific components. First, it is the City's desire to purchase a waterfront site of approximately 120 linear feet fronting both Boggy Bayou and Bayshore Drive. The second phase would be to construct a pier type landing of approximately 60' wide by 100' long extending into the Bayou and to also provide for upland public parking on or adjacent to the site. The landing is intended to be the focal point of the Old Downtown revitalization providing for both water access, sight seeing, and public assembly.

D. Turkey Creek Park Improvements

The City of Niceville has placed a high priority on land acquisition and public facilities to make Turkey Creek Walk Park a major recreation facility in southern Okaloosa County. The current park includes both shores of Turkey Creek from Eglin Reservation to its outfall in Boggy Bayou of Choctawhatchee Bay. The current area of the park is approximately 200 acres and includes 4500 linear ft of boardwalk along the creek, a pavilion, picnic areas, and canoe launch. Future plans, to increase the usability of the park, to complete the linear boardwalk and paddling trail along Turkey Creek to some 7000 linear ft of boardwalk. Also included an amphitheater, community resource/senior center, an observation platform, and canoe recovery and related facilities. The undeveloped areas in the Park will be restored to their natural hydrologic and vegetative conditions.

E. Mill Pond Restoration

Over the last 50 years there has been a major loss of internal habitat and recreational access from the substantial buildup of sediments discharged by Turkey Creek in the Bayou headwaters. An area historically referred to as the "Mill Pond". The City has initiated several studies to determine the nature and extent of restoration and sediment removal efforts to restore the Mill Pond for both ecological and recreational enhancements. Recently, the City has been awarded a \$1.6 million National Fish and Wildlife Federation (BP) Grant to begin the restoration process. These activities include: shoreline stabilization, habitat restoration and creation, sediment relocation, recreational navigation and improvements, exotic removal plant removal and public recreational access.

The grant will begin the restoration project but additional funding will be necessary to complete the restoration to return it to its optimum ecological and recreational potentials.

II. REDEVELOPMENT STRATEGIES AND COMMUNITY REDEVELOPMENT AGENCY PROJECTS AND PROGRAMS

Project Name	Priority	Funding Source	Time Frame
Historic Downtown District			
2.1. Niceville Public Landing Land Acquisition	S	BP	2015
2.2. Niceville Public Landing Construction	HP	BP	2016
2.3. Historic Downtown Streetscapes	S	Grants	2016
2.4. Historic Downtown Lighting	S	Grants	2016
2.5. Historic Downtown Utility Relocation	MP	TBD	UNK
2.6. Historic Downtown Cleanup	S	City G.R.	2015
2.7. Niceville Public Landing and Walkway Connection Construction	HP	State Grants	2015-2017
2.8. Public Water Access and Use	HP	TBD	UNK
2.9. Bayshore Drive Beautification	HP	TBD	UNK
2.10. Restoration of Mill Pond	S	NFWF Grant	2015
2.11. Restoration of Mill Pond Habitat	S	NFWF Grant	2015
2.12. Bayshore Drive Traffic Calming Project	MP	TBD	UNK
2.13. Development and Enhancement of Public Parking Areas	MP	TBD	UNK
2.14. Pedestrian Crosswalk connecting Historic Downtown with Turkey Creek Recreation Area	MP	FDEP/FDOT Grants	UNK
2.15. Niceville Settler's Historic District Museum	Low	Grants	UNK
2.16. Boating Enhancements	MP	Grants	UNK
2.17. Incentives for Live/Work Residential, Retail, and General Commercial Developments	MP	TBD	UNK
2.18. Landscaping Enhancements	HP	TBD	2015-2016

Project Name	Priority	Funding Source	Time Frame
Turkey Creek Recreational Area District			
2.1. Neal House Restoration to Community Resource Facility	S	City G.R.	2015-2017
2.2. Turkey Creek Canoe Recovery	S	City G.R.	2015-2017
2.3. Turkey Creek Fishing/Observation Platform	S	City G.R.	2015-2017
2.4. Turkey Creek Amphitheater	HP	City G.R.	2015-2017
2.5. Turkey Creek Tennis Courts	HP	City G.R.	2015-2017
2.6. Turkey Creek Site Restoration	HP	City G.R.	2015-2017
2.7. Turkey Creek Boardwalk Completion	S	City G.R.	2015-2017
2.8. Turkey Creek Land Acquisition	LOW	Grants	UNK
2.9. Turkey Creek Signage and Information Kiosks	HP	City G.R.	2015-2017
2.10. Turkey Creek Drainage Improvements	S	City G.R.	2015-2017
2.11. Turkey Creek Stormwater Improvements	LOW	Grants	2015-2017
2.12. Turkey Creek Pedestrian Access Improvements	MP	TBD	UNK
Highlands District			
2.1. Incentives for Improvement for General Commercial – Retail Business	MP	TBD	UNK
2.2. Incentives for Multi-family Workforce/Affordable Housing	MP	TBD	UNK
2.3. Enhancement of Streetscapes	MP	TBD	UNK
2.4. Code Enforcement	HP	City G.R.	2015
John Sims Parkway District			
2.1. Incentives for Businesses	MP	TBD	UNK
2.2. Enhancement of Streetscape	MP	TBD	UNK
CRA Area-Wide			
2.1. Preliminary CRA Development Costs	MP	City G.R. & Grants	2015-2019
2.2. CRA Plan Development Plan Costs	MP	TIF	2015-2017
2.3. Hire CRA Staff	LOW	TBD	UNK
2.4. Develop and Implement Design Guidelines	MP	TBD	UNK
2.5. Land Acquisition for Stormwater Improvements	MP	TBD	UNK
2.6. Land Acquisition for Public Facilities	MP	TBD	UNK
2.7. Reconstruction of Utility Relocation	MP	TBD	UNK
2.8. Gateways at all Entrances to the City	S	City G.R. & Grants	2015-2017
2.9. Rezoning and Comprehensive Plan Amendments supporting Incentives for Redevelopment	MP	City G.R.	2015-2016

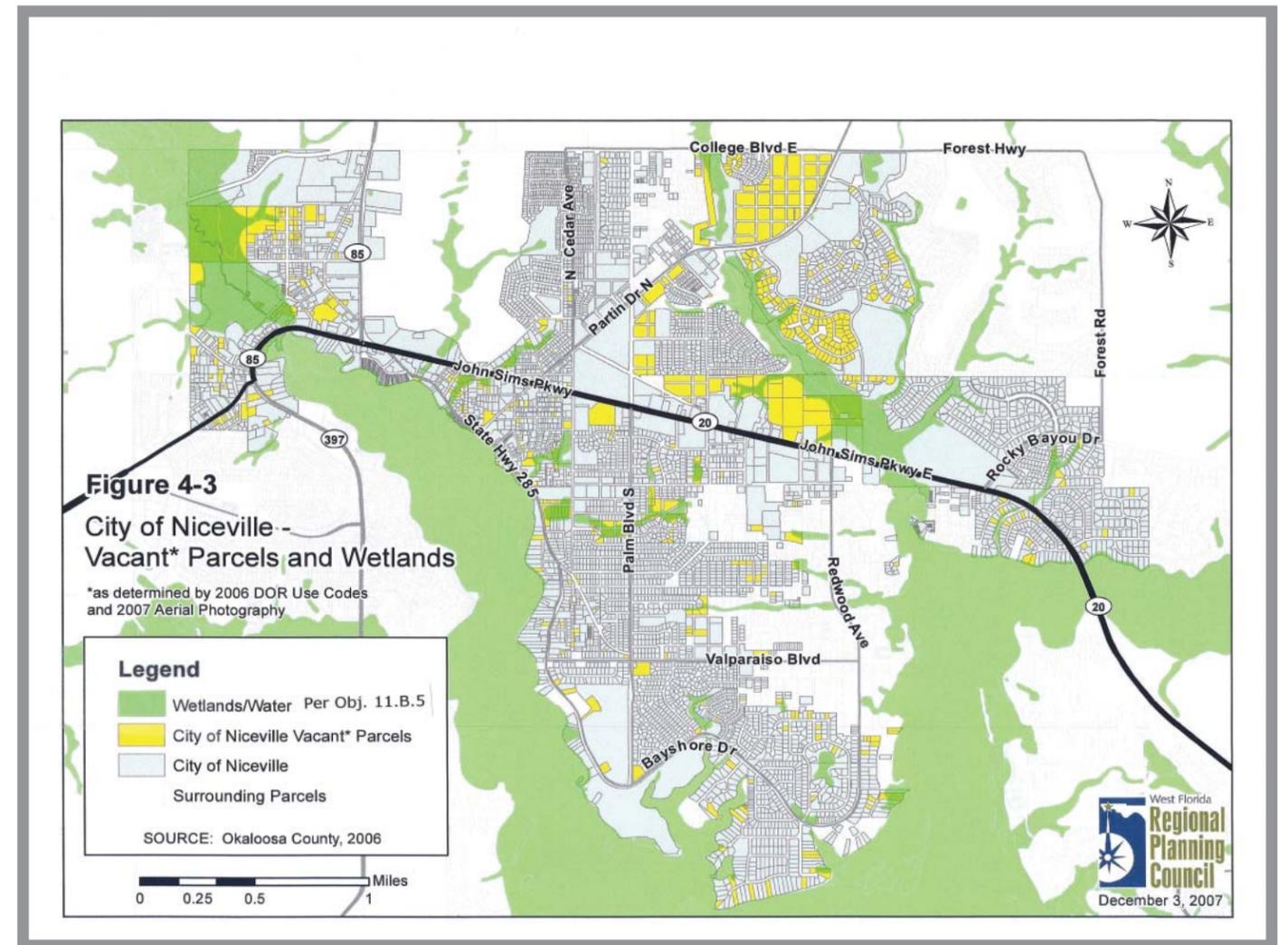
III. OVERALL MANAGEMENT OF CRA PROGRAMS

Below is a list of programs that are ongoing or optional programs for the City to utilize for the CRA:

- 3.1. Curb Appeal Residential Improvement Program
- 3.2. Site Development Assistance Program
- 3.3. Community Activities Sponsorship Program
- 3.4. Business Development Program
- 3.5. Historic Façade Easement Program
- 3.6. Grant Administration Program
- 3.7. Clean & Safe Program
- 3.8. City CRA Marketing Cooperative with Chamber and Okaloosa County Economic Development Council
- 3.9. Sports/Recreation-Based Economic Development Program
- 3.10. Economic Development Incentives for Job Creation Program
- 3.11. Cultural and Arts Based Economic Development Program

These programs will be re-evaluated in the next update of the CRA Plan.

PART THREE: EXISTING CONDITIONS & ANALYSIS



PART THREE: EXISTING CONDITIONS AND ANALYSIS

I. GENERAL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

A. EXISTING LAND USE

Existing land uses in the CRA boundary in January, 2015 and during the preparation in May, 2012 of the Findings of Necessity for the creation of the a Community Redevelopment Agency within the City of Niceville has not significantly changed with the exception of purchases of vacant parcels by the City funded through various grants. The areas of the Old Settlement or now titled the Historic Downtown District, the older western areas, and along the major arterial highways that have and are currently showing deterioration owing to a combination of factors which include: inadequate street layout; faulty layout of commercial properties in respect to accessibility, size, and outdated density patterns of individual structures; diversity of ownership; inadequate transportation and parking facilities; lack of functional open space; deteriorated structures and properties; inadequate access to or across major transportation routes; large number of vacant properties; and an overall deterioration of site and other improvements remain constant existing land use conditions.

Evaluation of the proposed CRA area (Appendix B) established that land use conditions and patterns in May, 2012 revealed that: five (5) percent of the Area has new or high quality development; fifteen (15) percent of the area is in public ownership; thirty-five (35) percent of the area is vacant; and forty-five (45) percent is deteriorating, blighted, or obsolete. The result is that eighty (80) percent of the proposed area has potential for redevelopment and/or restoration. The Findings of Necessity (Appendix B) provides a photographic review of the deteriorating, dysfunctional, or otherwise commercially problematic nature of the Community Redevelopment Area.

