



***City of Quincy Community Redevelopment Agency***

***Redevelopment Plan***

# ***Introduction***

This community redevelopment plan is intended to serve as a strategy to guide the activities of the City of Quincy Redevelopment Agency within a designated redevelopment area.

Clarification of the goals of the community redevelopment plan is being initiated through a continuing process that seeks to collect input from community residents, businesses and organizations. This process is intended to be holistic in that it addresses the full range of issues of importance to the residents. It is collaborative in that it is intended to bring together a full range of people including residents, neighborhood institutions and businesses, service organizations and government officials.

Community assets and community goals have been identified through a thoughtful and inclusive process that included meetings and workshops designed to insure that each participant had the opportunity to share ideas and opinions.

Citizens envision a relationship between local government and themselves in which they take a more active role, investing time and effort for the betterment of community life. In the community residents envision there will be ample opportunities for participation in decision-making that affects the City of Quincy CRA.

***The community's vision placed priority on economic development, quality affordable housing, historic preservation, infrastructure and environmental development, Parks and Recreation and Community Policing.***

## Economic Development

**Business Park** - To respond to the decline in employers, a strategy to address economic development is to support industries to locate in the CRA. Current strategies involve the recruitment of corporations into the Business Park located in the southernmost portion of the CRA. The CRA should focus its resources on assisting local industries to relocate from existing facilities into the Business Park where they can take advantage of newer expanded facilities and technology to increase their operations. Through tax increment financing, tax credits and other financing techniques the CRA can assist local industries and businesses develop and expand.

**Small to Medium Size Business Owners (less than 50 employees/Entrepreneurs)** - To support business owners and foster entrepreneurship the CRA may provide programs and projects that support small businesses. Through the support of local resources available from the small business development center at Florida A & M University and the US Small business Administration information may be disseminated to the community regarding financial assistance programs. The CRA may work with the WAGES Big Bend Workforce Development Board to identify employment needs of small and career interest of WAGES participants. Job training may be supported to train the workforce.

The key to business development is to recruit the entrepreneurs that need store fronts and office space. The CRA will identify buildings that can operate as incubators for new firms. For those buildings identified as brownfields they can be identified as incubator space and provided at lower than market rents to attract new or expanding businesses and entrepreneurs.

**Commercial/Retail/Office Areas** – A business corridor is located at the intersections of Jefferson Street (SR 90) and South Adams (SR 268). These businesses are well established and vital to the CRA area. However, the façade of the buildings need to be updated and renovated to enhance their appearance and contribute to the historical character of the Central Business District. These businesses should be the subject of a design charette where the business owners and property owners, with the assistance of the CRA identify priorities for the renovation and development of this business corridor. Small business revolving loans at low interest rates should be made available to the community for business projects. The Chamber of Commerce, as well as the Main Street Program, can assist with the marketing, advertising, and other services to promote the small businesses in the CRA. In addition, this corridor has infill lots that can be developed with the assistance of CRA for additional business development needs.

**Industrial Development (Brownfields)** – The brownfields target area for the City of Quincy, Gadsden County, Florida is the Community Redevelopment Area (CRA) for the City. The overall brownfields effort has as its ultimate target a redevelopment strategy to provide employment opportunities to the CRA through public/private ventures. The focus is on existing real estate assets and human resources in the area as a multifaceted strategy involving the rehabilitation and renovation of brownfield sites. The establishment of businesses in the redeveloped brownfield sites can provide employment opportunities. The redeveloped sites would serve as anchors of the economic

development strategy with the key to the success being the provision of quality businesses and trained employees to assist the businesses in development and expansion.

To accomplish the industrial and Brownfields redevelopment strategy the CRA will engage in site selection, identification, assessment and clean up of brownfield sites within the city limits. Therefore, the City of Quincy has the advantage of having large abandoned industrial lands that can be redeveloped to foster economic growth. However, the City has to “clean up” its brownfield sites for the sake of attracting economy by alleviating the stigma associated with its many brownfield sites. Consider that many of these sites are prime pieces of real estate in terms of location and access to infrastructure, urban services and utilities but the cost of cleanup does not make them economically feasible for redevelopment. Even more disheartening are those sites that can be redeveloped, but because of perception of contamination are not evaluated for redevelopment.

