REGULAR MEETING

CITY OF APALACHICOLA

COMMUNITY REDEVELOPMENT AGENCY (CRA)

TUESDAY, AUGUST 11, 2020 - 6 PM

BATTERY PARK COMMUNITY CENTER

1 BAY AVE., APALACHICOLA, FLORIDA 32320

Agenda

I. Call to Order

II. Agenda Adoption

III. Mayor and Commissioner Comments

Conference call with Attorney Dan Hartman

CRA Finance update: $153,703 available in account

IV. Unfinished Business

A. 6th Street Basketball and Tennis court resurfacing quotes

B. Historical Markers update

C. Alley and Street cleaning discussion and RFP

D. Suggested updates to CRA Plan

E. Public bathrooms for 10-Foot Hole area and RFP

F. Naming of CRA Chair/Co-Chair

V. New Business

A. Audit findings. Discussion of statutory noncompliance noted in city's audit report for FYE 9/30/19

B. CRA annual report. Discuss preparation and filing of report for FYE 9/30/19

C. Discussion of claim that Apalachicola Main Street has not reimbursed the CRA for their share of salary and benefits paid to and on behalf of Augusta West during the first quarter of this fiscal year.

APALACHICOLA COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR ACTION
Meeting Date: August 11, 2020

SUBJECT: 6th Street Basketball and Tennis courts

AGENDA INFORMATION:

Agenda Location: Old Business
Item Number: A
Presenter: Mayor Begos

BRIEF SUMMARY:

We received three quotes for resurfacing the 6th Street courts. All three firms suggested turning the tennis court into a Pickleball court because of serious buckling damage to parts of the asphalt base, and the fact that it is not currently a regulation size tennis court.

The three quotes vary widely in scope of work, written guarantees, and price.

1. Sport Surfaces.

Clean and pressure wash; crack repair with three-year guarantee; (2) coats of acrylic base, (2) coats of color; tape sealing for lines. one year guarantee on other work.

Basketball: $11,900

Tennis/Pickleball: $13,900

Total: 25,800

2. American Tennis Courts.

Clean and pressure wash; fill cracks (no guarantee), (1) coat of acrylic base, (2) coats of color. No tape sealing for lines. No guarantee.

$12,905 (includes Basketball and Tennis court, Pickleball lines +$750.)

Total: $13,655

3. Premier Surface Solutions.

Clean and pressure wash; fill cracks (no guarantee); (2) coats of acrylic base, (2) coats of color. No tape sealing for lines. No guarantee.

$9,600 for Basketball court only.

They consider the Tennis court beyond repair and will not quote.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Award contract to Sport Surfaces or American Tennis Courts.

FUNDING SOURCE: Existing CRA funds

ATTACHMENTS: Quotes from (3) firms, aerial showing court size.

SPORT SURFACES
EST. by P. Gold 1998

7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

July 14, 2020
City of Apalachicola
17 Chapman Rd
Apalachicola, FL 32320

Mr. Begos,

It was a pleasure meeting with you and thank you for the opportunity to bid on the resurfacing of a full basketball court and conversion of a small tennis court into two pickleball courts.

Here at Sports Surfaces, we believe that the key to successful business is having the right product/service at the right time, offering the best quality for the lowest price. We are continually striving to be the most innovative, creative, service minded company in the tennis industry.

We have over 100 years of combined experience and our highly skilled technicians are trained to perform all phases of athletic court construction, resurfacing and maintenance.

Sports Surfaces has installed top quality athletic courts right in your neighborhood and all over the world. Our Company has a long list of satisfied customers ranging from private clubs to large athletic facilities.

In addition, we carry a full line of sport court equipment, accessories, and lighting products

Please let us know if you have any questions or comments. For more detailed information about our services and products, please visit our web page at **www.sportsurfaces.com.**

We look forward to hearing from you and the possibility of doing business with you. Our reputation and work history guarantee you have made the right decision.

