

**COMMUNITY REDEVELOPMENT PLAN
APALACHICOLA, FLORIDA**

Revised June 2017

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1. INTRODUCTION AND CRA HISTORY

The City of Apalachicola, located in northwest Florida on the Gulf of Mexico, is the county seat of Franklin County. The City was founded in 1831 and historically went through periods of prosperity with a thriving cotton trade in the 1800's and prosperous lumber industry in the early

1900's. Since the demise of the lumber industry in the late 1930's, the community has survived primarily as a monolithic economy based on the seafood industry.

A decline of the seafood industry nationally, which began in the early 1970's, is very apparent in Apalachicola. If the City is to provide a viable economic ambience that allows the workforce to obtain and sustain a reasonable quality of life, the local economy must be diversified.

Owing to the environmental character of the surrounding region, traditional job growth is limited and challenging. However, new economies are emerging such as recreational boating, sports fishing, new middle age and middle class residents in search of "community," and a public philosophy to maintain the City's settlement patterns and historical character. Within the CRA area, the creation of jobs provided by heavy industry is widely viewed as not in the best interest of the community. Job creation should be focused on initiatives that have minimal or no impact on the natural environment and enhance the historic charter and heritage of the city. Today, the growth of historic, cultural, and environmental tourism; recreational boating; and sports fishing provide a positive impact on the local economy.

The purpose of the Community Reinvestment Act is to assist local governments in eliminating and/or preventing blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities. The 1989 Community Redevelopment Plan was prepared by the Office of Community Development, City of Apalachicola. Following review by the Agency, it was forwarded to the City Commission, and the Plan was adopted by resolution after a public hearing. The Community Redevelopment Agency completed a review and update of the Plan in 2009 and the same adoption procedures were followed.

2. COMMUNITY REDEVELOPMENT PLAN PLANNING PROCESS, PLANNING CONSIDERATIONS, STRATEGIES, AND RECOMMENDATIONS

2.1 Planning Process

The City's economic base rests on the declining seafood industry and the growing tourist market.

The 2009 update of the CRA Plan identifies the following assessments currently in place that should be included as part of the City's future community development planning efforts. These documents were funded in part by the City of Apalachicola, Florida Department of Community Affairs, Florida Communities Trust, Apalachee Regional Planning Council, Riverway South, UGA's Fanning Institutend the City's Area of Critical Concern Designation.

- ❖ City of Apalachicola Comprehensive Plan (inclusive of periodic updates)
- ❖ City of Apalachicola Land Development Code (inclusive of periodic updates)
- ❖ "Historic Apalachicola Design Guidelines, A Guide to Rehabilitation and New Construction in the City of Apalachicola", August 2006
- ❖ "Scipio Creek Feasibility Study", November 2006
- ❖ "City of Apalachicola Management Plan for Florida Communities Trust Properties"

- (inclusive of periodic updates)
- ❖ “Apalachicola: Economic Development Through Historic Preservation”, 35th Anniversary Edition 1974-2009, Architect Willoughby Marshall
 - ❖ “Project Riverway”, 2008 Final Report of Project Riverway/Apalachicola
 - ❖ Area of Critical Concern Designation

The prior efforts are generally consistent in that they advocate economic development based on the natural and cultural resources of the community and area. These resources lend themselves to a spectrum of possibilities comprising four specific opportunities. These are: 1) The development of tourism through historic preservation and cultural programming; 2) The vertical development of the commercial fishing industry; 3) The continued development of facilities to support sports fishing, recreational boating and Eco-tourism; and 4) The encouragement of development of light compatible industry at the Apalachicola Airport that will sustain businesses within the CRA area.

2.2 External Considerations for Development

The City is located at the juncture of the Apalachicola River and Apalachicola Bay, creating an estuarine system that provides a nursery area for many varieties of shrimp and finfish as well as the blue crab. The conditions of water quality and water flow significantly affect the productivity of the Gulf of Mexico for 500 miles seaward, this circumstance, as well as other considerations has resulted in numerous environmental designations.