The CRA Agency should work with local real estate development community to find developers for the brownfield sites after they have been assessed and the cleanup cost estimated and designed. It is even desired to engage in the clean up and mitigation of such sites before marketing them to the development community for economic development projects. The redevelopment agency will function as a central organization and clearinghouse for such sites. Local non-profits are one such potential developer as well as governmental organizations.

## **GOALS, OBJECTIVE AND POLICIES**

**Goal 1: The CRA may increase in the number of employment opportunities through the support of business development.**

**Objective 1.1: The CRA may increase the number of small businesses through programs and projects that directly support business development.**

**Policy 1:1:1 The CRA may establish partnerships through Memorandums of Agreement and Understanding with the Industrial Authority Board, the Chamber of Commerce, Governor’s Office and Big Bend Workforce Development, Inc. and other organizations for business development.**

**Police 1:1:2 The CRA may establish affordable commercial and office space available for entrepreneurs and business development.**

**Objective 1.2: The CRA may support the Main Street Program.**

**Policy 1.2.1: The CRA may support aesthetic improvement of commercial and office districts.**

**Policy 1.2.2: The CRA may support community events and festivals developed by the Main Street Program in order to promote commercial activity for the area.**

**Goal 2: The elimination of blight contributed to by abandoned, idle and underutilized Industrial properties.**

**Objective 2.1: The establishment and implementation of a Brownfields Redevelopment Strategy to protect the public's health promote a sustainable environment and generate business and employment development.**

**Policy 2.1.1: The support of businesses through financial incentives and packages for development and expansion into redeveloped Brownfield properties.**

# HISTORICAL PRESERVATION

The City of Quincy has been endowed with a rich cultural tradition based on a historic agricultural society. A growing need exists to take significant steps in preserving this heritage in such a way that enhances the community both physically and economically. Merging goals of traditional historic preservation with the further development of heritage tourism and eco-tourism within the CRA provides a unique opportunity to preserve and exhibit valuable community resources. Heritage tourism in Quincy means agri-tourism and must be encouraged and established through identifying and publicizing potential places of interests to visitors (agri-business and farms) and the establishment of food/crop festivals.

The role of historical preservation in economic development is well understood by many communities. Historical preservation involves the maintenance of properties to structural integrity and esthetic appeal. It returns property value to a community by removing older dilapidated structures to functional use. Tourism is also promoted by creating appeal and climate that attracts population. Therefore, the historical preservation activities of the CRA will contribute to economic development for restoring properties to functional use to provide a tax base and to promote tourism and community character.

**Agri-tourism** – is the promotion of community events, holidays and occasions that as celebrations are part of the cultural and historical fabric of the area. Efforts to retain these traditions should be made and expanded to be more inclusive by reaching out to a broader community to promote awareness and participation. These events can become economic development strategies through tourism and fostering a civic pride. The Main Street Program, in cooperation with the CRA, can promote such events to incorporate cultural heritage. Food festivals are such events that can promote the agricultural history of the area, and incorporate tours of farms and agri-business operations to demonstrate the agricultural heritage of the area.

**Eco-Tourism** – is the promotion of natural and open space areas that provide opportunity for residents and tourist to enjoy the natural areas of the area. Naturalist, environmental scientist and ordinary people who enjoy the serenity of a walk along a running brook spring feed with clean clear waters, will appreciate the ingenuity of designing a stormwater conveyance, attenuation and treatment system in total balance with social and environmental issues. The Tanyard Branch Creek System, located in the center of the CRA, along with its tributaries, can be designed into a park system with nature trails. The 1996 Historical Survey of the City of Quincy identified the historical use of the Tanyard Creek System for baptisms by area churches, swimming for local youth and as the potable water drinking source at the time of the City's establishment.