Sincerely,

Theo Strauss

Estimating / Sales - Sport surfaces LLC

7011 Wilson Rd. West Palm Beach Fl. 33413

888-423-1120

PROPOSAL/AGREEMENT

July 14, 2020

CUSTOMER
City of Apalachicola
17 Chapman Rd
Apalachicola, FL 32320

Agreement made between Sports Surfaces LLC hereinafter called the Contractor, and City of Apalachicola, hereinafter called the Customer, for the resurfacing of a basketball court and conversion of a tennis court to two pickleball courts with respect to the following terms and specifications:

BASKETBALL COURT SURFACE PREPARATION: Area – 50' x 84'

$11,900.00

The Contractor will scrape away delaminated surfacing material lifting from base.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt and oils.
The Contractor will flood the court area to locate and mark "birdbath" depressions holding water.
The Contractor will patch depressions holding water with depth greater than 1/8" using acrylic patch binder.
The Contractor will grind any ridges that have formed around cracks and raised areas due to roots.
The Contractor will clean and fill cracks using acrylic crack filler.
The Contractor will apply the **ARMOR® Crack Repair System** on up to **250 LF** of existing structural cracks to prevent the cracks from returning to the newly surfaced court. **(3 year guarantee no cracking where ARMOR® system is used)**
The Contractor will sand all patched areas in preparation for acrylic surfacing system.

BASKETBALL COURT SURFACING / STRIPING:

The Contractor will apply **(2) Coats of Acrylic Resurfacer** to fill voids and provide a uniform base surface.
The Contractor will apply **(2) Coats of Acrylic Color** to provide to provide in-depth color and texture. Color TBD
The Contractor will accurately locate and mark playing lines on the court surface.
The Contractor will apply striping tape using taping machine for pinpoint accuracy.
The Contractor will seal the tape to eliminate bleeding of line paint onto the court surface outside of the playing lines.
The Contractor will apply line primer to prepare surface for heavy bodied textured acrylic latex line paint.
The Contractor will paint 2" wide basketball playing lines in accordance with high school regulations.

PICKLEBALL COURT SURFACE PREPARATION: Area – 36' x 96'

$13,900.00

The Contractor will scrape away vegetation, dirt, and delaminating surfacing material.
The Contractor will install (4) new 2' x 2' x 3' concrete net post footers with PVC sleeves for pickleball net posts.
The Contractor will pressure clean and power blow court as necessary to remove loose dirt and oils.
The Contractor will flood the court area to locate and mark "birdbath" depressions holding water.
The Contractor will patch depressions holding water with depth greater than 1/8" using acrylic patch binder.
The Contractor will grind any ridges that have formed around cracks and raised areas due to roots.
The Contractor will clean and fill cracks using acrylic crack filler.
The Contractor will apply the **ARMOR® Crack Repair System** on up to 150 LF of existing structural cracks to prevent the cracks from returning to the newly surfaced court. **(3 year guarantee no cracking where ARMOR® system is used)**
The Contractor will sand all patched areas in preparation for acrylic surfacing system.

PRIVACY / TERMS & CONDITIONS POLICY:

Customer agrees that by signing this document they agree to abide by the Sport Surfaces LLC **PRIVACY / TERMS AND CONDITIONS** which can be found at: https://sportsurfaces.com/terms-and-conditions/

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EST. by P. Gold 1998

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GUARANTEE:

The Contractor guarantees all work against defects in workmanship or materials for a period of (1) year from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settlement causing depressions on court, cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Proper tennis shoes must be worn on court. Some hard bottom or dark soled shoes, stilettos, cleats, skateboards, roller blades, bikes, etc. may scuff or damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

CREDIT:

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate in the value of the work completed. No further work shall be accomplished if instalment payments are not made at the time specified.

PROVISIONS:

The Customer agrees to pay a 33% deposit due upon acceptance of proposal
The Customer agrees to pay a 33% deposit due upon commencement.
The Customer agrees to pay balance upon completion of the above-proposed work.