The lower river and bay are recognized as the last un-impacted, pristine wilderness east of the Mississippi River. The Apalachicola River and Bay are designated as Outstanding Florida Waters (OFW), which are subject to the rules of the Department of Environmental Regulation. A portion is also included in the State’s Aquatic Reserve Program as described in Chapter 258, Florida Statutes. The Aquatic Preserve includes those waters from St. George Island Bridge west to Indian Pass.

In 1979, the Estuarine Reserve Designation was conferred by the National Oceanic and Atmospheric Administration, Office of Coastal and Resource Management. The Apalachicola National Estuarine Research Reserve (ANERR) is the 2nd largest existing national estuarine reserve. The reserve encompasses approximately 246,000 acres, most of which are State owned submerged lands. There is a possibility of further expansion to include additional adjacent public lands as they are acquired by the State.

In 1983, Apalachicola was designated as an Area of Critical State Concern by the State of Florida under the Apalachicola Bay Protection Act, House Bill 1202 and Chapter 380.0555, Florida Statutes and by the Florida Governor and Cabinet.

In 1984, the lower Apalachicola River Valley was accepted for inclusion in the International Man and Biosphere (IMB) Program. This is a system of international reserves operating under the general guidance of the United Nations Education Scientific and Cultural Organization (UNESCO). These preserves are selected to conserve a representative diversity of the world’s major ecosystems as sites for long term monitoring research and related educational activities.

One of the unique features of the Reserve is the extensive multiple agency involvement in the area. Various upland regions within the Reserve boundaries were previously acquired by federal and state agencies for a variety of different purposes. St. Vincent's Island (12,358 acres), is a national wildlife refuge; Cape St. George (2,300 acres), is a State reserve; the eastern tip of St. George Island (1,883 acres), is a State park and 28,685 acres of the Apalachicola River Flood Plain were purchased under the State's Environmental Endangered Lands Acquisition Program for preservation purposes.

The historic designations and recognitions awarded to the natural conditions of the community are attractive assets to those seeking an authentic "Old Florida" experience. While development within the Historic District must take into account such designations as historic preservation, distinctive destination, historic district, waterfronts, as well as other similar awards, these designations continue to enhance resource-oriented research and education activities.

2.3 Considerations and Recommendations for CRA Implementation

The City's basic planning documents mandate that economic development and diversification be achieved through a quadrilateral approach. In implementing this objective, the initial phase proposes the continued development of new boating facilities as well as the two existing marinas, i.e. Battery Park Marina located at the southern terminus of Market and 6th Street; and the Scipio Creek Mooring Basin at the northern terminus of Market Street.

The improvement of these facilities will in effect create a developmental corridor extending north and south from Scipio Creek to Battery Park Marina and west to east from Market Street to the river. The area includes within its perimeter all the commercial/industrial buildings as well as non-airport industrial infrastructure. Redevelopment of this developmental corridor will place the City in a position to implement the strategies described hereinafter:

- a) It is recommended that the City of Apalachicola create within its organizational structure the "Department of Port Services and Facilities," thus providing an official recognition of the Port of Apalachicola. A Port Development and Management Plan is needed.
- b) Improvements to the Scipio Creek Marina, Battery Park Marina, and the development of new and expanded Port of Apalachicola mooring and support facilities.
- c) The continued development of tourism through historic preservation and restoration of the City's large inventory of historic, architecturally significant and supportive structures in the historic district.
- d) The vertical development of the commercial seafood industry. This would be accomplished by developing facilities for the final processing of seafood for the market, rather than shipping the raw product to other processing centers.
- e) The development of marine related facilities and services, i.e. dockage, marinas, marine ways and repair facilities to serve marine traffic on the Intracoastal Waterway and the northern coast of the Gulf of Mexico, and out-of-area boaters choosing to spend leisure time in Apalachicola. Moreover, to encourage the further development of eco-tourism to include increased sports fishing, increased outdoor recreation, and increased recreational boating. The inclusion of a non-motorized water craft launch will facilitate increased

paddle sports such as kayaking. This applies to service providers and the potential construction of additional marinas, lodging providers, shopping, restaurants, and special events.

- f) The encouragement of an effective bay management plan emphasizing long term protection of a renewable resource. This plan should encourage a substantial increase in the lease of sovereignty bottom for the purpose of establishing artificial oyster reefs and clam beds, with a special emphasis on assisting small lease holders to develop their leases. The potentially positive effect on the seafood industry would support businesses within the CRA area.

