

NICEVILLE CRA EXPANSION  
FINDINGS OF NECESSITY  
November 12, 2019

INTRODUCTION:

The City of Niceville, City Council, by resolution and with overwhelming community support, created the original Community Redevelopment District on June 12, 2012. In the enabling resolution the City of Niceville stated:

**“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 public incentives to initiate physical, economic, and social redevelopment to insure their overall contribution to the City of Niceville as a whole.”**

In the seven years since the creation of the City’s CRA area, the City staff has continued to monitor the relative progress in specific areas of the City and has determined that two specific areas adjacent to the existing CRA, meet the terms and conditions for the area’s original designation. These are:

- A. North SR – 85 Business and Commercial Corridor, including the northern sections of Turkey Creek Park
- B. The South Bayshore Historic Residential Area which is underperforming relative to the City as a whole, and where public investments in infrastructure is maximized through urban infill.

BACKGROUND:

Chapter 163.340 F.S. provides for two specific types of areas within a city or county to be designated for redevelopment. These are “slum areas” (163.340(7) F.S.) and “blighted areas” (163.340(8) F.S.). The City has not or is not suggesting any slum areas exist as they have been eliminated over the years with City programs currently in place. However, the City has recognized that by definition, it does have blighted areas. These areas were the reason for the original CRA creation and now, for the addition of two adjacent areas into the CRA area.

The statutory definition of blighted areas includes:

- 1. A substantial number of deteriorating structures;
- 2. Relative decline in ad valorem taxing levels and the preservation and enlargement of the tax base;
- 3. Lot size, accessibility, usefulness;
- 4. Site deterioration and/or improvements;
- 5. Inadequate and outdated density patterns;
- 6. Less desirable occupancy rates; and
- 7. Tax assessments under fair value of the land or underperforming properties.

The two proposed additional areas include one or more of the designation criteria. Moreover, both the areas proposed exhibit a major range of public investment in infrastructure, utilities, and

services and should serve as primary area for significant additional urban infill and private investment.

### CRA EXPANDED AREAS RECOMMENDED

The following two areas are recommended to be included in the Niceville Community Redevelopment Area:

- A. North SR-85 Business and Commercial Corridor – The proposed area included the area North of the existing CRA boundary along John Sims Parkway from the western city limits to the Eglin AFB Golf Course. The area includes the northern half of Turkey Creek Park, some older residential areas, and the underdeveloped commercial areas along Highway SR-85. The business and commercial areas are resultant of uncoordinated developments and non-functional land development patterns. In addition, there are major public land holding that are or are becoming obsolete and the future developments on these properties need to be guided and coordinated to maximize their development value to the City. Moreover, the CRA needs to promote the maintenance and efficiency of commercial land uses, and to preserve commercial designated areas which provide employment and greater contribution to the tax base. This potential business development area could, with CRA support, substantially enhance public revenues and jobs for the Niceville Community.
  
- B. South Bayshore Historic Residential Area – The proposed area includes the historic desirable residential area in the city. Many of the structures date back over 70 years. These areas, while served by substantial public investments, are not appreciating in value as are other newer city neighborhoods. Likewise, their contribution to the growth of the base is underperforming. It is estimated that through new and expanded CRA programs for stimulation and support that these properties can be substantially redeveloped and / or reconfigured. There is not a more desirable residential area in the city and innovative CRA program can provide it for increasing property values through infrastructure enhancements and administrative support through the City's regulatory processes. Recent redevelopment growth trends in many Florida City's support this designation.

### SUMMARY

Over the seven years of the current CRA's existence, city staff and consultants have determined that the proposed two adjacent areas should be included in the CRA, both to optimize their individual development potential and to also contribute to the overall CRA initiative. Both areas can maximize their contributions to the City of Niceville with coordinated planning, stimulated public investment, and overall City support.