FEE:
The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of:
******TWENTY-FIVE THOUSAND EIGHT HUNDRED DOLLARS ($25,800.00)******

Respectfully submitted by: Theo Strauss Title Estimator

Proposal accepted by: _____ Title _____

***Contractor's Note: court must have a minimum of 1% slope in one plane, and ground outside of court perimeter must be lower than the surface of the court to guarantee removal of water. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas. All stump removal, fence repair, and drainage issues will be done by others.**

AMERICAN TENNIS COURTS, INC.

1272 DOLTONS BRANCH DR. • MOBILE, AL 36606 • President Jeffry M. Nichols
(251) 476-4714 • (800) 654-1821 • FAX (251) 476-4723
www.americantenniscourts.net

June 30, 2020

Mayor Kevin Begos
City of Apalachicola
192 Wagoner Boulevard
Apalachicola, FL 32330

Dear Mayor Begos,

As requested, we are pleased to offer the following quotation for the work to be performed on the basketball and tennis courts located at the two City Parks in Apalachicola.

Option 1. Standard Resurfacing Basketball and Tennis Court (6th Avenue)

For the price of $12,905.00, we will:

1. Thoroughly clean and pressure wash the courts
2. Remove delaminated (buckling) membrane and patch
3. Fill all cracks
4. Fill and level all low areas holding greater than 1/8" of water
5. Install one (1) coat of acrylic resurfacer
6. Install two (2) coats of acrylic color, (color: Medium Green)
7. Install textured playing lines for basketball and tennis

Listed below are some accessories you may wish to add to the basketball and tennis court:

Net and Center Strap	$ 285.00 ea. (1 needed)
Pickle Ball Playing Lines	$ 750.00 (1st set, $450.00 each additional)
Sand and paint the tennis net posts	$ 75.00 ea. (1 needed)
Court Valet	$ 85.00 ea.
Rol Dri	$ 105.00 ea.
Courtsider Bench	$ 295.00 ea.

Option 2. Economy Resurfacing Tennis Courts (14th Street)*

For the price of $8,494.00, we will:

1. Thoroughly clean and pressure wash the courts
2. Fill all cracks
3. Patch the exposed asphalt areas on the court
4. Install two (2) coats of acrylic color, (color: Medium Green/Light Green)
5. Install textured playing lines for tennis

*Must be performed in conjunction with Option 1.

It is recommended that the proposed scope of work only be performed by a **Certified Tennis Court Builder** as designated by the American Sports Builders Association. This quotation only includes work to be performed inside the fence line unless otherwise specified. **Adequate access and water must be made available to the site**. All sprinkler systems must be turned off prior to work commencing (any damages to our workmanship and/or materials by the sprinkler system will be the responsibility of the owner). All labor and materials will have a one (1) year warranty. **Although all work will be performed to manufacturer's specifications, no warranty can be offered on the return of any cracks. It is understood that the cracks can return at any time after the work has been completed (even the next day depending on the movement of the asphalt or concrete pad). (Initial _____).** Two applications of Roundup must be made to kill the vegetation on the court and along the fence prior to work commencing. All debris must be removed from the court and the fence prior to work commencing. The temperature must be 55 degrees and rising for the work to be performed. This quotation does not include the construction of or the repair of any root damage, landscaping, sidewalks, irrigation work, electrical work, fence work, squeegee marks, construction joints, etc. The fence must be repaired prior to work commencing on the single tennis court.

Thank you for the opportunity to offer this quotation. This quotation is valid for 90 days. If you need any additional information, please call me at the number above. If you wish to schedule and have this work performed, sign below and either fax or email a copy of this letter to our office. I look forward to hearing from you and working with you.

Sincerely,

Jeff Nichols

Jeffry M. Nichols
President

_____
Signature of Acceptance

_____
Date

The information contained in this proposal remains the property of American Tennis Courts and cannot be utilized by any other parties without the expressed permission of American Tennis Courts, Inc.