The operative strategy includes the concept of developing an emerging sector of the tourism market by capitalizing on the natural resources of the area. Those enterprises slanting their business plans toward nature/heritage oriented groups will be capitalizing on the growing interest in environmentalism and heritage related tourism. In that these are non-consumptive, intellectual and recreational activities, we would not anticipate any actions stemming from State or Federal oversight to impact this sector of the tourism industry.

Other planning considerations include the Apalachicola Regional Airport and the North Historic Commercial District. The airport needs to be leveraged as a stronger economic development tool with increased airport traffic and a connection to new economic opportunities. Annexation into the City of Apalachicola should be strongly considered. A strong concentration on the North Historic Commercial District, historically known as “the Hill”, is needed to support and expand businesses currently operating and to reduce the factors that stifle economic activity. Development of a plan to improve the district’s economic atmosphere, should address infrastructure, business development and the preservation of historic resources. Traffic corridors have been identified for improvement, connecting the district with other commercial zones.

Options for new City revenues should be evaluated and those most suitable implemented to increase the City’s ability to pursue infrastructure and economic development priorities.

3. COMMUNITY REDEVELOPMENT PLAN CITY OF APALACHICOLA, FLORIDA

3.1 LEGAL DESCRIPTION

Boundaries of the Community Development Area are:

From a point of beginning at the southern terminus of 6th Street; north to Avenue “B”; then east to the alleyway lying between 5th Street and 4th Street in Block 11; then run north to the southern boundary of Lot 7, Block 9; then run west to 10th Street; then run south to the southern boundary of Lot 2, Block 42; then run west to the alleyway lying between 10th

Street and 11th Street in block 42; then run north to the southern boundary of Lot 8, Block 42; then run west to the alleyway lying between 11th Street and 12th Street in Block 49; then run north to the southern boundary of Lot 7, Block 49; then run west to platted right of way easement between Block 114 and Block 4, Neel's Addition; then run north to the northern boundary of Lot 9, Block 115; then run east to 14th Street; then run north to Avenue F; then run east to the alleyway lying between 9th Street and 10th Street in Block 70; then run north to the northern boundary of Lot 9, Block 163; then run east to 6th Street; then run north to the southern edge of Scipio Creek Mooring Basin; then run easterly to the water's edge of the Apalachicola River; then run along the water's edge of the Apalachicola River south and southeasterly, and easterly and northeasterly around Battery Park Point and Marina to the point of beginning.

This area contains all of Battery Park, Battery Park Marina, Battery Park Point, an un-platted section of the uplands adjacent to Scipio Creek Mooring Basin; Wharf Lots 1 through 49; Wharf Lots A through K; Blocks A-1 through K-1; Blocks A-2 through K-2; Blocks L through S; All of Blocks 1,2,3,4,5,6,7,8,17,18,19,20,21,22,31,32,41,60,61,62, 63,64,65,66,67,68,69,76,77,165,166,167,168,169,170,171,172,175,176,177,178, 179,180, 181,182,183,184,185,186,187,188,189,190,191; and Block 11 Lots 2,3,4,5; Block 10 Lots 1,2,3,4,5; Block 9 Lots 1,2,3,4,5,6,7; Block 15 Lots 6,7; Block 16 Lots 4,5,6,7,8,9,10; Block 23 Lots 1,2,3,4,5,6,7; Block 24 Lots 3,4,5; Block 30 Lots 4,5,6,7; Block 33 Lots 4,5,6,7; Block 40 Lots 4,5,6,7; Block 42 Lots 2,3,4,5,6,7,8; Block 49 Lots 3,4,5,6,7; Block 70 Lots 1,2,3,4,5; Block 71 Lots 1,2,3,4,5; Block 72 Lots 1,2,3,4,5; Block 84 Lots 1,2,3,4,5,6,7,8,9,10; Block 85 Lots 4,5,6,7; Block 86 Lots 4,5,6,7; Block 87 Lots 1,2,3,4,5,6,7,8,9,10; Block 95 Lots 4,5,6,7; Block 98 Lots 4,5,6,7; Block 98 Lots 4,5,6,7; Block 107 Lots 4,5,6,7; Block 114 Lots 4,5,6,7; Block 159 Lots 1,2,3,4,5; Block 160 Lots 1,2,3,4,5; Block 161 Lots 1,2,3,4,5; Block 162 Lots 1,2,3,4,5; Block 163 Lots 1,2; Block 164 Lots 1,2,9,10; Block 173 Lots 1,2,9,10; Block 174 Lots 1,2,9,10.

