



CRA

Community Redevelopment Agency

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NICEVILLE COMMUNITY REDEVELOPMENT AGENCY

AMENDMENTS TO THE CRA
REDEVELOPMENT PLAN AND BUDGET
March, 2020 (Revised September, 2022)

Niceville Redevelopment Agency
Office of the City Manager
City of Niceville, FL

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NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) PLAN

Amendment No. 1

March, 2020

I. INTRODUCTION

The City of Niceville, Florida, in the Spring of 2012, determined that it was in the City's best interest to create a Community Redevelopment Agency and Area to address deteriorating, blighted, and underperforming areas within the historic settlement of the City. It had become increasingly aware that certain areas within the original city needed public incentives to maximize physical (public infrastructure), economic, and land utilization redevelopment to stimulate private investment in order to enhance its overall contribution to the City of Niceville as a whole.

As above, the original CRA was officially created by the City Council on June 12, 2012, pursuant to the guidelines and delegations provided in Chapter 163, Part III, Florida Statutes. It was the City's desire to gauge, control, manage, and support its designated Redevelopment Area to be compatible with other City programs and resources, and to implement and support public as well as private redevelopment initiatives. In short it was the City's intention and mission:

**TO DEDICATE PUBLIC RESOURCES AND PROGRAMS
TO STIMULATE PRIVATE INVESTMENT IN UNDER-
PERFORMING AREAS AS OFFICIALLY IDENTIFIED IN
THE NICEVILLE CRA PLAN**

With the creation of the CRA in 2012, it became apparent by 2019 that the City's CRA was meeting its initial objectives and that revenues provided by its tax increment financing (TIF) allocation were becoming increasingly available. This would enable the CRA Board to begin a significant improvement effort and to provide additional resources to meet its identified objective, its plan, and its budget.

In the fall of 2019, City officials recognized the need for two areas, adjacent to the CRA, which would benefit from their inclusion in the Area. These additional areas proposed for inclusion in the CRA were:

1. The North Highway 85 Business and Commercial Area
2. The underperforming areas between Boggy Bayou and Cedar Avenue South

These additions to the CRA were officially proposed by Resolution 19-11-01 and adopted by the Niceville City Council on November 12, 2019.

II. CRA PLAN

A. Purpose

The purpose of this document is to satisfy legislatively established requirements under Chapter 163, F.S., to provide for a CRA Plan and a CRA Annual Budget. Florida Statutes require that:

- CRA funds may only be spent for undertakings described in its Community Redevelopment Plan.
- Funds may only be spent pursuant to an Annual Budget adopted by the CRA Board of Commissioners from the Community Redevelopment Trust Fund and only for the purpose specified in the budget *
- The CRA Annual Budget and any amendments are required to be submitted to the Okaloosa County Board of Commissioners within ten (10) days of adoption.

*NOTE: The City may include the CRA Budget as part of its Annual Budget, unless the City votes to keep them separate.

In addition to the Statutory requirements for a CRA Plan, budget and reporting, CRA Plans should be established to provide an adaptive path forward for CRA programs and expenditures. Both should be amended annually as program requirements and revenue projections change. As such, the purpose of this document is to identify the scope and direction of the Niceville CRA Programs as well as meeting state management and reporting requirements.

B. Format

This plan is intended to have a simple format which will provide annually for amendments to both scope of programs and budget on an annual basis. Additionally, the CRA Area has been divided into five (sub-district) Planning Areas to identify development and redevelopment strategies on a basis of the nature and extent of needed projects and programs.

This Plan includes:

1. Overview and programs for individual Planning Areas
2. Revenue projections
3. Improvement recommendations
4. Draft FY 2022 Budget
5. Overall CRA management considerations

NOTE: This CRA Plan Amendment does not replace the original 2015 Plan, but adds to it and redefines planning priorities.

III. NICEVILLE CRA PLANNING AREAS

A. Planning Area #1 Highlands Area

The Highlands Planning Area is basically a transitional residential area of both older homes and new homes construction. This area is the gateway to Niceville from the South. The Area is one of the original (2012) CRA Planning sub-divisions and appears, at this time, to be redeveloping on its own without external stimulation. Recently there have been sixteen (16) new residential structures permitted in this Planning Area.