PREMIER
SURFACE SOLUTIONS

ATHLETIC SURFACES / CONCRETE POLISHING

Mayor Kevin Begos
City of Apalachicola
192 Coach Wagoner Blvd

Apalachicola, Fl 32320
(850) 653-9319

kbegos@cityofapalachicola.com

July 10, 2020

Re: Repair and Resurface Courts for the City of Apalachicola

Contractor = Premier Surface Solutions Inc

A. **GENERAL**: Vendor shall provide all personnel necessary to complete the work of this project, which includes, but is not limited to: remove all loose debris, clean the court surfaces, clean all cracks in the court surfaces, fill all cracks in the court surfaces, resurface the courts, repaint the courts, apply tennis playing lines.
B. **SCHEDULE**: TBD
C. **EQUIPMENT:** Vendor will be responsible for providing all equipment, materials and other items required to repair and resurface the one (1) court. Price to include all labor, supplies, materials, equipment.
D. **SPECIFICATIONS**:
    1. CRACK FILLING MATERIAL: The crack fill material shall be a Patching Mix or a Court Patch Binder mix as manufactured by NOVA Sports Inc. or an approved equal.
    2. RESURFACING MATERIAL:
        i. The courts are to be resurfaced with an acrylic resurfacer.
        ii. The resurfacing material is to be covered with combination surface acrylic color coating by NOVA Sports Inc or approved equal. All resurfacing materials will be fortified with sand as per manufacturers mixing instructions.
    3. PAINT MATERIAL: The courts are to be painted with textured latex paint manufactured by NOVA Sports Inc. or an approved equal and to the court standard and dimensions. All Paint coat materials will be fortified with sand as per manufactures mixing instructions.
    4. INSTALLATION:
        i. Court Cleaning: The contractor shall buff or wash, removing stains, mildew and all other loose surface material. All existing court cracks shall be cleaned from all debris and loose material.
        ii. Crack Cleaning & Filling:
            a. All cracks shall be properly cleaned and all loose debris removed
            b. The contractor shall fill each crack greater than 1/8 of an inch with the crack fill material. The contractor will also flow the crack fill material into any small cracks.

            We cannot guarantee that the cracks in the asphalt court will not return or that new cracks will not appear once our surfacing is completed.

            The contractor is to apply the court resurfacing material in **two coats** to the manufacturer's specifications and directions over the entire court surfaced with a broad squeegee according to the manufacture's recommended coverage rates providing a smooth, consistent service.
            c. Once this has cured according to the manufacturer's specifications and directions, the contractor shall apply **two applications** of the color coat material over the entire court.
            d. No applications shall be covered by a successful application until thoroughly cured.
            e. The mixed material shall be homogenous. Segregation before or during application will not be permitted.
            f. The finished surface shall have a uniform appearance and be free from ridges and tool marks.
            g. Colors to be chosen by owner

iii. Court Line Painting:
   a. After completion of the resurfacing and curing time according to the manufacturer's recommendations, two-inch wide solid white textured tennis court playing lines shall be accurately located and marked and hand painted on both courts. All playing lines will meet or exceed USTA standards.
   b. No dark spots due to lack of paint will be accepted.
   c. No oil based line paint of any kind will be accepted.
   d. No machine sprayed lines will be accepted.
   e. All playing lines shall be laid out and marked carefully and laid out within 1/8 inch of regulation dimensions as prescribed by the USTA and ASBA.

iv. Tennis Net posts and Nets
   a. All tennis net posts will be sanded and painted.

Disclaimers:

* Premier Surface Solutions will exercise reasonable care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
* Material and workmanship guaranteed for one year under normal use.

BASE BID for resurfacing as described above in scope of work:

6th Street Courts:

Tennis:	**Irreparable**	
Basketball:	**$9,600.00**	**_____ initial**

Ave D/Hickory Street:

Tennis (2):	**$17,750.00**	**_____initial**

Remove and Replace 6th street tennis court:

To remove the existing asphalt and repave with new asphalt creating two new pickleball courts and repair the existing fencing: $83,500.00 _____initial

Authorized signature: *Rodney E. Reams*
Rodney Reams for PSS

Owner or Owner's Agent's responsibilities:

1. Provide suitable access to water and electricity.
2. Provide Restroom Access

Price accepted:
Authorized signature: _____Date:_____

By: _____
Printed Name

APALACHICOLA COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR ACTION
Meeting Date: August 11, 2020

SUBJECT: Historical Markers Update

AGENDA INFORMATION:

Agenda Location: Unfinished Business
Item Number: B
Presenter: Mayor Begos, Secretary Early

BRIEF SUMMARY:

A draft statement for the AME Church Historical Marker has been created, and feedback is being sought from members of the Hill community. Pastor Gary Reed approved of the draft.