There have been obvious redevelopment strategies implemented by the private sector in the CRA boundary. Examples of new or redeveloped properties in the Area such as: Water Oaks Townhomes, Holiday Inn Express, Ruby Tuesdays, Dockside Marina, Turkey Creekwalk Park, Pepboys Auto Service, Quality Inn, Comfort Suites, and local banks. The mission statement of the CRA, and the City of Niceville Council appointed by as the governing board of the CRA, specifically addresses the need for improving the existing land uses by the CRA's ability to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for additional private investment and increased economic development. The CRA will begin a systematic and proven process to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida.

B. EXISTING HOUSING AND POPULATION

The Bureau of Economic and Business Research Center (BEBR) at the University of Florida had estimated that the city population would be 13,374 in 2013 with the base population from the 2010 Census being 12,749. The Census Bureau population 2013 estimate for Niceville was 14,058 with a 2010 base as 12,752. The U.S. Census Bureau 2010 housing units were 5,695. The BEBR 2014 estimate was 13,678.

The City is located within two zip codes. The two zip codes being 32580 and 32578. Data published by Zip Code Maps, Locations, and Demographics indicate that the March 2012 cost of living in zip code 32580 was 89.9 % in Niceville less than the average in the US being 100%. Data for zip code 32578 indicated that the cost of living was 90.5% in Niceville less than the US average of 100%. Estimated median household income for 2011 was \$72,009.00 in zip code 32578 and 52,411.00 for zip code 32580. Median price asked for vacant for sale houses and condos in 2011 was \$288,365 for zip code 32578 and 15 houses sold in 2011 for a median house price of

\$106,000 for zip code 32580. The military missions shift and relocation on Eglin Air Force Base has had a major impact on the overall housing and population changes of the City of Niceville. The estimated median house or condo value in 2012 was \$183,601 with the state of Florida having an estimated value of \$148,200.00. The existing housing, as the analysis demonstrates, is not in the range of the high value residential development established as a priority of the CRA. The basis or supply and demand for any high value residential development is in the quality of the areas environmental resources and infrastructure to support the high value residential development. The CRA Historical Downtown District offers the opportunity for high value residential development through land assembly with magnificent views of Boggy Bayou, the Mill Pond and Choctawhatchee Bay. The proposed City Comprehensive Plan Future Land Use Map and Element will provide for Master Planned Developments at 25 units per acre and a Floor Area Ratio of 1.0. Some restrictions apply as so noted in the draft Plan for consistency with the 2009 Eglin Air Force Base Joint Land Use Study Final Report.

C. EXISTING TRAFFIC CIRCULATION

The traffic circulation and traffic patterns in the CRA four subareas are antiquated and in need of revitalization. In recent decades, development that was unsympathetic to the historical character of the area has disrupted traffic circulation and traffic patterns and must now be retrofitted. Use of the six principles of Smart Development utilizing Transect-based planning principles will ensure internal and external compatibility for the redevelopment within the CRA creating places that people desire to live, work and visit. Revitalization alternatives must fit the Historic Downtown character providing a walkable historic urban waterfront. Certainly the greatest challenge for revitalization of the traffic circulation will be addressing connectivity to John Sims Parkway (Highway 20).

The CRA may develop a corresponding series of non-ad valorem assessment programs for right-of-way revitalization, streetscape, parking improvements, utility relocations, stormwater management, public access and other capital improvements and essential services, including a funding and phasing plan for each set of improvements. The CRA and City must continue its intergovernmental coordination and cooperation with the Transportation Planning Organization. Level of Service for roadways is provided for in the adopted City Comprehensive Plan.

D. DOWNTOWN PARKING

Public Parking and, in general, adequate parking for various land uses in the CRA two subareas of Historic Downtown and Turkey Creek Recreation Area Districts must be planned for long term and not short term due to the necessary land assembly and land acquisition for parking facilities. In the short term perhaps existing parking and enhanced on-street parking may fulfill the needed public parking. Public facilities planned for the Turkey Creek Recreation Area District and redevelopment goals for high quality residential developments and commercial uses along the historic waterfront must be coordination early on in the planning phase for supporting infrastructure. Revitalization and redevelopment in other CRAs have been disrupted by the lack of adequate planning and design in the early phases for public parking. Once land has been acquired for residential, commercial or mixed use redevelopment it is then out of the market for acquisition by the CRA for parking. Other CRAs have used various regulatory methods to have a percentage of desired public parking constructed by the private developers.

II. GENERAL HOUSING CONDITIONS

Housing in the CRA except for housing as described in Existing Conditions section above is in need of rehabilitation or in some cases ripe for demolition and rebuilding of new housing. In zip code 32578 the median gross rent in 2011 was \$1,054 with the median price for vacant for-sale houses and condos \$288,365. Unemployment was 5.9% in zip code 32578 but surprisingly 172 houses sold in 2011 for a median sales price of \$230,000.

In zip code 32580 the median gross rent in 2011 was \$797 with the median price for vacant for-sale houses and condos \$106,000. Unemployment was 6.4% and 15 houses sold for a median price.

The City Comprehensive Plan Housing Element Policy 9.A.1.5 addresses City cooperation with various housing assistance programs to provide for housing assistance for present and future residents in need of housing.

The CRA is in need of high value residential development with particular focus on the Historic Downtown Sub-area District.

III. OVERALL NEEDS WITHIN THE COMMUNITY REDEVELOPMENT AREA

A. REMOVAL OF SLUM AND BLIGHT

Removal of slum and blight will be gradually removed through existing programs such as Code Enforcement, Implementation of the Florida Building Code, Fire Codes, Implementation of the Comprehensive Plan and Land Development Code.

B. LAND USE

One of the CRA Priority Projects is to promote and provide infrastructure that supports the Historic Downtown to redevelop into High Value Residential Development. The needed Future Land Use Map categories have been included in the City Comprehensive Plan Amendment that is in process to amend the Future Land Use Element and Future Land Use Map. The amendment will provide for flexibility in the redevelopment of land uses through the Mixed Use and Commercial categories. The CRA will encourage use of Smart Growth principles in site plan design for redevelopment of the CRA.

C. ECONOMIC DEVELOPMENT

The City and CRA will continue to participate in various economic development programs and ensure coordination and cooperation of all CRA projects accordingly.

D. AFFORDABLE HOUSING

The City has an established program in place for Affordable Housing pursuant to the Housing Element of the City Comprehensive Plan.

E. HISTORIC DOWNTOWN HOUSING

High Value Residential Development is needed in the Downtown area. CRA funding is very limited; however, grants will be pursued to provide the necessary infrastructure that will act as a catalyst for redevelopment.

F. INFRASTRUCTURE

Infrastructure needs are significant in the entire CRA boundary. Needed infrastructure projects have been identified and outlined by CRA Wide and Sub-area Districts in Section II.

G. RECREATION AND CULTURAL FACILITIES

The City of Niceville has an amazing Recreational and Cultural program and facilities for a small city. The City will continue to work with the public and pursue grants for implementation of the projects as identified by Sub-areas and Program Management in Section II and II of the CRA Plan.

IV. NEIGHBORHOOD IMPACTS OF REDEVELOPMENT EFFORTS

A. RELOCATION OF DISPLACED RESIDENTS AND BUSINESSES Relocation Policy

No impacts of displaced residents and businesses are expected to occur with implementation of the CRA Plan. However, a Relocation Policy will be drafted consistent with City, state and federal laws accordingly.

B. TRAFFIC CIRCULATION

Traffic circulation impacts will be addressed by the CRA as in any other part of the City when redevelopment or new development occurs.

C. ENVIRONMENTAL QUALITY

Environmental quality will be addressed by the CRA to meet all applicable laws and administrative codes.

D. AVAILABILITY OF COMMUNITY FACILITIES AND SERVICES

No impacts are expected except temporary, short term impact during construction of an improvement as outlined above in Section II and III.

E. EFFECT ON SCHOOL POPULATION

No impacts are expected to occur that would affect school population.

V. RELATIONSHIP TO THE CITY'S COMPREHENSIVE PLAN

As provided by law, the CRA Plan prior to CRA Board adoption will be reviewed by the City Planning Commission acting as the LPA for the City. The purpose of the review by the LPA is to ensure compliance and consistency of the CRA Plan with the City Comprehensive Plan.

STREETSCAPES

- Applicable everywhere in the CRA
- Opportunities anytime - Roads are rebuilt/ repaired; utilities are rebuilt/ repaired
- Strong pedestrian amenities:
 - Sidewalks
 - Scaled streetlights
 - Benches
 - Flowers
 - ADA compliant
- Striped bike lane
- Traffic calming:
 - Crosswalks
 - Signage
 - Pavers
- Drainage Improvements



BIKE LANES



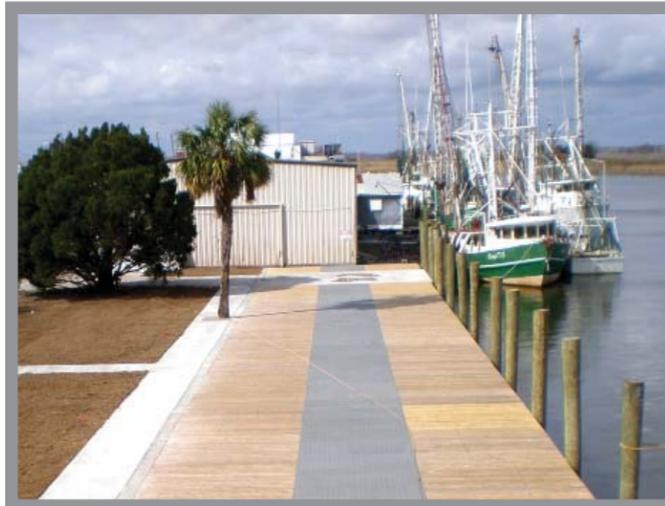
EXISTING STREETSCAPE



PROPOSED STREETSCAPE

BOGGY BAYOU LANDING

- Public landing for day use boating
- Centerpiece for public festivals:
 - 4th of July Fireworks
 - Part of Mullet Festival
- Suitable for canoes/kayaks
- Extraordinary views
- Include a covered gazebo
- Allow fishing



EXISTING WATERFRONT VIEW

WATERVIEW IMPROVEMENTS

- Program to remove the exotic invasives -- Giant Reed
- Strengthens visual connections
- Improved habitat
- Consistent with FDEP Programs
- Extend concept to drainage flow ways
- Allow fishing



EXISTING WATER VIEWS AND CONNECTIONS



PROPOSED WATER VIEWS AND CONNECTIONS

MULTI-PURPOSE PATH

- 8 foot wide asphalt
- Suitable for:
 - Jogging
 - Walking
 - Biking
 - Organized 5k Runs
- Will be most used facility for exercise/recreation
- Needs to follow waterfront as much as possible
- Connect Valparaiso Gateway to Historic Waterfront at Proposed Landing
- Include markings every one-tenth mile



IMPROVED PEDESTRIAN ACCESS



TURKEY CREEK AMPHITHEATER

- Part of Turkey Creek Park
- Thursday Evening Concert Series
- Scaled appropriately
- Many uses -- Weddings, Birthdays
- Easily maintained



TURKEY CREEK AMPHITHEATER

PART FOUR:
FINANCIAL CONSIDERATIONS OF
DEVELOPMENT



PART FOUR: FINANCIAL CONSIDERATIONS OF REDEVELOPMENT

I. ACCESS OF REDEVELOPMENT FUNDING AND FINANCING

A. CITY FUNDED LOANS

The City may establish a City Funded Loan program to the CRA funded by General Revenue of the City from property tax, sales tax, and the City's share of Local Gas Tax.

B. TAX INCREMENT REVENUES

Tax Increment Financing (TIF): Infrastructure and improvements funded through the use of increases in the tax base resulting from the improvements.

C. REDEVELOPMENT REVENUE BONDS

Redevelopment Bonds may be used to fund CRA projects pledging sources of funds other than property taxes.

D. GENERAL OBLIGATION BONDS

Bond funding maybe used from General Obligation Bonds that require a referendum and Revenue Bonds pledging identified sources of revenues other than property taxes.

E. SPECIAL ASSESSMENT DISTRICTS

Special assessments such as Stormwater Utility fee assessments maybe used in combination with other CRA funding whether grants or private investment funds.

F. COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

CDBG funding maybe a source of funding if grant program criteria can be met.