3.2 DEVELOPMENT AREA INFORMATION

- 3.2.a There are four (4) considerable existing open space sites in the redevelopment area.
- 3.2.b The Battery Park area contains Battery Park proper, marina point, the City Marina and little league baseball field. The area is seven (7) acres (+/-) in extent.
- 3.2.c The Chapman Botanical Gardens have been leased to the Florida State Park system to be combined with the Orman House Museum and the Three Serviceman's Memorial Park. The complex occupies six (6) acres (+/-).
- 3.2.d The Research Conservation District is two hundred twenty-three (223) acres (+/-) in extent. The facilities in the district include the National Estuarine Reserve Headquarters, the DEP Shellfish Laboratory, Scipio Creek Mooring Basin, The Harbor Master house and the mini-park with parking facilities.
- 3.2.e Recently acquired Florida Communities Trust properties totaling approximately

three (4) acres and includes the recreational facilities outlined in the related FCT properties management plan and other City owned waterfront parcels.

- 3.2. f Three platted city squares significant to the original historic plat of the City, these include Franklin Square, Gorrie Square, and City Square, totaling approximately (6) acres.
- 3.2.g See Map Section.

3.3 LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

- 3.3.a Type: All new construction or modification of existing structures are subject to the Architectural Review Board and issuance of Certificate of Appropriateness by the Planning and Zoning Commission.
- 3.3.b Height: Maximum height allowed in the City is thirty-five (35 feet).
- 3.3.c Density: Standards allow eighty (80) percent site coverage in areas zoned industrial or commercial.
- 3.3.d Proposed Use of Buildings: Usage is determined by zoning. The redevelopment area encompasses seven (7) zoning districts, these are: General Commercial (C1), Neighborhood Commercial (C2), Riverfront Commercial (C4), Riverfront (RF), Office/Residential (OR), Single Family Residential (R1) and Multi-family Residential (R2).

3.4 APPROXIMATE NUMBER OF DWELLING UNITS IN THE REDEVELOPMENT AREA

- 3.4.a There are 1137 total parcels within the Community Redevelopment Area, consisting of 317 parcels in C1; 74 parcels in C2; 239 parcels in C4; 59 parcels in RF; 72 parcels in OR; 331 parcels in R1; and 45 parcels in R2.

Most of the structures in these areas were constructed prior to 1940. It appears that several properties are not in compliance with the current land development regulations and it is anticipated that these properties may be aggregated to allow redevelopment to meet current codes.

- 3.4.b See Map Section

3.5 PUBLIC LAND USE

- 3.5.a Property intended for public use such as parks, recreation areas, streets and

public improvements are address on Map 4. See Map Section, Map 4, Page 34.

- 3.5.b Not mapped are public utilities or infrastructures. The City can provide sanitary sewer and potable water services to any area of the community redevelopment area.

3.6 NEIGHBORHOOD IMPACT

The redevelopment area contains a total of 649 single family residences, low and moderate income households. The City plans no activities in the project area and the surrounding areas which would impact residential housing in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect the school population, and other matters that would negatively affect the physical and social quality of the neighborhood.

3.7 PROPOSED METHOD OF FINANCING DEVELOPMENT

- 3.7.a It is the intent of the City to use a broad spectrum of funding sources to finance the redevelopment of the redevelopment area, all of which shall be in compliance with federal, state and local statutes and regulations, as applicable.