Note: Historical Markers are limited to a set number of words. The draft statement is in that range.

A Draft statement for the Slave Quarters is also being researched.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

n/a

FUNDING SOURCE: Existing CRA funds

ATTACHMENTS: Draft statement

African American churches have stood on this spot for more than 150 years, playing a vital role in the spiritual, educational, and economic growth of the community.

The Methodist Episcopal Church purchased two lots here from the City of Apalachicola on April 16, 1866. Newspaper reports suggest a local church for African Americans existed as far back as 1858.

The first services were held in a nearby blacksmith's shop. A small wooden church was soon built, which was also used as a schoolroom. Emmanuel Smith was the first Stewart.

The name was changed to the St. Paul African Methodist Episcopal Church around 1870, and a Parsonage was built next door in 1882.

In 1892 the congregation took out a $890 loan from Cypress Lumber Co. to construct a larger wooden building. Construction of the current Gothic Revival brick church began in 1913 and was completed in 1921. The stained glass windows were made in Germany.

A thriving African American community surrounded the church at that time, including a Masonic Lodge on 6th Street and numerous grocery stores and oyster houses.

The St. Paul AME Church suffered serious damage from 1951 and 1986 fires, but the community always came together to fund repairs.

APALACHICOLA COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR ACTION
Meeting Date: August 11, 2020

SUBJECT: Alley and Street Cleaning / RFP

AGENDA INFORMATION:

Agenda Location: Unfinished Business
Item Number: C
Presenter: Mayor Begos

BRIEF SUMMARY:

The community, the CRA Board, and the Water & Sewer Dept. have recognized the urgent need to clean alleys across the City. Trash and overgrown vegetation cause W&S maintenance problems and are unsightly.

The City Public Works Dept. has been unable to address this problem. Clearing blight is a fundamental, permitted use of CRA funds. Public RFPs should be issued for alley cleaning in the CRA District.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Publish RFPs for alley cleaning selected areas:
-From 4th Street to 8th Street, between Highway 98 and Ave. M

FUNDING SOURCE: Existing CRA funds

ATTACHMENTS: n/a

APALACHICOLA COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR ACTION
Meeting Date: August 11, 2020

SUBJECT: Updates to CRA Plan

AGENDA INFORMATION:

Agenda Location: Unfinished Business
Item Number: D
Presenter: Commissioner Grove, Mayor Begos

BRIEF SUMMARY:

Commissioner Grove has suggested updates to the CRA Plan.

Previous suggestions were:

-The clearance, landscaping, and maintenance of alleys, right of ways, and parks in the Hill neighborhood and other CRA areas.
-The development of workforce housing within the Hill neighborhood, including the sale and acquisition of real property in the Hill neighborhood for workforce housing.
-Commercial building and facade renovations in the Hill neighborhood.
-Replacement and maintenance of street signs and historical signs in the CRA area, and creation of new historical markers.
-Extra trash pickup in downtown business area during holiday weekends and major festivals.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Review and discuss.

FUNDING SOURCE: n/a

ATTACHMENTS: Plan Revisions

COMMUNITY REDEVELOPMENT PLAN
APALACHICOLA, FLORIDA

Revised June 2017

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1. INTRODUCTION AND CRA HISTORY

City of Apalachicola is located at the confluence of the Apalachicola River and Apalachicola Bay in northwest Florida on the Gulf of Mexico. It is the county seat of Franklin County. The City was founded in 1831 and experienced many periods of prosperity with a booming cotton trade in the 1800's, a prosperous lumber industry in the early 1900's, and a thriving seafood industry over the past 100 years. The community has relied primarily on an economy based in the seafood industry and a growing tourism industry.