G. INDUSTRIAL REVENUE BONDS (RIB)

Industrial Revenue Bonds may be used if criteria for such type bond be met.

H. LAND SALES/LEASES

Land sales and lease funds from parking areas and other public facilities maybe used for CRA projects.

I. PUBLIC CONTRIBUTIONS | GRANTS | Legislative Appropriations

Contributions and Grants is a diverse base of funding for projects located in the CRA. A list of federal, state, and regional grants were not specifically listed due to the often change of name in programs and agencies titles responsible for administration. However, some examples are the FDOT Transportation Enhancement Grants, the Florida Communities Trust, FEMA Grants for Local Mitigation Strategy Projects, Eglin AFB Cooperative Agreement for AP211, various grant opportunities through the RESTORE ACT and NRDA Fund, and FRDAP and other State grants.

J. PUBLIC/PRIVATE PARTNERSHIPS

The public/private funded projects are those that tend to involve direct real estate development, with the City acting as an agent to spur private sector developers to undertake designated desirable projects or those in which the land is owned by the City or the CRA and construction is implemented by the private sector contributions from City and private sector.

K. DIRECT BORROWING FROM COMMERCIAL LENDERS

The City may borrow funds from commercial lenders and loan funds to the CRA for specific projects.

L. PARKING REVENUES

As the City acquires and develops City owned parking lots and enhances on-street parking along Bayshore Drive, the use of parking spaces should become a source of revenue.

II. FIVE-YEAR PROJECTION OF REVENUE

TABLE 5-2: CRA 5-Year Projection of Revenues

Revenues	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Total
CRA/TIF	\$10,000	\$20,000	\$40,000	\$120,000	\$240,000	\$400,000	\$830,000
City Loans	\$75,000	0	0	0	0	0	\$75,000
Grants	\$1,600,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$4,100,000
Private Contributions	0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000

III. FIVE-YEAR REDEVELOPMENT PROGRAM AND FUNDING ALLOCATIONS

TABLE 5-3: CRA 5-Year Redevelopment Programming and Funding Allocations

Project	Source of Funds Other Than CRA Funds	Total Costs	CRA Funds	Year
Reimburse City for CRA Supporting Documents	CRA Reserves	\$60,000.00		2014-2015
Land Acquisition for Landing	BP Grant	\$400,000.00		2015-2016
Turkey Creek Parking	FRDAP Grant	\$400,000.00		2016-2017
Stormwater	NWFWMD Grant	\$500,000.00		2016-2017
Restoration Improvements	FL Forever Renewal	\$500,000.00		2017-2018
Multi Purpose Trail	FL/Greenways and Trails/FDOT	\$800,000.00		2017-2018
Land Acquisition for Parking	Grants			2018-2019

APPENDIX A:

DESCRIPTION OF BOUNDARY WITH CRA MAP AND SUB-AREA DISTRICTS

Commence at the Niceville/Valparaiso City limits on Boggy Bayou along the current City limits north to a point directly west of Nathey Street. East across Turkey Creek and along Nathey Street to S.R. 85. South on S.R. 85 to the northern property line of Quality Inn. East along the Southern boundary of Eglin Golf Course to Davis Dr. North on Davis Dr. to the right-of-way of Reynolds Ave. South on Reynolds right-of-way to the right-of-way of Powell Drive. East on Powell Dr. to Cedar Ave. South on Cedar Ave. to E. John Sims Parkway, West on John Sims to Partin Dr. N/S. South on Partin Dr. S to Helms St. West on Helms to Jones Ave. North on Jones approximately 300 feet then southwest along property ownership boundaries to a point approximately 200 feet east of the intersection of Edge Ave. with Bay Shore Drive. Across Bay Shore Drive to MHW of Boggy Bayou. Then around the shoreline (MHW) of Boggy Bayou to point of Beginning.





NICEVILLE CRA

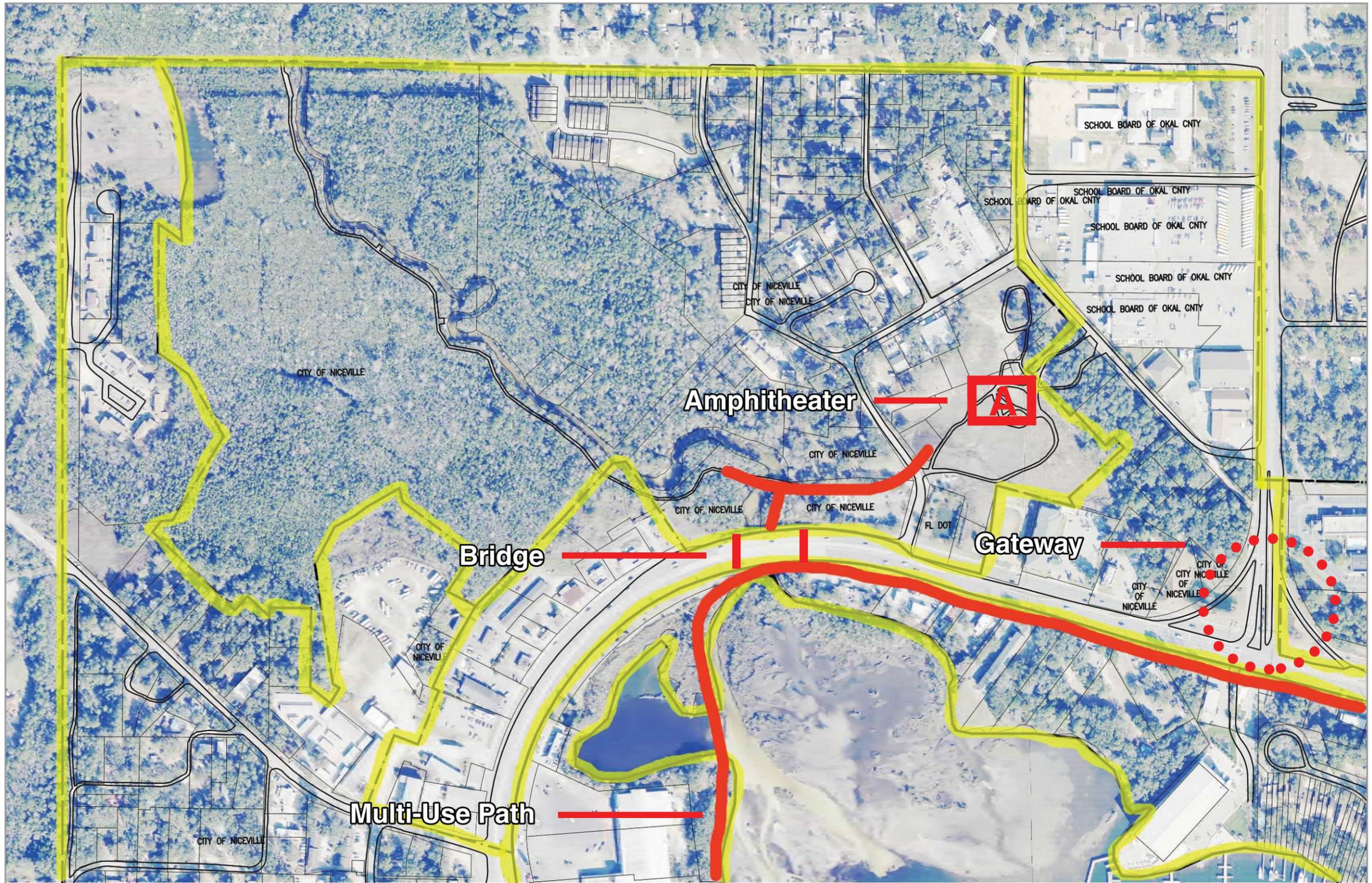
SCALE: 1" = 300' 0 150' 300' 600'



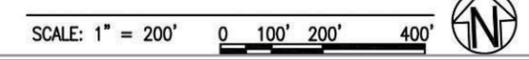


HISTORIC WATERFRONT DISTRICT
 SCALE: 1" = 300' 0 150' 300' 600'





TURKEY CREEK RECREATION DISTRICT

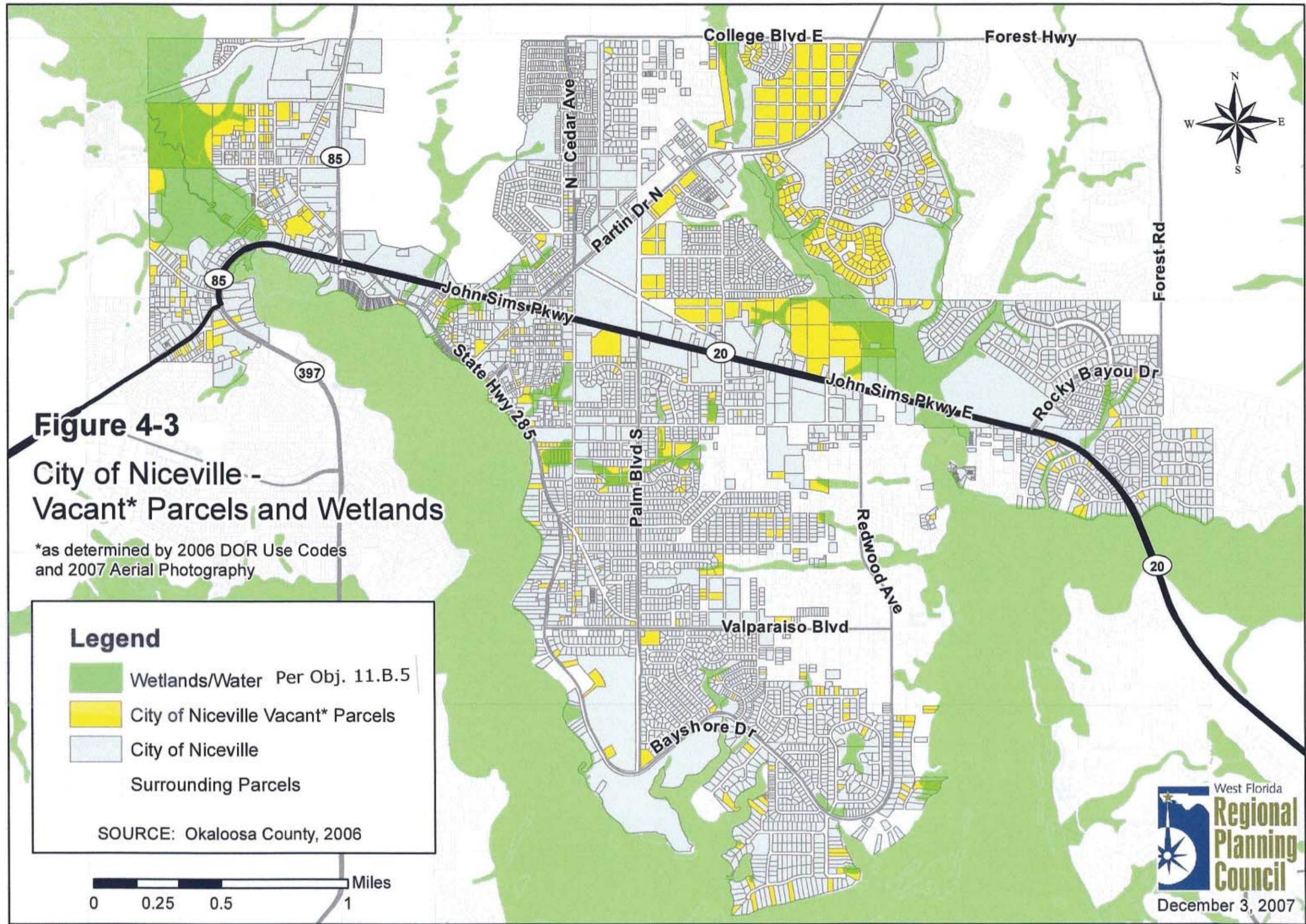




HIGHLANDS DISTRICT
SCALE: 1" = 200' 0 100' 200' 400' 



NORTH JOHN SIMS PARKWAY DISTRICT
 SCALE: 1" = 200' 0 100' 200' 400' 



FUTURE LAND USE MAP

September 2014

City of Niceville
Planning & Zoning



Map Prepared by
Mike Bryant

Legend

Future Land Use Codes

- PL - PUBLIC LAND
- CON - CONSERVATION
- REC - RECREATION
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MU - MIXED USE
- C - COMMERCIAL
- IND - INDUSTRIAL
- NF - NO FLU ADOPTED