**Residential Uses** – The historical assets of the area were studied in the 1996 Historical Survey of Quincy conducted by the State Department of Historic Preservation. The study identified the architectural and cultural heritage of a portion of the CRA. This survey which is incorporated into this document by reference presents, amongst other things, the historical assets of the older and culturally

significant properties. The 1996 survey concluded and recommended that the areas surveyed be proposed for National Registered Historic District Designation.

**Commercial and Industrial Properties** – This plan proposes an expansion of the 1996 area initially survey because the survey focused on residential land uses predominantly. The recommendation to expand the historical survey is to include commercial and industrial sites for inclusion in the proposed National Registered Historic District Designation. The 1996 survey identified historical resources predominantly with emphasis on the architecture of homes and on genealogy. Specifically, the 1996 survey map boundaries to include additional properties that involve commercial, industrial and other land uses that have historical and cultural significance.

## **GOALS, OBJECTIVE AND POLICIES**

**Goal 1: To preserve the historical, cultural and architectural heritage of the area**

**Objective 1.1: The CRA Agency Board may establish a historical and architectural review board for the historical, cultural and architectural properties within the CRA.**

**Policy 1.1.1 The CRA Agency Board may complete with the support of the City of Quincy and submit to the Florida Department of State the Certified Local Government application for Historical Designation in order to be eligible to receive preservation grants, technical assistance and other assistance.**

**Objective 1.2: The CRA may be responsible for establishing architectural guidelines for existing and proposed development in the area to support architectural integrity.**

**Policy 1.2.1: The CRA may adopt design guidelines and standards to promote the aesthetic character of the CRA in coordination with the Main Street Program.**

**Objective 1.3: The CRA Historical Review Board may propose the area identified in the 1996 City of Quincy Historical Survey of the African-American community, along with the CRA plan's proposed boundary changes that expands the 1996 survey to include commercial, industrial, and other land uses, for local state and National Register of Historic District Designation.**

**Policy 1.3.1: The CRA Historical Review Board may on a consistent basis identify resources such as grants and loans for the acquisition, renovation and maintenance of the architecturally and historically identified properties of the community.**

**Object 1.4: The CRA may support the Main Street Program for the promotion of historical district and properties.**

**Policy 1.4: The CRA may hold in coordination with the Main Street Program community events that foster community pride and tourism.**

# INFRASTRUCTURE

The sewage treatment plant is located in the Northeast Section of the CRA of GF&A Drive just north of State Road 90. The plant has a permitted discharge capacity of 1.5 million gallons per day which is released into the Quincy Creek. The sewage treatment plant was constructed in 1959, upgraded in 1985 and again in 2000. The forecast for permitted capacity needs is 1.8 million gallons per day anticipated. The City of Quincy 201 Facility Plan dated August 1997 identifies that the South Trunk and the GF&A Trunk are reaching their pipe capacities. The South Trunk is at 82% pipe permitted capacity, thus development in the recently annexed areas that total some 924-acres could be affected.

The City must take immediate measures to reduce discharge. The City is considering several strategies. One strategy is to obtain a permitted discharge increase for the Quincy Creek. Another strategy is to upgrade the plant for water reclamation/reuse. Immediate, short term strategies are to minimize storm water in flow and active water conservation measures. Keeping storm water out of the treatment facility is an immediate measure that can reduce the amount of wastewater discharges into the Quincy Creek.

The CRA may review the City's treatment study as necessary and submit recommendations after consultation with City Staff. The issue should be viewed from the perspective of short term and long term economic development needs. grants that will support the reuse of waste water. CRA could generate an income from water reclamation/reuse for future economic development projects. In addition, new businesses and employment opportunities can be developed from the water reuse and reclamation industry. If deemed necessary, a new sewage treatment plant could be developed within the recently annexed 924-acre area in order to accommodate future growth and development in the southern portion of the city and reduce the need to pump through lift stations sewage to north.