Recommendations:

No major recommendations are proposed at this time, although some consideration should be given to enhancing the two entrances to the City limits with appropriate signage and landscaping.

B. Planning Area #2 Turkey Creek Park:

Turkey Creek (Walk) Park was established by the City in the early 1990's to provide for recreational uses by Niceville residents and visitors for a facility for boating and swimming use of Turkey Creek.

The City's first project was the purchase of the Barnett Bank building at the point where Turkey Creek flows under State Road 85. Over the next two years, with City revenues and State grant funds, the City established its initial Turkey Creek Walk Park on the former bank site with the development of a major pavilion, restrooms, parking, and an access boardwalk to Turkey Creek. This Park area is referred to as "South Park," Over the next several years, the City acquired additional land along the Creek and extended the City's elevated boardwalk over 6,100 feet North to College Boulevard, (see Exhibit A).

In 1994, the City was successful in obtaining its first Florida Communities Trust (FCT) grant (#94-014-P4A) to acquire a seven (7) acre tract on Turkey Creek at College Boulevard for public park facility with water access and to serve as the northern terminus of the Turkey Creek boardwalk. This park facility is referred to as "North Park." The North Park has been fully developed by the City and supports heavy seasonal use by hikers, swimmers, floaters, and canoe and kayak paddlers. The elevated boardwalk from South Park joins North Park, providing over 7,000 feet of elevated trail and connects to the City's walking trails.

In early 2011, the City of Niceville applied for another FCT land acquisition grant to expand the park boundary. The FCT application (#11-015-FF11) included four properties: Safe Mini Storage, Ruckel Properties, and the Neal property. In August, 2011, the FCT Board approved the Niceville Application for funding. The FCT/City acquired Turkey Creek Walk Park consisted of 85 acres. The overall Turkey Creek Walk Park area, including FCT/City acquired and City-only acquired land encompasses nine parcels totaling 180 acres. Almost ninety percent of these protected wetlands are located within the Turkey Creek Floodplain.

In 2012, the City was approached by the U.S. Department of Defense through Eglin Air Force Base. The Air Force proposed that the City acquire a range of properties within its major runway aircraft Protection Zone II and the Air Force would provide or supplement the cost of purchase. As a result, the City has now acquired or devoted some nine parcels which have now been incorporated into Turkey Creek Park. These properties, by agreement with the Air Force and by ordinance of the City, will not be developed, but will be solely devoted to compatible public use or natural systems enhancement.

In 2018, the City applied for a \$700,000 State land grant to acquire the last significant parcel to complete the park, a 1.2-acre parcel along SR-85, the former Hardees site. This application has been approved and funding is currently pending.

With the completion of the Turkey Creek Park the following will be accomplished:

- I. To provide a multi-use park facility for the citizens of Niceville and Southern Okaloosa County.
- II. To provide some 7,000 linear feet of elevated boardwalk and State Designated Hiking / Paddling Trail along Turkey Creek
- III. To restore the hydrology and vegetation cover of a former borrow site adjacent to the South Park and develop sites for both active and passive recreation.
- IV. To enhance existing conservation educational programs through working with established educational programs and the utilization of existing facility as a Community Resource Center.
- V. To provide a primitive hiking experience on natural areas along Turkey Creek.
- VI. To maintain existing habitat for endangered and/or threatened plant and animal species, including a natural Ecological Corridor along Turkey Creek from Eglin AFB Reservation to Boggy Bayou of Choctawhatchee Bay.
- VII. To cooperate with the Florida Fish and Wildlife Conservation Commission in its Landowner Assistance Program and the Division of Forestry, DACS with its Forest Stewardship Program.
- VIII. To provide a buffer to the Eglin AFB Reservation and eliminate potential hazardous developments in Eglin's Aircraft Protection Zone II.