These are:

- 1. Private Sector Financing
 - 227947312. Infrastructure System Revenue Bonds
 - 227947313. Grant-in-Aid Programs
 - 227947314. Redevelopment Trust Fund for implementation of Tax Increment Financing

3.7.b Federal Grant-in-Aid Programs

These are, but not limited to:

- 1. Economic Development/Business Development Assistance, US Department of Commerce
 - 227947360. Economic Development/Public Works Impact Projects US Department of Commerce
 - 227947600. Community Facilities Loans, US Department of Commerce
 - 227947601. Economic Development Investment Programs, US Department of Commerce
 - 227947602. USDA Rural Development, Housing and Public Infrastructure Grant/Loan Program

3.7.c State Grant-in-Aid Programs

These are, but not limited to:

- 1. Small Cities Community Development Block Grant Program (CDBG),

- Florida Department of Community Affairs
227947648. Historic Preservation Grants, Florida Division of Historic Preservation
227947696. Florida Recreational Development Assistance Program (FRDAP), Department of Environmental Protection
227947697. Conservation and Recreational Land Acquisition Program, Florida Communities Trust
227947698. Governor’s Office of Tourism, Trade and Economic Development, Enterprise Florida
227947699. Public Improvement Projects, Florida Department of Environmental Protection
227947700. Infrastructure Improvement Projects, Northwest Florida Water Management District
227947701. Natural Conservation Programs, Florida Office of Greenways and Trails
227947702. Small Disadvantaged Communities Program, Florida Department of Environmental Protection

3.7.d Local Grant-in-Aid Programs

These are, but not limited to:

1. Franklin County Tourist Development Council
2. Public/Private Partnerships
3. Foundation Grants
4. Private Contributions

3.8 SAFEGUARDS FOR PLAN COMPLIANCE

Compliance with the Plan is assured in that three (3) separate entities of general government will review all activities initiated.

These are:

1. City Commission, City of Apalachicola
227947840. Planning and Zoning Commission, City of Apalachicola
227947888. Community Redevelopment Agency

3.9 RESIDENTIAL USE IN THE REDEVELOPMENT AREA

Elements relating to residential redevelopment will be focused on the elimination of blight to include updating dwellings to meet current codes, reduction of criminal activity, and infrastructure improvements. Programs that encourage historic preservation and increase owner occupancy rates will have positive effects throughout the entire city.

Documents Attached
Resolution – Adoption of Plan

4. EXHIBIT SECTION

4.0 CRA Adoption Process, Procedures, Objectives, and Adoption

Adoption Procedure

- (1) The 1989 Community Redevelopment Plan was prepared by the Office of Community Development, City of Apalachicola, in accordance with Chapter 163.362, Florida Statutes.
- (2) After review by the City’s Planning and Zoning Commission, in respect to compliance with the City’s Comprehensive Plan, the Plan was taken under consideration by the Community Redevelopment Agency.
- (3) Following review by the Agency, it was forwarded to the City Commission with the recommendation for approval
- (4) Pursuant to a Public Hearing held by the City Commission, the Plan was adopted by Resolution of that body.
- (5) The Community Redevelopment Agency completed a review and update of the Plan in 2009 and the same adoption procedures were followed as outlined in Section (4).
- (6) In that the Community Redevelopment Plan is a modification of a previously adopted plan, the modifications were made in strict accordance to Chapter 163.261, Florida Statutes.

Objectives and Purpose of Redevelopment Act

The purpose of the Redevelopment Act is to assist local governments in eliminating and/or preventing blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities. The following paragraphs, outlined in Chapter 163, Florida Statutes, describe those blighted conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for creating and implementing policies and programs.

- *Section 163.335 (1)... 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.

- *Section 163.335 (2)... 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.*
- *Section 163.335 (3)... the powers conferred by this part are for public uses and purposes for which public money may be expended and the power of eminent domain and police power exercised, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.*
- *Section 163.335 (4)... 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.*
- *Section 163.335 (5)... 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.*
- *Section 163.335 (6)...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.

Under the Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision, finding that blight conditions are extant within the defined study area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety and welfare. If an area has such blighted conditions, the governing body would have to establish a Community Redevelopment Agency (CRA).

A Community Redevelopment Plan must be prepared and must provide physical information on the redevelopment area and identify potential programs and project types that can diminish or eradicate the specified blighted conditions. Under the Redevelopment Act, a redevelopment plan is subjected to a compliance review that is conducted by the Local Planning Agency (LPA) before it may be submitted to the City Commission for approval. In the case of the City of Apalachicola, the Planning and Zoning Board is also the LPA.