Joint Land Use Study

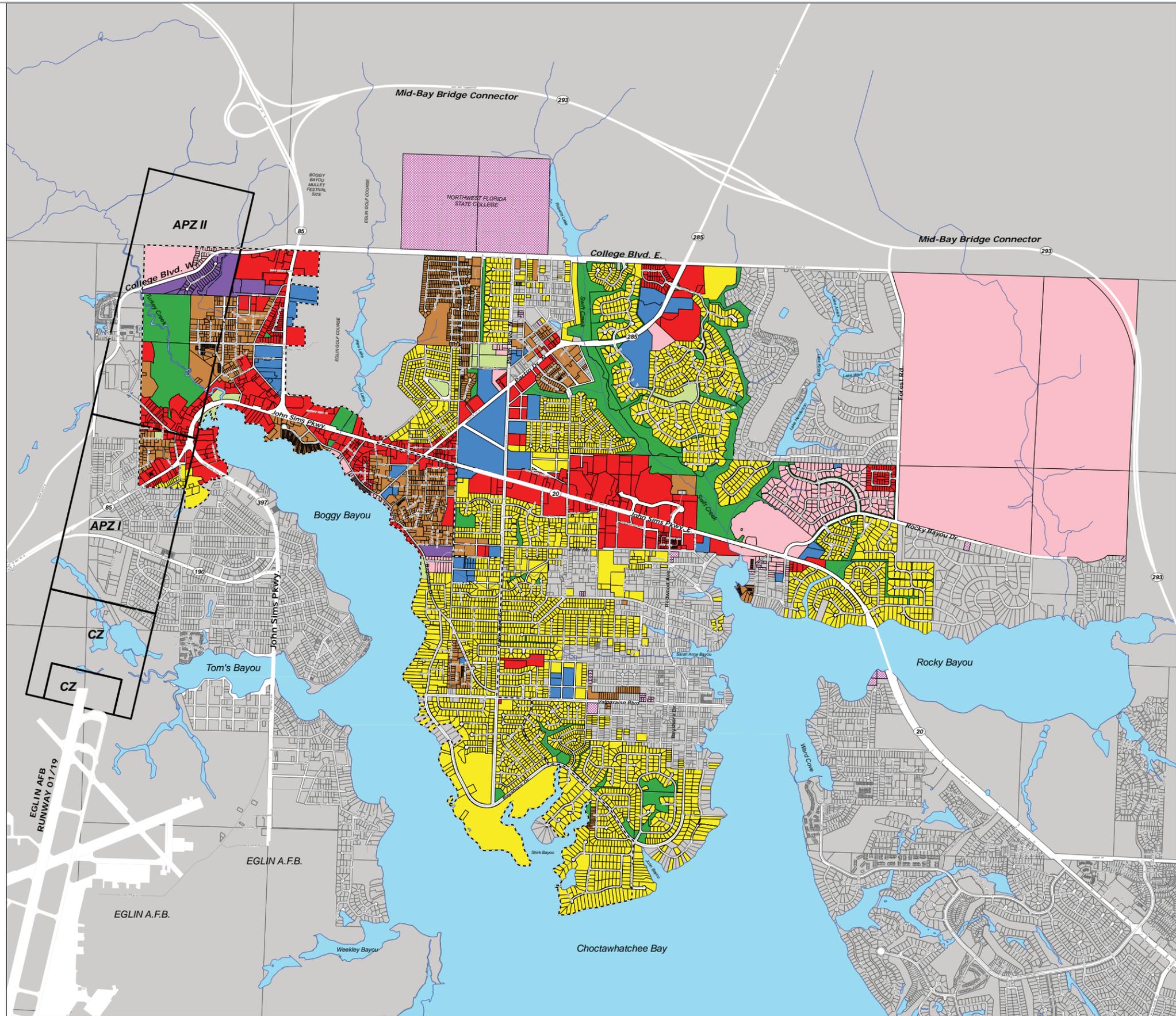
- APZ - ACCIDENT POTENTIAL ZONE
- MPA - MILITARY INFLUENCE PLANNING AREA

Not In City

- OUTSIDE NICEVILLE CITY LIMITS

REVISIONS

ORD.#	DATE	ORD.#	DATE



PROPOSED FUTURE LAND USE MAP

November 19, 2014

City of Niceville
Planning & Zoning



Map Prepared by
Mike Bryant

Legend

Proposed FLU Codes

- PCI - PUBLIC / CIVIC / INSTITUTIONAL
- CON - CONSERVATION
- PR - PARKS / RECREATION
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MU - MIXED USE
- C - COMMERCIAL
- IND - INDUSTRIAL

- MIPA - MILITARY INFLUENCE PLANNING AREA

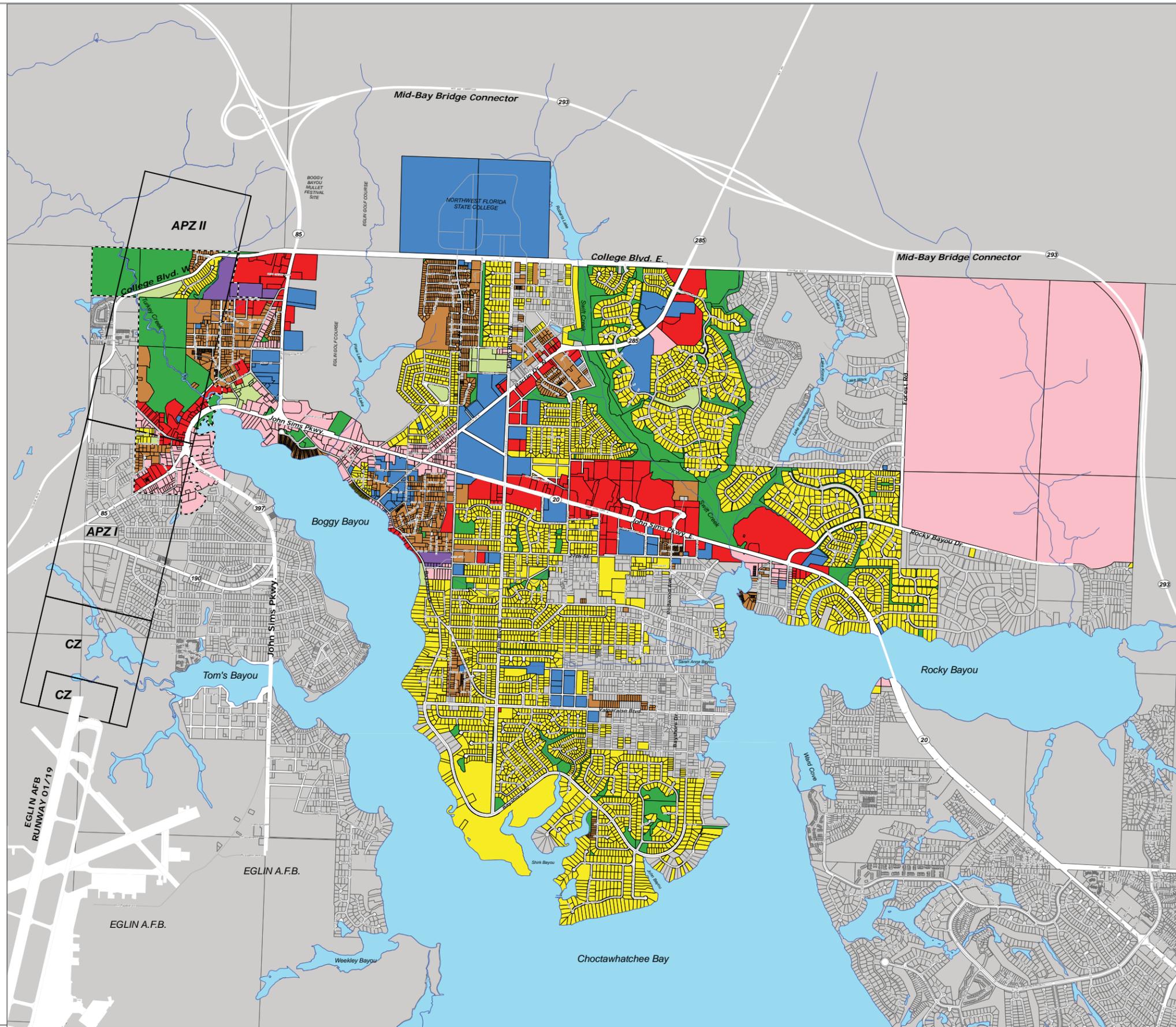
- JLUS - APZ - ACCIDENT POTENTIAL ZONE

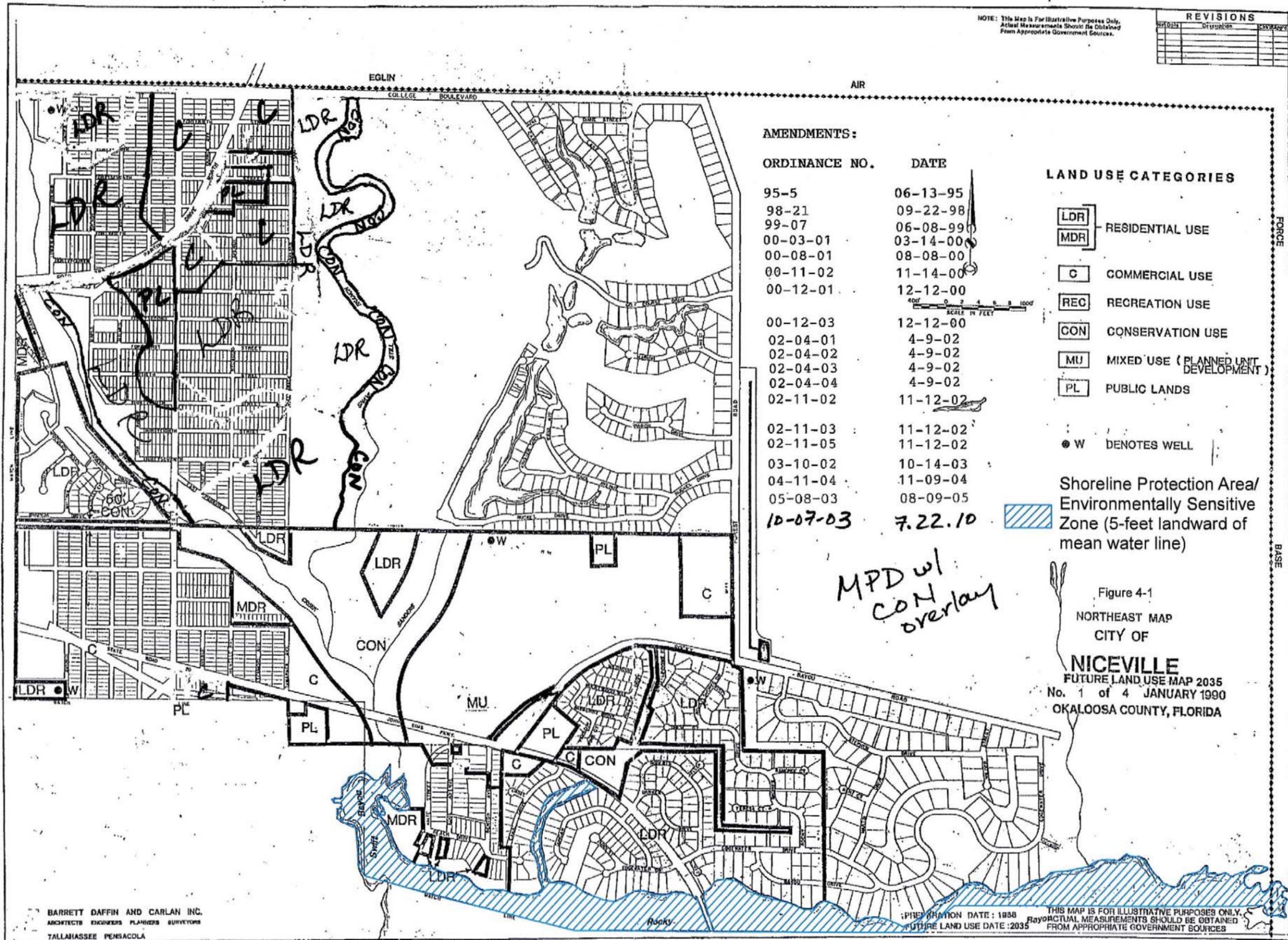
- NOT IN CITY - OUTSIDE NICEVILLE CITY LIMITS