## GOALS, OBJECTIVE AND POLICIES

**Goal 1: The CRA may ensure there are adequate sewer systems and treatments to be concurrent and accommodate growth and development.**

**Objective 1.1: The CRA Board may review City studies regarding sewer treatment needs.**

**Policy 1.1.1 The CRA Board may identify and recommend, with the assistance of the City, the strategy to remedy sewer capacity needs.**

**Objective 1.2: The CRA may develop innovative water reuse and water reclamation facilities to reduce loading of the sewage treatment plant and discharge into the Quincy Creek.**

**Policy 1.2.1: The CRA may provide reclaimed water to various irrigation uses such as agriculture, horticulture and parks and recreation**



**Policy 1.2.2: The CRA may support water conservation measures and projects to reduce storm water inflow into the sewage treatment facility.**

## **SEWAGE TREATMENT**

As of May 1, 2000 the actual total water users currently in the system is 3,704 installed meters. The total users, by land uses, are comprised of residential users with approximately 3130 meters, commercial and industrial users with 445 meters, and 44 existing meters for governmental land uses. There are three aerial tanks for gravity fee hydrostatic pressure systems within the City and of these systems one tower is within the CRA. Combined, the towers have approximately 1.2 million gallons of water stored at one time. At the plant, the storage capacity is comprised of three reservoir tanks with a combined capacity of 1.8 million gallons. The proximate daily output permitted is 3.6 million gallons a day and the actual usage is 1.44 million gallons as day. The water quality that comes through the water supply system such as the Quincy Creed surface water source and wells, are treated at the treatment facility.

### **GOALS, OBJECTIVE AND POLICIES**

**Goal 1: The CRA may assist and support the City to provide an adequate supply of safe drinking water to accommodate current and future needs of area.**

**Policy 1.1: Determine the feasibility of building a water treatment facility to accommodate future development in the CRA.**

**Objective 1.1.2: The CRA may assist and support the City identify and develop another water source to meet future needs of the area.**

**Policy 1.2: The CRA may review and make recommendations to studies that address the additional water supply needs of the City.**

## **GAS**

Current assessments demonstrate that as a source for home heating there is a surplus of gas capacity available within the City. The City can obtain as much as 4600 million cubic feet of gas per day. Gas is typically more affordable as affordable as a home heating source than electricity.

The City of Quincy has a program that provides gas and gas appliances at no cost for residential installation. The City will run from the gas mains and meter the tap to residences. This program can assist making the homes more affordable housing, by reducing the cost of the home and fixture/appliances.

### **GOALS, OBJECTIVE AND POLICIES**

**Goal 1: The CRA may support programs that reduce the cost of home heating.**

**Objective 1.1: The CRA may increase the number of users for gas as a home heating and cooking source.**

**Policy 1.1.1: The CRA may engage in a marketing campaign to existing homeowners and new residential developments the availability of gas and gas appliances as an affordable heating and cooking source.**

## **ELECTRICITY**

Based on February 2008 data obtained from the City of Quincy Public Works Department computerized table entitled use by user types the following information was obtained for utilities data:

The numbers of user by meters for electricity for residential users are 3,921 electrical meters, and for commercial and industrial user it is 771 electrical meters. Electricity is purchased from Florida Power and South Eastern Woodham Dam. There are two substations with 35 megawatts and 15 megawatts available respectively. The peak demand is 35 megawatts. There is an adequate supply of electricity and there is the ability to acquire more from the providers. However, an additional substation is needed to accommodate growth within the annexed area to distribute electricity for future users. Additionally, power lines to new development and annexed areas should be underground in order to limit electricity interference from fallen lines typically attributable to fallen trees and tree limbs. A current identified issue within the CRA is the presence of electrical lines running across private property without right of ways/easements.