In 2012 the centuries old oyster industry collapsed was declared a federally fishery disaster by Secretary Penny Pritzker, US Secretary of Commerce. This collapse was directly due to restricted water flows to the Apalachicola River created by the US Army Corps of Engineers who diverted water to the upper portion of the basin in Georgia. For 30 years Florida has been engaged in a legal battle with Georgia concerning these allocations of water for Georgia via the U.S. Army Corps of Engineers. The issue has gone through the federal court system and was

heard by a U.S. Supreme Court in January 2018, who determined Florida has suffered harm. The Supreme Court remanded the case to a special master to determine possible equitable solutions, and it is expected the case will be heard again by the Supreme Court in 2020.

The collapse of the once thriving oyster industry coupled with the volatile prices of domestic seafood has upended Apalachicola's economic foundation. Apalachicola must find additional growth opportunities that allow its workforce to obtain and sustain quality of life and economic prosperity that is viable and sustainable. Generations of citizens have actively sought to protect the Apalachicola River and bay to ensure its preservation for the future. Apalachicola is located within a National Estuarine Research Reserve and a UNESCO World Biosphere Reserve. Owing to the environmental sensitivity of the surrounding region and its rural isolation, traditional job growth is limited and challenging. However, new economies are emerging such as aquaculture, food tourism, recreational boating and retiring baby boomers in search of "community". Within the CRA area, heavy industry is widely viewed incompatible with the existing seafood and tourist industries and the pristine quality of the natural environment. The city has also preserved much of its historic character and strong maritime culture. Job creation should focus on initiatives that have minimal or no impact on the natural environment and enhance the historic character and maritime heritage of the city. Preservation of historic ~~housing stock~~ built environment is paramount to preserving the city's unique character and a reason tourists are attracted to the area.

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 2017?adopted? and the same adoption procedures were followed.

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

2.1 Planning Process

The City's economic base rests on an uncertain seafood industry and a growing tourist and second home 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 in conjunction with the Florida Department of Community Affairs, Apalachicola Waterfronts Florida Partnership, Florida Communities Trust, Apalachee Regional Planning Council, Riverway South, UGA's Fanning Institute, 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) Waterfronts Florida Apalachicola Vision Plan and the "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 continue support and development of the commercial fishing industry through food tourism and aquaculture; 3) The continued development of facilities to support, recreational boating, fishing 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 a one of the most productive estuarine systems in country that provides a nursery area for many varieties of shrimp, finfish, blue crab and the perfect conditions to grow oysters. Historically 90% of the oysters sold in Florida and 10% of the nationwide supply came from Apalachicola. They were considered some the last wild caught oysters in the world and rated by many as some of the best oysters in the country. The seafood industry in Apalachicola was responsible for $134,000,000 in economic output and an additional $71,000,000 in value added impacts. Decades of restricted flows, coupled with regional droughts, has led to conditions that contributed to the collapse of the oyster industry in 2012 and led to a federally declared fishery disaster. Upstream diversion of fresh water by the US Army Corps of Engineers caused the collapse of the oyster industry and tupelo honey industry. 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 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 Preserve 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 234,715 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 UNESCO's Biosphere Reserve Program. This is a system of international reserves operates under the general guidance of the United Nations Education Scientific and Cultural Organization (UNESCO). These Reserves 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 destination experience. While development

within the Historic District must take into account such designations as historic preservation, 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~~ multifaceted approach. In implementing this objective, the initial phase proposes the continued development of new boating facilities repair 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 structures in the historic district. Documentation and preservation of the city's built environment to expand historic resources d) The development of the commercial seafood industry. This would be accomplished by developing facilities for processing 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 the bay's renewable resource. This plan should encourage a substantial increase in the lease of sovereignty bottom for the purpose of establishing aquaculture. The 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~~ focusing their business plans toward nature/heritage-oriented tourism will be capitalizing on the growing interest in ~~environmentalism~~ recreation and heritage and food 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. A strong concentration of businesses?? 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. ??