- NOT IN CITY - OUTSIDE NICEVILLE CITY LIMITS

REVISIONS

ORD.#	DATE	ORD.#	DATE





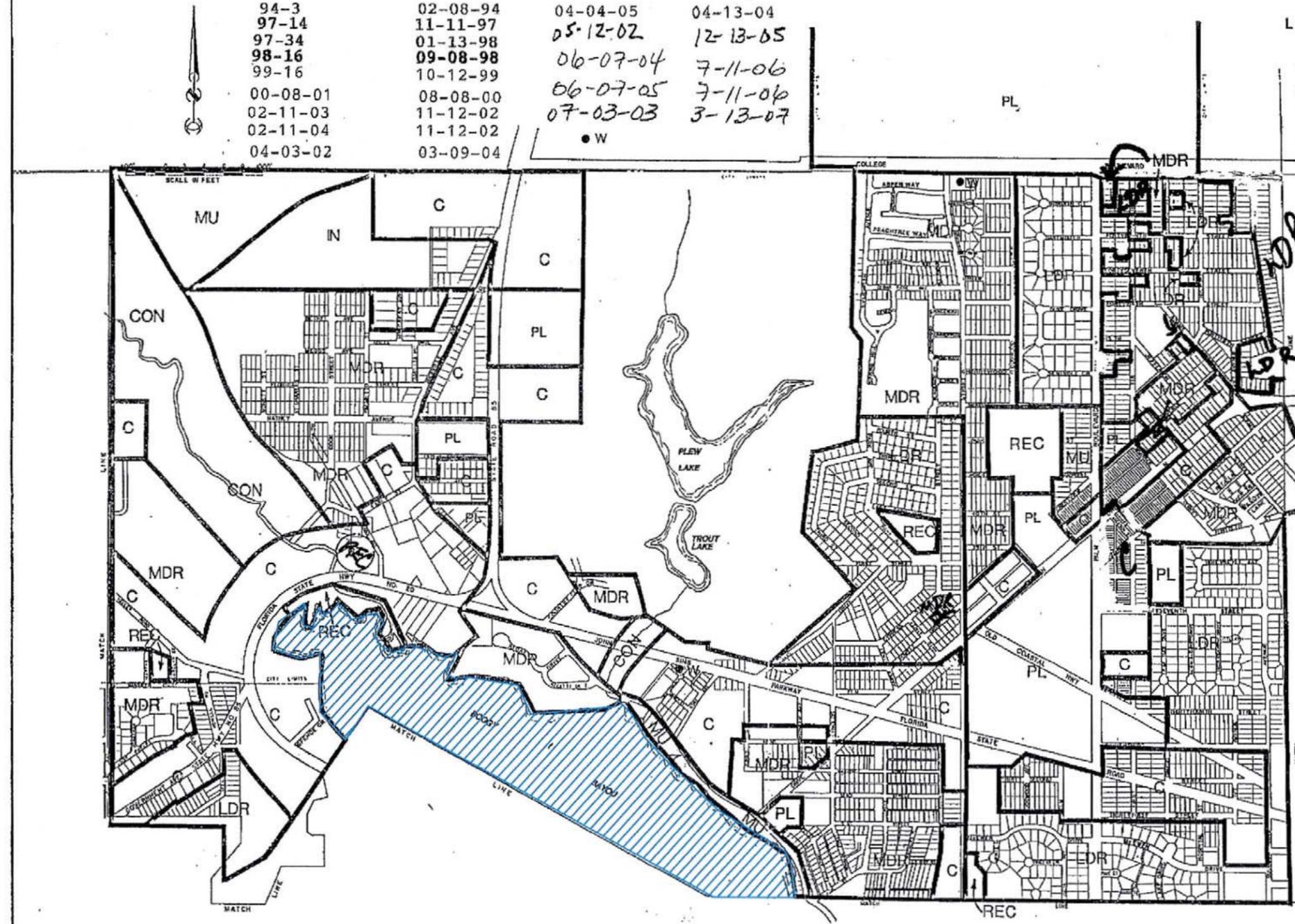
AMENDMENTS:

ORDINANCE NO.	DATE	ORDINANCE NO.	DATE
94-3	02-08-94	04-04-05	04-13-04
97-14	11-11-97	05-12-02	12-13-05
97-34	01-13-98	06-07-04	7-11-06
98-16	09-08-98	06-07-05	7-11-06
99-16	10-12-99	07-03-03	3-13-07
00-08-01	08-08-00		
02-11-03	11-12-02		
02-11-04	11-12-02		
04-03-02	03-09-04		

REVISIONS		
NO.	DESCRIPTION	DATE

LAND USE CATEGORIES

- LDR RESIDENTIAL USE
- MDR RESIDENTIAL USE
- C COMMERCIAL USE
- REC RECREATION USE
- CON CONSERVATION USE
- MU MIXED USE (PLANNED UNIT DEVELOPMENT)
- PL PUBLIC LANDS
- IN INDUSTRIAL USE
- W DENOTES WELL
- ⊕ HISTORICAL RESOURCE FILE SITE (APPROXIMATE)



Shoreline Protection Area/
Environmentally Sensitive
Zone (5-foot landward of
mean water line)

Figure 4-1
NORTHWEST MAP
CITY OF
NICEVILLE
FUTURE LAND USE MAP 2035
No. 2 of 4 JANUARY 1990
OKALOOSA COUNTY, FLORIDA

BARRETT DAFFIN AND CARLAN INC.
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
TALLAHASSEE PENSACOLA

THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY.
ACTUAL MEASUREMENTS SHOULD BE OBTAINED
FROM APPROPRIATE GOVERNMENT SOURCES

PREPARATION DATE: 1990
FUTURE LAND USE DATE: 2035

APPENDIX B:
FINDINGS OF NECESSITY-Program Design
Phase I and II

CITY OF NICEVILLE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY (CRA)
PROGRAM DESIGN

PHASE I

By: Bill McCartney, Ph. D.
2105 Blue Heron Trail, St. George Island, FL 32328

February 2012

Table of Contents

I	Purpose
II	Introduction
III	CRA Program Objectives
IV	CRA Program Establishment Requirements
V	Niceville Redevelopment Needs Assessment Criteria
VI	Selection of CRA Area
VII	CRA Tax Increment Financing Funding Structure
VIII	Niceville CRA implementation Schedule
	A. Identification of Potential CRA Boundaries
	B. Meet with Local Economic Development Interest Groups
	C. Development of Needs Assessment for Proposed CRA Area
	D. Prepare Final Report Recommendations
	E. City council Hold Public Hearing and Adopt Resolution

Appendix 1. Proposed CRA Area Maps

Appendix 2. Draft CRA Resolution

NICEVILLE COMMUNITY REDEVELOPMENT AGENCY

(CRA)

I PURPOSE:

THE SPECIFIC PURPOSE OF CREATING A COMMUNITY REDEVELOPMENT AGENCY (CRA) IS TO DIRECT PUBLIC REVENUES AND PROGRAMS TO IDENTIFIED COMMUNITY AREAS FOR THE ENHANCEMENT AND DEVELOPMENT OF PUBLIC INFRASTRUCTURE AND FACILITIES TO SIMULATE AND/OR SUPPORT NEW PRIVATE INVESTMENT AND DEVELOPMENT IN ECONOMICALLY UNDERPERFORMING AREAS OF THE CITY.

The City of Niceville will evaluate the creation of a CRA to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for private investment and increased economic development.

II INTRODUCTION:

Since the late 1960's, many Florida communities have initiated comprehensive redevelopment programs in specific areas of their cities where the deterioration of public infrastructure and the viability of private businesses have resulted in economically stagnant sections of otherwise growing and prosperous communities. Today, over 100 Florida Cities have addressed the restoration of these economically obsolete and financially depressed areas through the creation of a Community Redevelopment Agency (CRA) within their jurisdictions. As early as 1974, the Florida Redevelopment Association was established as a clearing house for these communities to share redevelopment applications and issues with other cities. Today, the Association has become a major program for community economic development efforts and is a key program of the Florida League of Cities.

The Florida Legislature recognized the need to provide a legal vehicle for cities to undertake urban redevelopment. This was accomplished in 1969 through the passage of THE COMMUNITY REDEVELOPMENT ACT.

The Act provided for the creation of new Community Redevelopment Agencies which are authorized by Cpt. 163.330 Florida Statute for city and county governments to deal with deteriorating physical, economic, and social conditions in their respective communities. A CRA provides for a comprehensive approach for the restoration and redevelopment of specifically identified areas within their jurisdictions. In Northwest Florida, there are a number of

Community Redevelopment Agencies (CRAs) which have been established for redevelopment purposes including: the cities of Pensacola, Fort Walton Beach, Destin, Panama City Beach, Panama City, Apalachicola, Carrabelle, and Tallahassee.

In general, the CRA enabling legislation provides for City Government to:

- A. The establishment of a CRA Governing Board (May be City Council)
- B. The identification of the CRA Area
- C. The development of an Area Redevelopment Plan
- D. The establishment of Tax Increment Funding to implement the Plan

III. PROGRAM OBJECTIVES WITHIN THE CITY OF NICEVILLE

The application of a CRA in the City of Niceville would likely have as its overall objectives the revitalization of: the "Old Downtown", deteriorating areas of commercial highway frontage, and commercial waterfront areas.

The actual redevelopment applications which are available to the City are substantially unlimited. These could include: aggregation or disaggregation of properties, replatting of subdivisions, realignment of roads, demolition of structures, expansion of utilities, development of public facilities, streetscaping, development of intense retail areas, reconditioning of identified structures, etc. The scope of needed and desired redevelopment efforts would be determined through the process which both identifies the nature of need for redevelopment and also the formulation of the Redevelopment Plan itself.

During discussions with City residents and business interests, it has become clear that many would welcome the redevelopment of the Old City Waterfront Area into an intensive destination retail district with all supporting facilities similar to Baytown Wharf in Sandestin or Lake Buena Vista in Orlando. Commercial areas along SR 20 and SR 85 could benefit from enhanced access, parking, and related infrastructure improvements. Also, many would concur with an aggressive effort to clean up and/or restore many declining or deteriorating properties in the area to enhance the living/working environment in the proposed CRA.

IV CRA PROGRAM APPLICATIONS

In general terms, the statutory authorization for a CRA provides for four specific actions, although each has substantial requirements and protocols for implementation. In summary these are:

- A. Section 163.355 and .356 for a findings of necessity and the creation of a Community Redevelopment Agency;

- B. Section 163.335, .355, and .360, the identification of the Redevelopment Area;
- C. Section 163.360, the preparation and approval of a Community Redevelopment Plan;
- and
- D. Section 163.387, the establishment of a Redevelopment Trust Fund, including funds from all general taxing authorities, (the City and Okaloosa County).

While the above steps appear to be straight forward, there are numerous prerequisites, protocols and authorizations necessary to execute each individual step.

V. NICEVILLE REDEVELOPMENT NEEDS ASSESSMENT CRITERIA

Section 163.335 F.S. provides two general findings of necessity for the establishment of a CRA which have application to the City of Niceville. These are:

(1) It is hereby found and declared that there exist 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 tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, 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 endangered 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.

and,

(5) 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 redevelopment 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 therefore 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.

The above two determinations appear to have a direct relationship to the existing needs and future development potentials of the City of Niceville.

VI. SELECTION OF CRA AREA

The criteria for selection of the CRA Area is not only found in Florida Statutes but also from local public opinion. Basically, there are three categories of guidelines for selecting the CRA Boundaries. These are:

- A. Areas experiencing a loss of the economic, social, or aesthetic values desired by the City and its residents.
- B. Areas where improvements are, or may be made to be, compatible with adjacent non- CRA proposed areas.
- C. Areas where CRA improvements can be a catalyst to generate additional area-wide improvements.

Appendix I. provides three initial delineations for a proposed CRA Area. The final Area will be recommended after all reviews have been completed.