### **GOALS, OBJECTIVE AND POLICIES**

**Goal 1: The CRA may ensure the provision of electrical serve for all land uses within the area to meet demand and be concurrent with development.**

**Objective 1.1: The CRA may evaluate the need for an additional substation to accommodate for future growth, especially for the Business Park and annexed area.**

**Objective 1.2: The CRA may require all new developments with area, especially those within the business park to provide underground utilities.**

## STORMWATER FACILITIES

The Tanyard Branch Creek system is a natural creek system that is being used by the City for stormwater conveyance and retention/detention. According to the storm water management study conducted by the NFWMD in 1994, the urban storm waters system in Quincy is a major source of water pollution. As discussed in the document, the natural creek acts as a storm water conveyance system carrying untreated storm waters known to have bacteria, metal and chemical compounds that are dangerous to human health. Though untreated the Tanyard Branch system runs along the backyards of homes in the CRA. As a result, this is a public health concern because children play in the creek system.

The existing stormwater conveyance system needs to be retrofitted with inlet baffles inlet box filters. New technology is available that will remove 99% of the contaminants at the drain. Secondary treatment occurs at a retention/detention pond through evaporation and designed systems such as swales, stream beds, and attenuation structures. The "A" designated flood zone lands along the Tanyard Branch, its tributaries, and its stream may be sued for clean up, and historical water reclamation, and provide for endangered and protected species of plants that are only found in this particular area because of the topography which creates micro climates and ravine systems from the hills. The goal is to have untreated storm water entering to the Tanyard Branch in order for it to be established as Class II water for recreational purposes.

Currently, there are many laws that require all storm water be retained on site through onsite treatment, retention, detention and filtration systems. Since the City of Quincy uses stormwater conveyance for many existing developments the treatment must be retrofitted to clean up. The CRA has received from storm water management a commitment for assistance in the restoration project of the Tanyard Branch. Matching funds, in kind services in design, management, maintenance and technical assistance are to be provided.

The source of the Tanyard Branch is natural springs due to hydrostatic pressure. Storm water occurs because of the topographical features of the landscape. The urban infrastructure is using the system as a means to transfer the storm water runoff to a detention pond adjacent to GF&A Drive. Currently, this is a violation of state laws that states that no development will be allowed to discharge or convey untreated storm water. Storm water is a source of high pollutants and water quality deteriorates from compounds such as heavy metals, chemicals, and bacteria found in storm water. The City of Quincy has built attenuation facilities to treat stormwater runoff but they are only catching and treating about 10% of the runoff and current construction of attenuation and filtration systems will account for only an additional 10-15%. The CRA goal is to have 100% of the storm water in redevelopment as treated.

## **GOALS, OBJECTIVE AND POLICIES**

**Goal 1: The CRA may support a storm water conveyance system that is no polluted with chemical, bacteria and metals.**

**Objective 1.1: The CRA with the cooperation of the City of Quincy, Gadsden County and State Agencies, may eliminate the Tanyard Branch Creek System's negative impacts to public health and environmental health.**

**Policy 1.1.1: The existing storm water conveyance system may be retrofitted with inlet baffles, inlet box filters and other modern technology that will remove 99% of the contaminants at the drain.**

**Policy 1.1.2: All new development may be connected to the storm water system and contain primary treatment on-site that remove 99% of the contaminants at the drain.**

**Policy 1.1.3: The CRA may work with the Northwest Florida Water Management District to clean up and restore the Tanyard Branch Creek System.**

**Policy 1.1.4: The CRA may upgrade and expand the retention/detention pond along GF&A Drive in order to provide secondary treatment for the Tanyard Branch conveyance system that includes designed systems such as swales, stream beds and attenuation structures.**

## **ENVIRONMENTAL**

**Topography** - of Gadsden County in general is that of rolling hills. Considering the relatively flat and often at sea level topography for the state as a whole, Gadsden County differs from the rest of the state because it has some of the highest elevations. The rolling topography is continued within the City of Quincy and specifically within the redevelopment, area with the highest elevation of approximately 285 feet above sea level. Other summits are typically between the range of 200 and 260 feet. Specifically, the rolling topography is part of the foothill range of the Appalachian Mountains and the rolling hills create a pastoral landscape with ridges and ravines for the area.