The Mission Statement of the entire Turkey Creek Park Project is to **“Acquire and Enhance the Turkey Creek floodplain corridor to provide for public recreation, habitat and species protection by an established ecological corridor, conservation education, an upland and aquatic trail experience, restoration of blighted properties, and a continuing support for the mission of the U.S. Air Force at Eglin AFB.”**

Recommendations:

1. With the grant funding for the acquisition of lands within Turkey Creek Park, exceeding \$2,500,000, the City has agreed to make the following improvements through grants, City workforce, donations, and various other revenues. The following improvements are recommended for Turkey Creek Park:

Location	Improvement
North Park	Interpretative displays
Ruckel Site	Nature trail with swinging bridge Benches Interpretative signs along trail
Neal Site	Renovation Resource Center Canoe launch Fishing platform Observation deck 0.5-acre upland planting
Mini Storage Site	French drain 300' stream restoration/wetland planting

	4.5-acres upland/wetland plantings picnic tables and gazebos amphitheater (natural seating) and stage construct 0.25-acre holding pond interpretative kiosks/displays walking trail establishment
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2. Provide for a SR-85 walkover as part of Niceville’s Walking Community Plan.
3. It is recommended that the CRA/City apply for annual FRDAP and other grants to support the development of facilities above.
4. It is recommended that the City appoint a specific staff member or other officer to champion and facilitate the committed improvements.

Considerations:

For a future consideration, as a major CRA project, it is suggested that the eight (8) acre former Mini Storage Site adjacent to the South Park could be an ideal location for a public supported area wide Aquatic Center.

Several cities in Florida have major public aquatic centers which support a wide range of swimming and diving activities. Many host competitive state wide or local swim teams, senior swimming programs, lifesaving and a host of aquatic related programs. Tallahassee, for example, has both an aquatic and gymnastic center where teams compete, as “City Teams” against teams throughout the state. Niceville, could as such, host an Okaloosa County Facility, which could include as members or owners other cities, Okaloosa County, the School Board and perhaps the Northwest Florida State College. A multi-use aquatic center in Niceville would appear to serve as a great location or for a growing watersports industry and could be an additional quality of life enhancement to the Niceville area community. Moreover, multi-agency and/or grant funds would likely be available to support the development and operation of the facility.

C. Planning Area #3 Old Settlement

The Niceville Old Settlement Planning Area is made up of the proposed Old Town, John Sims Parkway corridor, and the Niceville Public Landing areas in the original 2015 CRA Plan. This planning area is currently the major focus of the CRA Planning efforts given development trends and the potential availability of significant grant funds to supplement CRA identified projects and programs.

The Initial concept for CRA programs in this planning area started with the availability of grant funds from the Deepwater Horizon oil spill to purchase land for a Public Landing on Boggy Bayou. The City, with assistance from the Institute of Senior Professionals at Northwest Florida State College, developed and submitted an application for RESTORE Act (Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States) funding through Okaloosa County. The City's application was ranked first and funds of \$400,000 have been awarded. In addition, the Florida Legislature appropriated \$500,000 to provide for Phase I of the Public Landing construction. These facilities are in place and will serve as the water access component of the Old Town (historic downtown/old settlement) Redevelopment.

The concept of the revitalization of Niceville's historic downtown was first identified in the 2015 CRA Plan. Since then the concept has been expanded to include a six (6) acre site in which the use of CRA, City, and grant revenues has been proposed to create or facilitate of intensive public and private use area (Old Town). The concept would consist of an intense commercial businesses and destination related public facilities. This concept, while the subject of much positive discussion, has not been finalized or presented for City or CRA approval. Conceptually the Old Town plan would consist of:

1. The public acquisition of an adequate site to be made available for future intensive retail businesses both sales and restaurants;
2. The completion of a public access landing and pier to support water access and public assembly;
3. The reconfiguration of transportation flows for both pedestrian and vehicular transport;
4. The construction of public infrastructure for both public and private development needs through CRA funds and available grants;
5. And finding revenue sources to support these intense developments.

The overall goal is to create and facilitate the development of a destination business area that also provides for public-use amenities and the project to be supported heavily by external grant funds.

Recommendations for Consideration: Old Town

1. The CRA designates the Old Town project area as a “Special Planning District” and provides new land use and building regulations which provide for creativity to optimize the use and economic contribution of the area as an intensive public/private enterprise initiative.
2. The City and CRA continue to purchase with loan funds all available properties in the Old Town Project Area.
3. The CRA advertise for a Request for Proposals to secure a firm, or team of design and economic impact firms, to develop a detailed redevelopment plan for the six-acre project site. In addition, make sure the firm has the capability to provide a detailed economic impact and jobs assessment for creation of the landing facilities and the development of the intensive Old Town commercial area.
4. With the results of the activities above, authorize the selected firm to prepare, file, and support a Triumph Gulf Coast Grant to obtain funds to support the development of all public facilities and infrastructure as defined in the Landing and Old Town Redevelopment Plans. The prior expenditures by the City and CRA for land, facilities, and development planning would be proposed as matching funds.