VII. CRA TAX INCREMENT FUNDING CONCEPT

Community Redevelopment Areas in Florida use an ad valorem tax "Increment" as the primary source of revenue to support the implementation of a CRA Plan. The Tax Increment concept is based on using increasing tax revenues from new or expanded development in redevelopment areas to support enhanced public infrastructure and other improvements to support even more development thus resulting in increasing tax revenues.

The concept of Tax Increment is best described by an example: Suppose Mr. Jones has a piece of property located in the CRA Area assessed at \$200,000. With a combined City and County tax rate of 10 mills, Mr. Jones pays \$2,000 a year in taxes. When the tax increment program is established, his assessment is

“frozen” at \$200,000 and the original taxing authorities still get their \$2,000 per year. The assessment is “frozen” within the entire CRA Area for additional City and County general revenues.

After freezing the tax assessments in the CRA Area, any additional construction or increased assessments will increase additional tax revenues over the \$2,000. These additional revenues are referred to as the “Tax Increment”. This Increment is set aside for projects and improvements in the CRA. So, let’s say that Mr. Jones’ property increases in value to \$400,000 and the City and County tax rate (10 mills) remains the same. The tax rate now generates \$4,000 in taxes. \$2,000 goes to the City and County taxing authority as before, but the additional \$2,000 from the increasing assessment is provided for CRA programs.

As the CRA programs begin to attract new or improved development, the assessed value of the CRA Area increases and the tax revenues, beyond those generated by the frozen assessment, increase and are directed to the CRA. **THE ADDITIONAL VALUES CREATED BY CRA PROJECTS INCREASE THE TAX REVENUES AVAILABLE TO ATTRACT AND SUPPORT ADDITIONAL CRA IMPROVEMENTS.** This is the concept which allows an increasing revenue stream to support public improvements to encourage private investments in the CRA.

VIII NICEVILLE CRA IMPLEMENTATION SCHEDULE

The following activities will be conducted between the City’s authorization to move forward with the CRA Concept and the next Council meeting.

- A. Recommendation of CRA Boundaries
- B. Meet with City/County Economic Development Interest Groups
- C. Document a Needs Assessment for a CRA
- D. Preparation of Final Recommendation to City Council
- E. Conduct Public Hearing and Adopt CRA Authorizing Resolution

CITY OF NICEVILLE, FLORIDA
ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT AGENCY (CRA)
PROGRAM DESIGN

PHASE II

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Exhibit "A" – Map – Proposed Community Redevelopment Area

Exhibit "B" – Photographic Review of Conditions in Proposed Area

Attachment 1 – Community Redevelopment Agency Enabling Resolution

By: J.W. "Bill" McCartney, Ph. D.
2105 Blue Heron Trail, St. George Island, FL 32328

May 8, 2012

CITY OF NICEVILLE, FLORIDA
PROGRAM DESIGN
FOR
THE ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT AGENCY
PHASE II

I. EXECUTIVE SUMMARY:

On February 14, 2012 the City Council of the City of Niceville voted unanimously to explore the establishment of a Community Redevelopment Agency (CRA) for the City of Niceville to:

ELIMINATE BLIGHTED CONDITIONS IN THE OLD SETTLEMENT AREAS OF THE CITY AS A RESULT OF INADEQUATE TRANSPORTATION FACILITIES, LACK OF PROPERTY VALUE INCREASES, DETERIORATING SITES AND OTHER IMPROVEMENTS, INADEQUATE BUILDING DENSITIES, HIGH VACANCY RATES, AND THE OVERALL DETERIORATION AND OBSOLESCENCE OF PROPERTIES AND STRUCTURES; AND

DIRECT PUBLIC REVENUES AND PROGRAMS TO IDENTIFIED REDEVELOPMENT AREAS FOR THE ENHANCEMENT AND DEVELOPMENT OF PUBLIC INFRASTRUCTURE AND FACILITIES TO ELIMINATE BLIGHTING CONDITIONS AND TO STIMULATE AND/OR SUPPORT NEW PRIVATE INVESTMENT AND DEVELOPMENT IN THE ECONOMICALLY UNDERPERFORMING AREAS OF THE CITY.

This Report recommends the following actions by the City Council of the City of Niceville as authorized by Chapter 163, Part III, Florida Statutes and provides for a sequencing of activities compatible with both the requirements of Florida Law and the Financial, Administrative, and the Community Support needs of the City of Niceville.

Recommendation 1: City Council conduct an Affirmative Vote to begin the process to create a Community Redevelopment Agency on May 8, 2012.

Recommendation 2: City of Niceville, pursuant to Cpt. 163.346 F.S., provide notice of intent to all Taxing Authorities which levy ad valorem taxes on real property contained within the boundaries of the Redevelopment Area on or before May 22, 2012.

Recommendation 3: City Council consider and adopt the attached Resolution at its June 12, 2012 City Council Meeting. The Resolution establishes The Community Redevelopment Agency, identifies the Community Redevelopment Area and justifies both the Program and areas pursuant to the State of Florida guidelines established in Cpt. 163, Part III, Florida Statutes.

Recommendation 4: Initiate activities necessary to develop and approve a Redevelopment Area Plan as soon as practicable, but before June 30, 2013.

Recommendation 5: Establish a Community Redevelopment Trust Fund to implement the Redevelopment Plan, to maintain the preservation and enhancement of the tax base of the taxing authority, and for the furthering of the purposes of such taxing authority as provided by law.

With the approval and implementation of the five Recommendations above, the City of Niceville will begin a systematic and proven practice to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida. With the creation of a CRA, the City will be able to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for private investment and increased economic development.

II. INTRODUCTION:

Since the late 1960's, many Florida communities have initiated comprehensive redevelopment programs in specific areas of their cities where the deterioration of public infrastructure and the viability of private businesses have resulted in economically stagnant and underperforming sections of otherwise growing and prosperous communities. Florida Cities have addressed the restoration of these economically obsolete and financially depressed areas through the creation of as many as 100 Community Redevelopment Agencies (CRAs) within their jurisdictions. As early as 1974, the Florida Redevelopment Association was established as a clearing house for these communities to share redevelopment applications and issues with other cities. Today, the Association has become a major program for community economic development efforts and is a key program of the Florida League of Cities.

The Florida Legislature recognized the need to provide a legal vehicle for cities to undertake urban redevelopment. This was accomplished in 1969 through the passage of **THE COMMUNITY REDEVELOPMENT ACT**.

The Act provided for the creation of new Community Redevelopment Agencies which are authorized by Cpt. 163, Part III, Florida Statute for city and county governments to deal with deteriorating physical, economic, and social conditions

in their respective communities. A CRA provides for a comprehensive approach for the restoration and redevelopment of specifically identified areas within their jurisdictions. In Northwest Florida, there are a number of Community Redevelopment Agencies (CRAs) which have been established for redevelopment purposes including: the cities of Pensacola, Fort Walton Beach, Destin, Panama City Beach, Panama City, Lynn Haven, Apalachicola, Carrabelle, and Tallahassee.

In general, the CRA enabling legislation provides for City Government to:

- A. The establishment of a CRA Governing Board (City Council)
- B. The identification of the CRA Area
- C. The development of an Area Redevelopment Plan
- D. The establishment of Tax Increment Funding to implement the Plan

III. PROGRAM DEVELOPMENT CONSIDERATIONS WITHIN THE CITY OF NICEVILLE:

The application of a CRA in the City of Niceville would likely have as its overall program development objectives the revitalization of: the “Old Settlement”, deteriorating areas of commercial highway frontage, City access points, and commercial waterfront areas.

The actual redevelopment applications which are available to the City are substantially unlimited. These could include: aggregation or disaggregation of properties, replatting of subdivisions, realignment of roads, demolition of structures, expansion of utilities, development of public facilities, streetscaping, development of intense retail areas, reconditioning of identified structures, etc. The scope of needed and desired redevelopment efforts would be determined through the process which both identifies the nature of need for redevelopment and also the formulation of the Redevelopment Plan itself.

During discussions with City residents and business interests, it has become clear that many would welcome the redevelopment of the Old City Waterfront Area into an intensive destination retail district with all supporting facilities similar to Baytown Wharf in Sandestin or Lake Buena Vista in Orlando. Commercial areas along SR 20 and SR 85 could benefit from enhanced access, parking, and related infrastructure improvements. Also, many would concur with an aggressive effort to clean up and/or restore many declining or deteriorating properties in the area to enhance the living/working environment in the proposed CRA.

IV. CRA PROGRAM IMPLEMENTATION REQUIREMENTS:

In general terms, the statutory authorization for a CRA provides for four specific actions, although each has specific requirements and protocols for implementation. These are:

- A. Chapter 163.355 and .356, F.S. for a Findings of Necessity for the creation of a Community Redevelopment Agency.

Within the City of Niceville, there are areas of the Old Settlement, the older western areas, and along the major arterial highways that have and are currently showing deterioration owing to a combination of factors which include: inadequate street layout; faulty layout of commercial properties in respect to accessibility, size, and outdated density patterns of individual structures; diversity of ownership; inadequate transportation and parking facilities; lack of functional open space; deteriorated structures and properties; inadequate access to or across major transportation routes; large number of vacant properties; and an overall deterioration of site and other improvements.

Evaluation of the proposed CRA area (Exhibit “A”) establishes that land use conditions and patterns reveal that: five (5) percent of the Area has new or high quality development; fifteen (15) percent of the area is in public ownership; thirty-five (35) percent of the area is vacant; and forty-five (45) percent is deteriorating, blighted, or obsolete. The result is that eighty (80) percent of the proposed area has potential for redevelopment and/or restoration. Exhibit “B” provides a photographic review of the deteriorating, dysfunctional, or otherwise commercially problematic nature of the recommended Redevelopment Area.

In addition, the criteria for selection of the CRA Area is not only found in Florida Statutes but also from local public opinion. Basically, there are three locally influenced categories of guidelines for selecting the CRA Boundaries. These are: Areas experiencing a loss of the economic, social, or aesthetic values desired by the City and its residents; Areas where improvements are, or may be made to be, compatible with adjacent non-CRA proposed areas; and Areas where CRA improvements can be a catalyst to generate additional area-wide improvements.

- B. Chapter 163.335, .355, and .360 F.S., the identification of the Redevelopment Area.

Exhibit “A” defines the area proposed to be included in the Redevelopment Area. The map is the product of many site visits and an evaluation of the area using the criteria established for a Redevelopment Area by Chapter 163 Florida Statutes. This is not to say that there are not

other areas in the City of Niceville that could benefit from an organized redevelopment program. It is also not intended to say that all properties in the proposed Redevelopment Area are blighted and/or deteriorating. There are several examples of new or redeveloped properties in the Area such as: Water Oaks Townhomes, Holiday Inn Express, Ruby Tuesdays, Dockside Marina, Turkey Creekwalk Park, Pepboys Auto Service, Quality Inn, Comfort Suites, and local banks.

The general description of the indentified Redevelopment Area is:

Commence at the Niceville/Valparizo City limits on Boggy Bayou along the current City limits north to a point directly west of Nathey Street. East across Turkey Creek and along Nathey Street to S.R. 85. South on S.R. 85 to the northern property line of Quality Inn. East along the Southern boundary of Eglin Golf Course to Davis Dr. North on Davis Dr. to the right-of-way of Reynolds Ave. South on Reynolds right-of-way to the right-of-way of Powell Drive. East on Powell Dr. to Cedar Ave. South on Cedar Ave. to E. John Sims Parkway, West on John Sims to Partin Dr. N/S. South on Partin Dr. S to Helms St. West on Helms to Jones Ave. North on Jones approximately 300 feet then southwest along property ownership boundaries to a point approximately 200 feet east of the intersection of Edge Ave. with Bay Shore Drive. Across Bay Shore Drive to MHW of Boggy Bayou. Then around the shoreline (MHW) of Boggy Bayou to point of Beginning.

The identified Redevelopment Area is estimated to contain 340 acres.

- C. Chapter 163.360 F.S., the preparation and approval of a Community Redevelopment Plan;

Basically, a Redevelopment Plan is a Planning Strategy adopted by the Redevelopment Agency Board to affect the desired improvements in its identified Redevelopment Area. The Plan will take into consideration the nature and extent of actions needed to reduce the blighting and deteriorating conditions and to revitalize and restore the Area to be a highly contributing component of the Niceville economy and enhance the Quality of Life for all its residents.