**Goal 1: The CRA may protect and appreciate its upland areas and the associated environments.**

**Objective 1.1: Developments should be designed to consider the rolling topography and pastoral view sheds for aesthetic development of the CRA.**

**Policy 1.1.1: Land Development Codes may be established that promote pastoral views and engage in tree/canopy protection.**

**Wetlands** - The redevelopment area has a significant inventory of wetlands which are identified as conservation land uses on the Future Land Use Map. There are three large continuous wetland systems. One being located within the City's Business Park, the second is adjacent to the GF&A road which is used for stormwater conveyance and retention including the Tanyard Branch creek and the last is located south of the Industrial Park in the southwest section of the CRA.

## **GOALS, OBJECTIVES AND POLICIES**

**Goal 1: Development may be avoided within wetland areas and flood ways.**

**Objective 1: The CRA may support planning techniques, such as density transfers, transfer of development rights, and others to prevent development within wetland areas and flood ways.**

**Objective 2: Where feasible, the CRA may mitigate impacts to wetland areas through acquisition activities.**

## **Natural and Man Made Disasters**

The CRA contains flood zone areas that are identified as “A” zones which are defined as an area of flood hazard without water surface elevations determined. Recognizing that properties and persons within the CRA are vulnerable to flooding, hurricanes, tornadoes, fires, and all natural and man-made disasters, it is important that the CRA engage in disaster preparedness. It is important that within the CRA mitigation against repetitive loss flooding is conducted and storm water attenuation facilities are established to prevent flooding occurrences.

## **GOALS, OBJECTIVES AND POLICIES**

**Goal 1: The CRA may support disaster preparedness and planning efforts and programs.**

**Objective 1.1: The CRA may participate in the National Flood Insurance Flood plain management and flood mitigation assistance programs in order to be established in the community rating systems at both the State and Federal Government levels.**

**Objective 1.2: The CRA may participate in the state and federal “Project Impact” program to initiate becoming a Disaster Resistant Community.**

**Objective 1.3: The CRA may support the elimination or reduction of “repetitive losses” which are due to hazards, either natural or manmade.**



## Regional Resources

**Business Development and Tourism - The** City of Quincy is located in the Panhandle Area of Florida. More specifically, it is in the Big Bend Area of Florida. This area is often described as Florida with a Southern Style, which refers to the similarity of the area to the environmental and vegetation more similar to Alabama, Mississippi and Georgia than to southern Florida's topography, climate and environment. Gadsden County is bordered to the North by the State of Georgia and Alabama and the City of Quincy is some 30 minutes from the borders of these states. Access to these areas is a regional resource because it provides access to different economic markets and climate zones for the tourist, vacationers and businesses.

Within, the southeastern region the City of Quincy is some six hours drive to Atlanta, Georgia, Birmingham, Alabama, or New Orleans, Louisiana. Therefore, businesses have access to these large markets and existing truck and train routes puts the City of Quincy business community in a central location to deliver manufactured goods and farm products to these markets. The current airport transport is underdeveloped and the city of Quincy does not have a port in order to deliver cargo. However, regional resources within the state demonstrate against the City of Quincy's excellent location because it has access to several major ports for the state and nation. The ports of Jacksonville, Panama City, Pensacola, and the recently emerging port of St. Joe (located 1.5 hours south of the City of Quincy) demonstrate its regional access to transportation, including shipping services. Airports include the Gadsden County Airport, and the City of Quincy Municipal Airport within the area. However, the City of Tallahassee provides the nearest airport of significant scale to service the area with major airlines and travel destinations.