Recommendations for Consideration: The Landing

Many cities along the Florida and Alabama Gulf Coasts have public landings which have become focus points for public access to coastal waters, economic development, and community assembly for a wide variety of activities. Many larger cities in Florida such as Jacksonville, Ft. Lauderdale, Maini, Key West, Ft. Myers and St. Petersburg have public landings which provide a focus for numerous events and festivals along their waterfronts. More locally Apalachicola, Carrabelle, Baytown Wharf, and Fairhope Alabama have public landings. The Niceville Public Landing is intended to support the other major priorities of the CRA Plan.

This project is intended to provide a public landing and watercraft mooring facility, as part of the revitalization of Niceville’s Historic Old Settlement, as approved in the City’s Community Redevelopment (CRA) Plan. The facility will provide watercraft access to and from Boggy Bayou for access to the restored commercial center and will provide a public use and assembly area for special events/occasions. There are three phases of the watercraft access plan to fully utilize the completed facility as a major contributor to the City’s water related uses and economy. Phase I, the upland access facility, has been completed. Phase II, is the subject of a Boater Improvement Fund (BIF) application, and will construct a linear pier-type landing, extending along the shoreline, similar to many communities which incorporate public access walkways with watercraft or working waterfront mooring facilities. The Niceville Landing Project is the major recommendation in the City’s CRA Plan. The Plan documents contributions to the local economy by providing a public use facility for watercraft access for “day docking” to utilize the redeveloped commercial area of the historic downtown area. To date, the City has allocated over \$1 million to acquire

the waterfront property and to construct the upland facilities for the landing. Additionally, the City has also purchased additional property adjacent to the Landing for commercial revitalization. As such, the completion and waterfront utilization of the Landing is a major component of Niceville's Community Redevelopment efforts.

In 2012, the Institute of Senior Professionals of the Northwest Florida State College provided an Economic Assessment of the proposed project. The report concluded that:

- The proposed project is the “center piece” of the commercial restoration of the Historic Downtown District and will make a significant impact on the local economy.
- The designated project has significant potential as a year-round venue and will provide economic stimulus to the City.
- The project will anchor other developments in the Historic Old Settlement District.
- More significant will be jobs resulting from business to the Historic Redevelopment District by the signature Bayou Landing.

In summary, the proposed project is intended to support economic revitalization of Niceville's Old Settlement and historic downtown, assist in Boggy Bayou Restoration, improve and serve as a model for shoreline restoration, serve as a catalyst for intensive retail and high-quality residential development, increase commercial redevelopment of the historic downtown area and provide public access to and from area waters.

D. Planning Area #4 SR-85 Corridor

The 2019 additions to the original CRA Area included the State Road 85 Corridor from State Road 20 to the northern City limits. The rationale for inclusion of this corridor is the prospect for public support to stimulate and enhance the utilization of this area for new and/or expanding commercial development.

At this time there are a number of undeveloped or idle areas along this major access corridor which would lend themselves to more intensive commercial use. However, since this is a recent addition to the CRA, specific objectives and recommendations have not yet been determined and will be presented later, as this plan has more definitive information and development trends. It is, however noted that the Twin City's Hospital is in the process of expanding their health care facilities and that the planned relocation of the City's wastewater treatment plant will provide additional area for compatible development.

Recommendations:

1. It is recommended that any new or expanding developments along SR-85 be compatible with the intended purpose of enhanced commercial development (including sports tourism) and providing for local jobs. These identified potential locations need to protect and be preserved for their potential employment related use and economic growth. For example, the City's wastewater treatment plant, when removed, will make available a large tract of land for potential job creating uses.
2. It is recommended that the City/CRA identify and acquire additional lands desired by the City to for facilities to provide for city services and functions.
3. Several sites in this planning area have been identified to site a significant aquatic center sports complex to assist the CRA in developing a sports tourism component to enhance overall CRA economic benefits. An aquatic center development in this area is recommended.

E. Planning Area #5 Bayou Planning Area

This new CRA area has yet to be evaluated for identified and planned future CRA programs and projects.