Chapter 163.362 F.S. defines a number of Redevelopment Area Plan components which include: Legal description, existing land uses, impact on low income residents, public improvements, and statements to carry out the Agency's approved plan.

It is recommended that the Community Redevelopment Plan be initiated upon the City's adoption of the CRA's authorizing Resolution.

- D. Chapter 163.387 F.S. provides for the establishment of a Redevelopment Trust Fund, including funds from all general taxing authorities. The Legislature in Cpt. 163.387 (5) anticipates the need for Redevelopment Agencies to fund their improvements through tax increment financing. As such, the Legislature finds:

(5) 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 redevelopment 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 therefore 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

To position the Redevelopment Agency to develop its Redevelopment Trust Fund, the Statute requires a notification to all Area Taxing Authorities 15 days before any authorizing Resolution can be adopted by the City of Niceville.

V. REDEVELOPMENT OBJECTIVES:

Although the Redevelopment Plan will define the scope of effort to redevelop, restore, revitalize, and otherwise improve the Redevelopment Area, there are some 14 specific considerations which need to be considered in the planning process. These are:

1. Evaluate and make transportation improvements within the Redevelopment Area.
2. Eliminate deterioration and blight conditions through Code Enforcement.
3. Provide needed public infrastructure to facilitate private investment.
4. Establish CRA Loan Program to finance approved development.
5. Continue to improve water quality in Boggy Bayou.
6. Purchase and reconfigure properties as determined appropriate.
7. Provide improved pedestrian access in Redevelopment Area.
8. Develop beautification and enhanced landscaping in Redevelopment Area.
9. Encourage restoration of deteriorating private buildings and properties.
10. Encourage large coordinated private investment of commercial developments.

11. Clean up and enhance Boggy Bayou water front properties.
12. Develop and provide incentives to site-identified desired private development in Redevelopment Area.
13. Insure compatibility with the City's Comprehensive Plan.
14. Enhance entrances to the City at access points.

VI. IMPLEMENTATION SCHEDULE:

Considering the timing requirements in Chapter 163, Part III, Florida Statutes and the Administrative requirements and processes of the City of Niceville, the following Schedule is recommended to undertake the establishment of a Community Redevelopment Agency:

- | | |
|-----------------|-------------------------------------------------------------------------------------|
| May 8, 2012 – | City Council vote to initiate actions to establish a Community Redevelopment Agency |
| May 22, 2012 – | City Staff notify all taxing authorities |
| June 12, 2012 – | City Council adopt the Authorizing Resolution creating Redevelopment Agency |
| June 30, 2013 – | Complete Redevelopment Area Plan |
| July 1, 2013 – | Implement Redevelopment Trust Fund |

VII. RECOMMENDATIONS:

This Report recommends the following actions by the City Council of the City of Niceville as authorized by Chapter 163, Part III, Florida Statutes and provides for a sequencing of activities compatible with both the requirements of Florida Law and the Financial, Administrative, and the Community Support needs of the City of Niceville.

Recommendation 1: City Council conduct an Affirmative Vote to begin the process to create a Community Redevelopment Agency on May 8, 2012.

Recommendation 2: City of Niceville, pursuant to Cpt. 163.346 F.S., provide Notice to all Taxing Authorities which levy ad valorem taxes on real property contained within the boundaries of the Redevelopment Area on or before May 22, 2012.

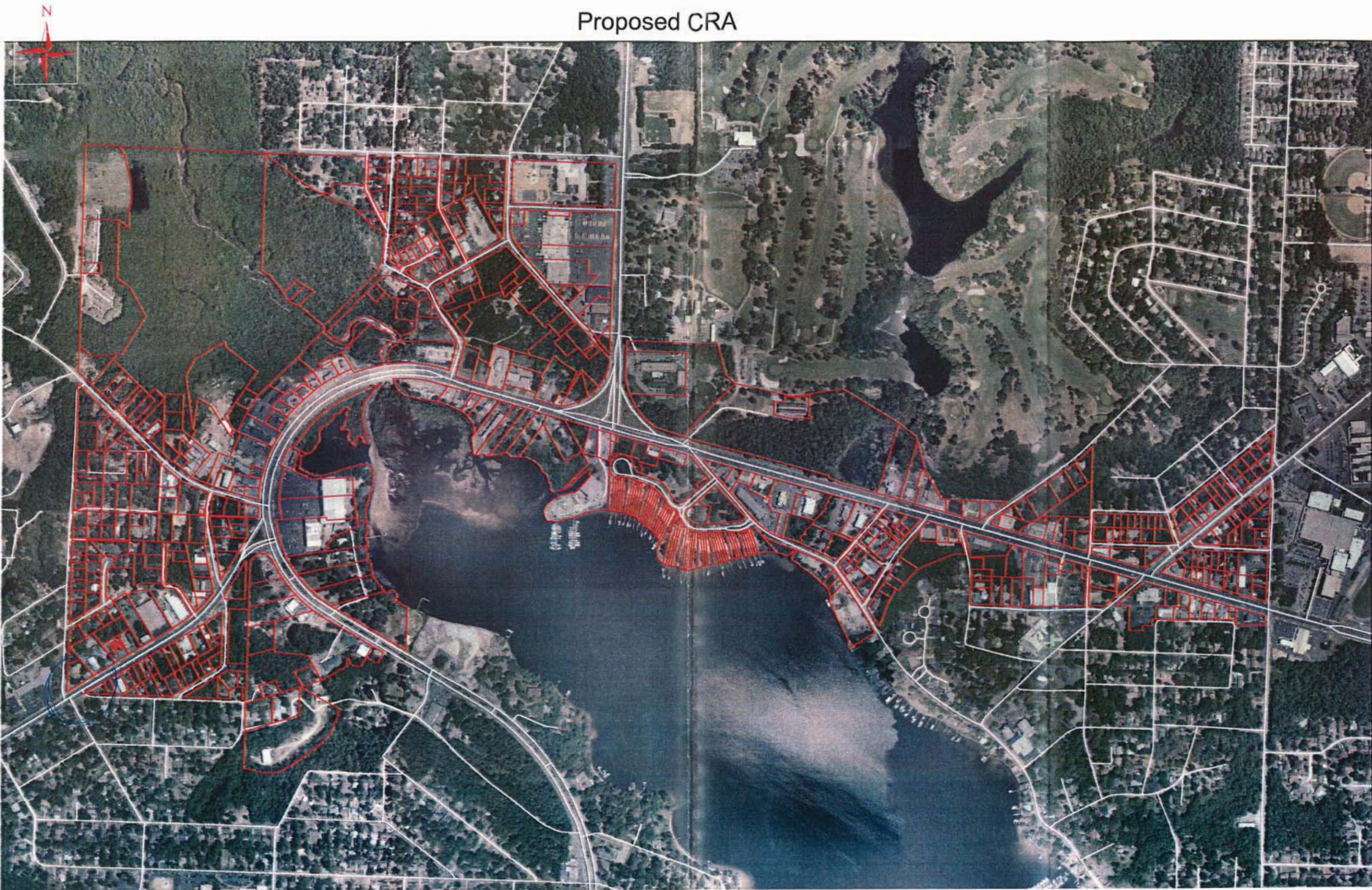
Recommendation 3: City Council consider and adopt the attached Resolution at its June 12, 2012 City Council Meeting. The Resolution establishes The Community Redevelopment Agency, identifies the Community Redevelopment Area and justifies both the Program and areas pursuant to the State of Florida guidelines established in Cpt. 163 Florida Statutes.

Recommendation 4: Initiate activities necessary to develop and approve a Redevelopment Area Plan as soon as practicable, but before June 30, 2013.

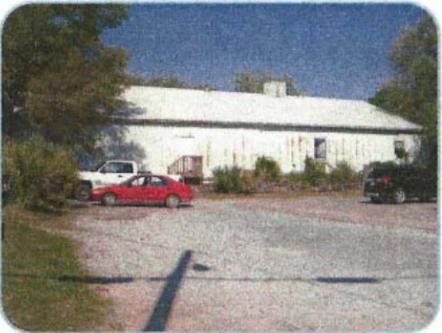
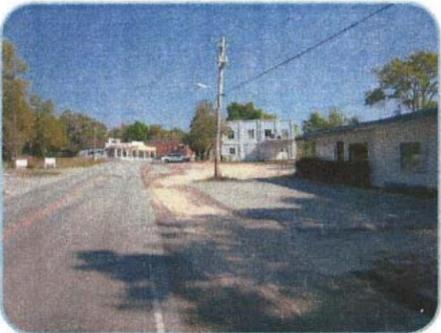
Recommendation 5: Establish a Community Redevelopment Trust Fund to implement the Redevelopment Plan and to include the preservation and enhancement of the tax base of the taxing authority, and for the furthering of the purposes of such taxing authority as provided by law.

With the approval and implementation of the five Recommendations above, the City of Niceville will begin a systematic and proven process to redevelop and restore identified areas of the City under a viable and fully contributing economic development program for maintaining the economic well being and Quality of Life in the City of Niceville, Florida. With the creation of a CRA, the City will be able to direct public funds to stimulate private investment in areas of the City where revitalization of public facilities and infrastructure will serve as a catalyst for additional private investment and increased economic development.

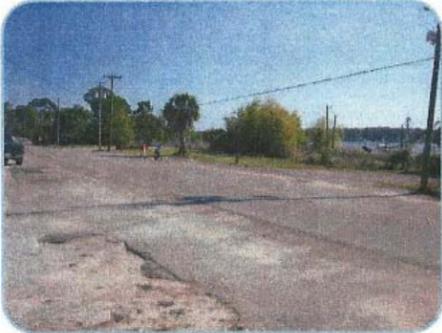
Exhibit A - Map - Proposed Community Redevelopment Area



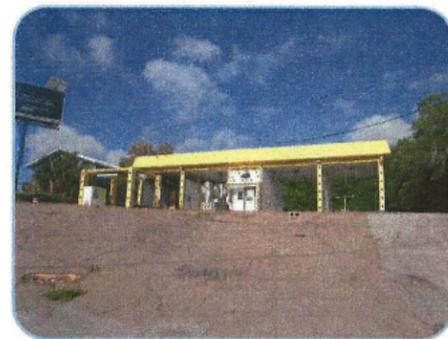
COMMERCIAL RESTORATION POTENTIAL



VACANT WATERFRONT PROPERTIES



UNDER PERFORMING PROPERTIES



*OUTSTANDING EXAMPLES OF REDEVELOPMENT
IN PROPOSED CRA AREA*



RESOLUTION NO. 12-06-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA; RELATING TO THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY UNDER THE AUTHORITIES PROVIDED IN CHAPTER 163, PART III, FLORIDA STATUTES; CREATING A GOVERNING AUTHORITY; AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY; DEFINING 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

WHEREAS, certain areas of the older areas of the City need incentives to initiate physical, economic, and social redevelopment to insure their overall contribution to the City of Niceville as a whole; 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 their cities, and to assist those cities in maintaining economic and social values and conditions over 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 its redevelopment initiatives; and

WHEREAS, A Community Redevelopment Agency (CRA), under the authorities granted by Chapter 163 Florida Statutes, will provide the authority and the institutional approach for the redevelopment of identified 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.

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 and establish Community Redevelopment Agencies to carry out the community redevelopment purposes of the Act.

(B) The City Council of the City of Niceville, Florida (the City) desires 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, 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 the "Redevelopment Area".

(D) Within the Redevelopment Area, there exists faulty or inadequate street lay outs, problematic traffic access, inadequate parking facilities, lack of pedestrian access to public facilities, traffic flow barriers created by traffic volumes on State Roads 20 and 85, deterioration of commercial structures, vacant unkept buildings and properties, deteriorating aesthetic conditions on major access points to the City, and blighting of water fronts including disrepair of docks, other water front facilities, trash disposal, and potential public health hazards from the poor quality of stormwater run off.

(E) The City Council hereby finds that blighted and seriously deteriorating properties exist within the Redevelopment Area, and that the rehabilitation, conservation, or redevelopment, or any combination thereof, as such Redevelopment Area is necessary in the interest of the economy, public health, public safety, morals, or welfare of the residents of the City.