The LPA has sixty (60) days to review the redevelopment plan for its conformity with the City's Comprehensive Development Plan, addressing the development of the City as a whole and providing comments to the CRA. After receiving comments and recommendations from the LPA, the local governing body shall hold a public hearing on the approval of the Community Redevelopment Plan after public notice has been placed within the accepted general circulation newspaper of the area.

The next step under the Redevelopment Act is the creation of the Redevelopment Trust Fund, established by ordinance and adopted by the City Commission, the governing body that created the CRA. The most recent real property certified tax roll prior to the effective year of the ordinance shall be used to establish the "base year" within the redevelopment area in order to calculate the tax increment. In Apalachicola's case, the assumed timetable to move forward implies that the calculation of the tax increment will utilize the 2009 certified rolls for the proposed CRA area.

Subsequent to the establishment of the redevelopment structure described above, the trust fund becomes funded upon the availability of tax increment revenues. Tax increment revenues become available as the result of increased property assessments associated with new development and redevelopment activities within the redevelopment area beyond the base year. Funds allocated to and deposited into the trust account are to be used by the CRA to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan.

Prior to the City adopting any resolution or ordinance to approve a community redevelopment plan or establish a redevelopment trust fund, the governing body must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the redevelopment area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the redevelopment action.

As a policy matter, it is assumed that the following entities with ties and relationships to the City

of Apalachicola’s government will receive notice of any actions arising from either the findings of necessity analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act.

- Franklin County Government
- The City of Apalachicola
- Franklin County School Board
- Northwest Florida Water Management District

Other entities, including those listed above, that may also exercise certain jurisdiction or control within the same legal boundaries defined for the CRA area will not, as a matter of law or policy of the City, experience any diminution in their ad-valorem revenues arising from the adoption of a resolution that defines or finds blight as described herein.

A. Declaration and Process

Determining if blight conditions exist within the CRA Area is the initial step in ascertaining the designated zone’s appropriateness as a community redevelopment area. This documentation of blight conditions and supporting analysis shall be referred to herein as the “Findings Report”. This Report describes the physical, economic, and regulatory conditions within the community redevelopment study area that are associated with blight or its causes and discusses the need for a community redevelopment area

B. Criteria for Determining Blight

The Redevelopment Act establishes two similar, but discrete, pathways to determine if a study area is a “blighted area,” sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

- The first alternative (Alternative One) involves the layering of two tests. The first test is broadly conditional and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.
- The second alternative (Alternative Two) involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. As in the first alternative, this test relates to specific criteria and it must conclude affirmatively.

Alternative One

The first test for Alternative One requires that a study area identified as a blighted area contain a “substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property.”

The second test for Alternative One must prove that the area must be one in “which two or more of the following factors are present.”

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b) Aggregate assessed values of real property in the area for ad-valorem tax purposes have failed to show any appreciable increase over 5 years prior to the finding of such conditions;
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d) Unsanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Inadequate and outdated building density patterns;
- g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h) Tax or special assessment delinquency exceeding the fair value of the land;
- i) Residential and commercial vacancy rates are higher in the area than in the remainder of the county or municipality;
- j) Incidence of crime in the area are higher than in the remainder of the county or municipality;
- k) Fire and emergency medical service calls to the area are proportionally higher than in the remainder of the county or municipality;
- l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m) Diversity of ownership or defective or unusual conditions of title, which prevent the free alienability of land within the deteriorated or hazardous area; or
- n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Alternative Two

The Redevelopment Act also allows that a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.340 (8), Florida Statutes, are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), Florida Statutes, and Section 163.340 (8), Florida Statutes, agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted.

Documents Attached

Resolution – Need for CRA Agency

Resolution – De-Authorizing the Downtown Development Association and Establishing Agency

Resolution – Adoption of Plan

Public Hearing Advertisement and Related Correspondence

2009 Update Documents

Documents Attached

Map – Redevelopment Area

Map – Land Use and Land Ownership

Map – Open Space and Street Layout

*Land use and Ownership List
2010-2016 Building Permits in the CRA Area
CRA-related Grant Opportunities*