This area was historically the most desirable residential area in the City along Boggy Bayou. There are, however, many internal areas where blight and disrepair are evident. These areas are served by very valuable public infrastructure, are not economically performing relative to their collective public investment. Highly desirable residential areas which exhibit massive public investment, should be externally stimulated to optimize their economic and quality of life contribution to the City.

The Bayou Area has initial signs of redevelopment and appears to be one of the most desirable areas in the city for residential redevelopment. Additional investigation into programs to enhance this area's redevelopment should be provided in the FY 2020-2021 Amendment to the CRA Plan.

Recommendations:

It is recommended that the following be considered in the next CRA Plan Amendment:

1. That the CRA consider recommending higher residential densities in the areas where adequate infrastructure exists.
2. That the CRA explore a revolving low interest loan program to provide funding to home owners to enhance the values of their properties.

Future Considerations:

1. CRA attention should be given to the future economic viability of the oil terminal and offloading pier on Bayshore Drive. As projected oil related demands are cited to decrease, and as area property values and the demand for watercraft docking facilities will likely increase, the status of the oil facility could change. As such, it would be in the CRA's best interest to research and analyze the feasibility of any modification of current uses and their potential enhancement to CRA plans and programs.

F. Recommendations Summary

- Area #1: Enhance Entranceways to the City;
- Area #2: Complete public use facilities at Turkey Creek Park and pedestrian walkover;
- Area #3-1: Designate the Old Town area as a “Special Planning District,” continue to purchase Redevelopment lands, provide for detailed redevelopment plan and economic impact analysis, apply for Triumph grant;
- Area #3-2: Continue to apply for grant funding from FRDAP and FFWCC/BIF for funding to complete the landing pier to support watercraft access to Old Town; continue land acquisition initiatives to provide upland facilities for the landing; and to include the funding in the Old Town Development Plan for possible Triumph funding.
- Area #4: Protect public properties for optimum utilization through zoning and ownership and encourage sports tourism by building an aquatic complex;
- Area #5: Consider higher residential densities and revolving loan program.
- CRA Area Wide: Investigate locations and feasibility to establish a public aquatic center complex to serve the aquatic training and competition uses/needs in Okaloosa County. Provide for a multi membership coalition of participants including: all Okaloosa County Cities, Okaloosa County, the Okaloosa County School District, Northwest Florida State College and Eglin Air Force Base.

Given the recommendations above, it is recommended that: Old Town and the SR-85 corridor be given priority and that advisory committees be established to provide stakeholder input into both planning efforts.

IV. CRA REVENUE PROJECTIONS

A. Purpose

The purpose of this section is to provide an estimate of future revenues which will be available for CRA programs and projects within the next five (5) years. An analysis of revenue trends from the original CRA area show a steadily increasing revenue stream.

NOTE: It is highly important that the CRA Revenues from all sources be projected yearly and included in the Annual CRA Budget.

B. CRA Revenue History and Projections

CRA REVENUE HISTORY

Contribution	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
City of Niceville	0	\$5,058	\$6,998	\$12,178	\$28,855	\$45,617	\$67,730	\$149,252	\$216,060	\$349,960
Okaloosa County	0	\$4,690	\$4,230	\$10,983	\$29,002	\$41,734	\$62,613	\$145,296	\$209,680	\$360,390
TOTAL	0	\$9,748	\$11,228	\$23,161	\$57,857	\$87,351	\$130,373	\$294,549	\$425,740	\$710,350

*NOTE: CRA assessments increased in 2020 from a pre-expansion base line of \$103,830,963 to \$189,197,081. Since tax millage rates are not projected to increase, the only increase in TIF revenues will be from increased assessments from new developments or redevelopment.