(F) The City Council hereby finds there is a need for a Community Redevelopment Agency and efforts to affect and carry out identified community redevelopment purposes and projects within the City.

SECTION 2. CREATION OF THE NICEVILLE COMMUNITY REDEVELOPMENT AGENCY.

(A) The Niceville Community Redevelopment Agency (the "Agency") is hereby created and established, pursuant to Chapter 163.356, Part III, Florida Statutes. The Agency is constituted as a public instrumentality and the exercise by the Agency of the authorities conferred by the Act shall be deemed and held to be the performance of an essential public function.

(B) Pursuant to Section 163.357, Florida Statutes, the City Council hereby declares itself to sit as ex-officio to the governing board of the Agency. The Mayor and Vice Mayor of the City shall serve respectively as the Chair and Vice-Chair of the

Agency. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor, or other members of the City Council. Coterminous with employment by the City, the City Manager, City Clerk, and City Attorney or any special counsel to the City shall also serve respectively as the executive director, clerk, and general counsel or special counsel for the Agency.

SECTION 3. POWERS. The Agency is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the City, "Except that, the CRA Governing Board shall not execute Eminent Domain Authority to acquire an interest in real properties within the Water Oaks Town-home Development".

SECTION 4. DESIGNATION OF COMMUNITY REDEVELOPMENT AREAS: DEVELOPMENT OF COMMUNITY REDEVELOPMENT PLANS.

(A) The power to determine an area to be a deteriorating or blighted area, or combination thereof, designate such area as appropriate for community redevelopment, and may hold any public hearings required and respect thereto is expressly reserved to the City Council 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 City Council policy direction, if any.

SECTION 5. REDEVELOPMENT AREA.

(A) The Redevelopment Area as provided in Exhibit "A" is composed of blighted, deteriorating, and neglected vacant buildings and properties which have been determined to constitute an economic and social liability imposing onerous burdens which decrease potential tax base and revenues, substantially impairs or arrests sound community growth, aggravates traffic problems, and hampers the elimination of traffic hazards, and the overall improvement of traffic facilities. The Area is approximately 340 acres (1/2 square mile) in size.

The 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 Valparizo city limits.

SECTION 6. NOTIFICATION OF THE TAXING AUTHORITIES. Pursuant to Chapter 163.346, F.S., the Agency staff is directed to compile a description of the designated Redevelopment Area to identify all properties within the Area. The City will provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3) (a) 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.

SECTION 7. IMPLEMENTATION SEQUENCING.

(A) Obtain confirmation that all taxing authorities have been notified pursuant to Chapter 163.346, Florida Statutes, of the intent of the creation of the Niceville Community Redevelopment Agency and its intent to establish tax increment financing of the Agency pursuant to Chapter 163.346, Florida Statutes, on or before May 22, 2012.

(B) Implement creation of Community Redevelopment Agency by enabling Resolution June 12, 2012.

(C) Initiate activities necessary to develop a Redevelopment Area Plan (the "Plan") for redevelopment improvements. Staff to consult with public and private interests within the designated area and present the Plan to the Redevelopment Agency Board at a fully noticed Public Hearing on or before June 30, 2013.

(D) Implement Community Redevelopment Agency Trust Fund pursuant to Florida Law.

SECTION 8. EFFECT OF ADOPTION OF RESOLUTION.

(A) The adoption of this Resolution shall be liberally construed to (1) comply with the adoption of finds of necessity required by Section 163.355, Florida Statutes, (2) create a Community Redevelopment Agency pursuant to Sections 163.356 and 163.357, Florida Statutes, and (3) specifically document by resolution that the City Council has determined the Redevelopment Area to be an area of "slum or blight" with the meaning of the Act, and designate such area as appropriate for community redevelopment.

(B) If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

(C) All prior resolutions of the City inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained.

SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this _____ day of _____, 2012.

ATTEST:

Mayor

CITY CLERK

APPENDIX C:
**RESOLUTION No. 12-06-01 Creating and
Establishing the CRA**

RESOLUTION NO. 12-06-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NICEVILLE, FLORIDA; RELATING TO THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY UNDER THE AUTHORITIES PROVIDED IN CHAPTER 163, PART III, FLORIDA STATUTES; CREATING A GOVERNING AUTHORITY; AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY; DEFINING 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

WHEREAS, certain areas of the older areas of the City need incentives to initiate physical, economic, and social redevelopment to insure their overall contribution to the City of Niceville as a whole; 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 their cities, and to assist those cities in maintaining economic and social values and conditions over 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 its redevelopment initiatives; and

WHEREAS, A Community Redevelopment Agency (CRA), under the authorities granted by Chapter 163 Florida Statutes, will provide the authority and the institutional approach for the redevelopment of identified 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.

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 and establish Community Redevelopment Agencies to carry out the community redevelopment purposes of the Act.

(B) The City Council of the City of Niceville, Florida (the City) desires 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, 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 the "Redevelopment Area".

(D) Within the Redevelopment Area, there exists faulty or inadequate street layouts, problematic traffic access, inadequate parking facilities, lack of pedestrian access to public facilities, traffic flow barriers created by traffic volumes on State Roads 20 and 85, deterioration of commercial structures, vacant unkept buildings and properties, deteriorating aesthetic conditions on major access points to the City, and blighting of water fronts including disrepair of docks, other water front facilities, trash disposal, and potential public health hazards from the poor quality of stormwater run off.

(E) The City Council hereby finds that blighted and seriously deteriorating properties exist within the Redevelopment Area, and that the rehabilitation, conservation, or redevelopment, or any combination thereof, as such Redevelopment Area is necessary in the interest of the economy, public health, public safety, morals, or welfare of the residents of the City.

(F) The City Council hereby finds there is a need for a Community Redevelopment Agency and efforts to affect and carry out identified community redevelopment purposes and projects within the City.

SECTION 2. CREATION OF THE NICEVILLE COMMUNITY REDEVELOPMENT AGENCY.

(A) The Niceville Community Redevelopment Agency (the "Agency") is hereby created and established, pursuant to Chapter 163.356, Part III, Florida Statutes. The Agency is constituted as a public instrumentality and the exercise by the Agency of the authorities conferred by the Act shall be deemed and held to be the performance of an essential public function.

(B) Pursuant to Section 163.357, Florida Statutes, the City Council hereby declares itself to sit as ex-officio to the governing board of the Agency. The Mayor and Vice Mayor of the City shall serve respectively as the Chair and Vice-Chair of the

Agency. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor, or other members of the City Council. Coterminous with employment by the City, the City Manager, City Clerk, and City Attorney or any special counsel to the City shall also serve respectively as the executive director, clerk, and general counsel or special counsel for the Agency.

SECTION 3. POWERS. The Agency is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the City, "Except that, the CRA Governing Board shall not execute Eminent Domain Authority to acquire an interest in real properties within the Water Oaks Town-home Development".

SECTION 4. DESIGNATION OF COMMUNITY REDEVELOPMENT AREAS: DEVELOPMENT OF COMMUNITY REDEVELOPMENT PLANS.

(A) The power to determine an area to be a deteriorating or blighted area, or combination thereof, designate such area as appropriate for community redevelopment, and may hold any public hearings required and respect thereto is expressly reserved to the City Council 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 City Council policy direction, if any.

SECTION 5. REDEVELOPMENT AREA.

(A) The Redevelopment Area as provided in Exhibit "A" is composed of blighted, deteriorating, and neglected vacant buildings and properties which have been determined to constitute an economic and social liability imposing onerous burdens which decrease potential tax base and revenues, substantially impairs or arrests sound community growth, aggravates traffic problems, and hampers the elimination of traffic hazards, and the overall improvement of traffic facilities. The Area is approximately 340 acres (1/2 square mile) in size.

The 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 Valparizo city limits.

SECTION 6. NOTIFICATION OF THE TAXING AUTHORITIES. Pursuant to Chapter 163.346, F.S., the Agency staff is directed to compile a description of the designated Redevelopment Area to identify all properties within the Area. The City will provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3) (a) 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.

SECTION 7. IMPLEMENTATION SEQUENCING.

(A) Obtain confirmation that all taxing authorities have been notified pursuant to Chapter 163.346, Florida Statutes, of the intent of the creation of the Niceville Community Redevelopment Agency and its intent to establish tax increment financing of the Agency pursuant to Chapter 163.346, Florida Statutes, on or before May 22, 2012.

(B) Implement creation of Community Redevelopment Agency by enabling Resolution June 12, 2012.

(C) Initiate activities necessary to develop a Redevelopment Area Plan (the "Plan") for redevelopment improvements. Staff to consult with public and private interests within the designated area and present the Plan to the Redevelopment Agency Board at a fully noticed Public Hearing on or before June 30, 2013.

(D) Implement Community Redevelopment Agency Trust Fund pursuant to Florida Law.

SECTION 8. EFFECT OF ADOPTION OF RESOLUTION.

(A) The adoption of this Resolution shall be liberally construed to (1) comply with the adoption of finds of necessity required by Section 163.355, Florida Statutes, (2) create a Community Redevelopment Agency pursuant to Sections 163.356 and 163.357, Florida Statutes, and (3) specifically document by resolution that the City Council has determined the Redevelopment Area to be an area of "slum or blight" with the meaning of the Act, and designate such area as appropriate for community redevelopment.

(B) If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

(C) All prior resolutions of the City inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained.



Economic Development Council
of Okaloosa County, Florida

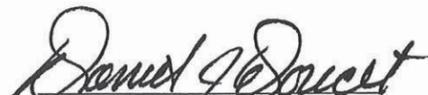
SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this 12th day of June, 2012.


Mayor

ATTEST:


CITY CLERK

May 29, 2012

Mayor Randall Wise
City of Niceville
206 Partin Drive
Niceville, FL 32578

RE: Community Redevelopment Area

Dear Mayor Wise,

As an economic developer, it was with great pleasure that I learned of the city's interest to establish a community redevelopment area. As you are aware, the Community Redevelopment Act was established with the intent to help communities revitalize downtown areas, preserve historic structures, and otherwise enhance the designated area for business development and quality of place attributes. It has been proven through time that places with positive cultures have more motivated residents and prospering neighborhoods; thereby providing a stronger quality of place and desirable location for both residents and businesses.

Under Florida law, local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist such as the presence of substandard or inadequate structures, a shortage of affordable housing, and/or inadequate infrastructure. The availability of some unique financing is one of the benefits of establishing a CRA. Once a CRA is designated, then the process of tax increment financing can take place which will utilize measurable increased, incremented, property tax to pay for improvements within the area; it will give back to the area from which it came as a direct benefit to the property and business owners. Additional financing streams can include a revolving loan fund, HUD Community Development Block Grants, revenue bonds, and property and/or business owners' fess or assessments.

The process of establishing a CRA has proven to be beneficial to jurisdictions in order to improve designated areas with community and business development. Through the city's goal of neighborhood redevelopment via the CRA, you will be able to increase wealth at the individual or household level, add value to real estate, minimize retail leakage, and create an environment for business attraction and expansion.

Therefore, I and the Economic Development Council support this initiative and commend the City of Niceville for taking this step to further position the city in being a premier location to live and conduct business.

Sincerely,

Kay Rasmussen
Vice President Community & Economic Development

Cc: Larry Sassano



June 8, 2012

Honorable Mayor Randall Wise
City of Niceville
204 North Partin Drive
Niceville, FL 32578

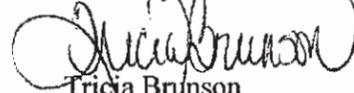
Dear Mayor Wise:

Thank you for presenting the City's Community Redevelopment Program to the Board of Directors of the Chamber of Commerce. Our board members enjoyed the presentation and as the leading business organization for our community, we support the efforts to make our area more attractive for economic development.

Based on the presentation, the Chamber supports the concept to establish a CRA and the basic goals of the proposed program. The Chamber is encouraged by this positive action by the City of Niceville to provide public initiative and investment to support the needs of the Niceville business community.

We look forward to being part of this initiative as it moves forward.

Sincerely,



Tricia Brunson
President & CEO

APPENDIX D:
MAP OF REDEFINED SUBAREAS FOR CRA