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 REDEVLOPMENT PLAN PLANNING PROCESS, PLANNING CONSIDERATIONS, STRATEGIES, AND RECOMMENDATIONS

2.1. Planning Process

The City's economic base rests on a declining seafood industry in transition 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, Waterfronts Florida Vision Plan, Apalachee Regional Planning Council, Riverway South, UGA's Fanning Institute and 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 national estuarine Reserve in the U.S. 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.~~ Funded by NOAA and the Florida Department of Environmental Protection, the Reserve serves as a living laboratories to support coastal research and long-term monitoring integrated research, education and coastal stewardship.

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~~ Biosphere Reserves are selected to conserve a representative diversity of the world's major ecosystems as sites for long term monitoring research and related educational activities and sustainable development.

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 CRAImplementation

The City's basic planning documents mandate that economic development and diversification be achieved through a ~~quadrilateral~~ multifaceted approach. In implementing this objective, the initial phase proposes the continued development of new boating facilities as well as the two existing marinas, 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 Lots4,5,6,7; 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 Lots1,2,3,4,5; 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 AREAINFORMATION

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 waterfrontparcels.

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. 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).

4. APPROXIMATE NUMBER OF DWELLING UNITS IN THE REDEVELOPMENT AREA

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.

4.b. See Map Section

5. PUBLIC LAND USE

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.

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.

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.

7. PROPOSED METHOD OF FINANCING DEVELOPMENT

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
2. Infrastructure System Revenue Bonds
3. Grant-in-Aid Programs
4. Redevelopment Trust Fund for implementation of Tax Increment Financing

7.b. Federal Grant-in-Aid Programs

These are, but not limited to:
1. Economic Development/Business Development Assistance, US Department of Commerce
2. Economic Development/Public Works Impact Projects US Department of Commerce
3. Community Facilities Loans, US Department of Commerce
4. Economic Development Investment Programs, US Department of Commerce
5. USDA Rural Development, Housing and Public Infrastructure Grant/Loan Program

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
2. Historic Preservation Grants, Florida Division of Historic Preservation
3. Florida Recreational Development Assistance Program (FRDAP), Department of Environmental Protection
4. Conservation and Recreational Land Acquisition Program, Florida Communities Trust
5. Governor's Office of Tourism, Trade and Economic Development, Enterprise Florida
6. Public Improvement Projects, Florida Department of Environmental Protection
7. Infrastructure Improvement Projects, Northwest Florida Water Management District
8. Natural Conservation Programs, Florida Office of Greenways and Trails
9. Small Disadvantaged Communities Program, Florida Department of Environmental Protection

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

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
2. Planning and Zoning Commission, City of Apalachicola
3. Community Redevelopment Agency

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
Commission Meeting Minutes – Approval of Resolution to Adopt Plan and Agency

4. EXHIBIT SECTION

1. 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 States, 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

APALACHICOLA COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR ACTION
Meeting Date: August 11, 2020

SUBJECT: Public Bathrooms for the 10-Foot Hole area

AGENDA INFORMATION:

Agenda Location: Unfinished Business
Item Number: E
Presenter: Mayor Begos, Commissioner Elliott

BRIEF SUMMARY:

There is widespread agreement that public bathrooms are needed at 10-Foot Hole. The CRA has money available.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Issue RFP to repair bathrooms at the Community Center and install access or security system.

FUNDING SOURCE: Existing CRA funds

ATTACHMENTS: n/a

APALACHICOLA COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR ACTION
Meeting Date: August 11, 2020

SUBJECT: Naming of CRA Chair / Co-Chair

AGENDA INFORMATION:

Agenda Location: Unfinished Business
Item Number: F
Presenter: Commissioner George, Mayor Begos

BRIEF SUMMARY:

Commissioner George suggests the CRA name a Chair and Co-Chair.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

FUNDING SOURCE: n/a

ATTACHMENTS: n/a