C. Projected Revenue Totals by Year

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
City of Niceville	\$419,952	\$503,942	\$604,731	\$725,677	\$870,812	\$1,044,975
Okaloosa County	\$432,468	\$518,962	\$622,754	\$747,305	\$896,766	\$1,076,119
TOTAL	\$852,420	\$1,022,904	\$1,227,485	\$1,472,982	\$1,767,578	\$2,121,094

V. CRA PROPOSED OPERATING BUDGET FY 2022 - 2023

CRA OPERATING BUDGET
FY 2022 – 2023
October 1, 2022 – September 30, 2023

Revenues

Bond Issue	\$ 7,000,000
Project TIF 2022 Tax Year	710,350
Cash Carry Forward	553,325
Interest Income	10,770
Other Income TBD	<u>100</u>
Total Revenues	\$ 8,274,545

Expenditures

Staff

1. CRA Director	\$ 25,000
2. CRA Manager	<u>28,000</u>

Sub Total \$ 53,000

Personal Services

1. Engineering Services Historic Downtown	\$175,000
2. Landscape Design Historic Downtown	75,000
3. Matrix, Inc	38,000
4. CRA Coordination	<u>30,000</u>

Sub Total Other Personal Services \$318,000

Expenses

1. Training	\$ 10,000
2. Audit Fees	10,000
3. Dependent Special District Fee	500
4. Membership Dues	<u>2,000</u>

Sub Total Expenses \$ 22,500

Capital Outlay

Old Town Landing Capital Improvements \$7,881,045

Total Expenditures \$8,274,545

VI. OVERALL CRA MANAGEMENT RECOMMENDATIONS AND CONSIDERATIONS

A. Recommendations

This amendment to the Niceville CRA Plan is not intended to replace the existing plan, but to add timely assessments, experiences, development trends, and recent assessments to this “adaptive living plan.” The CRA Plan and Annual Budget will be updated and amended each September.

The purpose of this section is to provide an overall view of the current CRA programs and to highlight the CRA Commissioners and staff of activities which would strengthen and direct the CRA as an economic growth and quality of life delivery system for Niceville. The CRA Board has established a progressive vehicle to implement CRA initiatives, and annually amending and updating the plan and budget are fundamentally essential to its success.

Specific Recommendations:

1. That the City Council members, which also serves as the CRA Commission (Board), remain aware that the City and CRA are two separate organizations and each needs to maintain its autonomy. However, extensive cooperation between each program is basic to the successes of the other.
2. Recommend that the existing and future CRA governing board and key City staff stay current with authorizations and amendments to Chapter 163, Florida Statutes.
3. That the City designate or provide a specific CRA director or manager to implement the annual requirements to manage the CRA programs and its reporting requirements.
4. That the CRA Board and staff maintain a working knowledge of CRA program accomplishments and successes through the State of Florida. Annual participation in the Florida Redevelopment Association is specifically recommended.
5. That the CRA Board establish advisory committees in conjunction with each major project initiative, if not for the CRA as a whole.
6. That the CRA programs and plans be presented annually to City committees such as Planning and Zoning, Recreation, etc., as well as keeping local non-City groups such as the Chamber of Commerce and the Okaloosa Economic Development Council fully informed.
7. That the CRA maintain an active related grant and legislative program to optimize the use of external funds and authorities for CRA Priority Capital Improvement Programs and Projects.
8. The CRA Board will review all proposed zoning and land use changes in the CRA for compatibility with CRA Programs and the CRA Plan.
9. That the CRA identify and catalog all results and successes from CRA programs as required by Statute.
10. That the CRA and City staff work to understand the mission and methods of the Triumph Gulf Coast grant program. This \$1.5 billion program, for the eight northwest Florida counties, will provide as much as \$150,000,000 or more to Okaloosa County. The CRA should be targeting these funds for economic development programs.
11. Update the CRA Plan and Budget on an annual basis in October.

B. Other CRA Management Considerations:

1. In FY 2021-22 budget provide for CRA to hire a CRA manager.
2. Evaluate the need to amend the City's comprehensive plan to include the CRA.
3. Provide a process to allow the Planning and Zoning Commission to consider CRA plans and objectives as part of any land use change recommendations.
4. Revisit the overall usefulness of the City Land Use Code, Section 7.09.00, which provides for a CRA Zoning Overlay. This City Code of Ordinances may limit the flexibility of innovative programs and projects in the CRA. A repeal or modification of this section at this time may be in the CRA's best interest.
5. Designating the Old Town intensive commercial and public access and use area as a "Special Planning District" and replace all current land use regulations with site specific and architectural specific development controls. This area is proposed as a unique commercial and public use area and its optimum development may be constrained by current regulations.
6. Consider a separate code of operation or By-Laws to govern the membership and operations of the CRA Commission. It is unclear at this time who serves as officers, who may vote, and how meetings and activities are recorded and documented.