Regional resources also include parks and recreational destinations. The City of Quincy has access to the nation's finest beaches, rated in the top ten for the nation for the past five years. The beaches are located approximately one hours south of the City, at St. George Island, Carrabelle, Cape San Blas, and Panama City. In addition, to the beaches, other resources are access to fishing, hunting, hiking, boating, bird watching and other outdoor activities in the region. Gadsden County has Lake Talquin, Lake Seminole, the Apalachicola River, the Ochlockonee River, and the New River, as major fishing and boating/canoeing environments. In addition, the Robert Brent and other national and private hunting parks and preserves provide excellent hunting opportunities. The Torreya State Park is located in adjacent Liberty County and has been voted "the State's Best" and is located on the Apalachicola River. There are numerous ways to enjoy the outdoors and nature of the area.

However, these resources are underutilized because the facilities to accommodate tourist/vacationers that would be attracted to the county's environment are limited and promotion of the areas resources scarce. Consider that the State's economy is predominantly based on tourism; Gadsden County lags behind tremendously in getting its share of the tourist economy. The CRA can support "eco-tourism" and tourism in general, by planning for those facilities that accommodate tourist.

Data on tourism identifies several reputable bed and breakfast inns and motels, with one motel being within the CRA. Two new hotels have been constructed on Interstate 10 but are not within the city limits. The Gadsden Art Trail is located within the city and should be considered for identification within the CRA. There are numerous avenues to promote economic development through parks and recreational facilities. The CRA can provide those places desirable for social and cultural events such as family reunions, weddings, and picnics.

## **GOALS, OBJECTIVES AND POLICIES**

**Goal 1: The CRA may promote tourism, including tourism that is agriculturally and environmentally based, referred to as “agri-tourism” and “econ-tourism”.**

**Objective 1.1: The CRA may increase the number of facilities that can accommodate tourist and tourism development.**

**Policy 1.1.1: Land use designations may be established within the CRA that will accommodate recreational vehicle parks in order to provide tourist appropriate facilities for tourism development.**

# **PARKS, RECREATION AND YOUTH DEVELOPMENT**

The comprehensive plan identifies goals, objectives and policies that address the Level of Service (LOS) for park and recreational facilities and dedication of sites in new developments to meet LOS requirements. The comprehensive plan does not identify a deficiency for the LOS for parks based on the current population projections for the city. However, despite access to parks and recreational activities within the neighborhood and community parks for residents, the City is not actively promoting tourism or its recreational/park amenities from the perspective of economic development.

The City's Park Department has recent surveys of resident needs for park facilities that include the expansion of youth activities outside of the traditional sports. The CRA should provide for parks and recreational facilities that incorporate newer sports and avenues of recreation for the area, especially for youth development. Facilities for sports, such as golf, bicycling, walking, soccer, roller skating, skateboarding, and others are not provided in general. In addition, climate impacts participation in sports. The hot and humid summer months renders some outdoors sports difficult to engage in. Therefore, the City should make efforts to provide more indoor sport opportunities for summer months when school is not in session, for example, indoor tennis, basketball, volleyball, and swimming. In addition, to traditional team sports recreational activities should be expanded to include those activities that promote the performing arts, handicrafts/arts, games (such as billiards, ping-pong and arcade), and technology such as computers. It is recommended that the definition of recreation for the purposes of this plan be expanded to include arts (including performing arts), handicrafts, electronic games, and computer technology in order to support the interest of youth and encourage activities that enrich learning and career development of young people.

## **Goals, Objectives and Policies:**

**Goal 1: To ensure a variety of adequate and accessible recreational and park facilities within the CRA to meet the interest of residents, especially the youth.**

**Objective 1.1: The CRA may assist the City in the design and restoration of the Tanyard Branch Creek System and its tributaries to a nature trail system.**

**Objective 1.2: The CRA may engage in fund raising activities and solicit grants to provide a wide range of parks, recreational and open space facilities and activities within the area.**

**Objective 1.3: The CRA may promote youth development by supporting field trips to neighborhood, community, and regional parks, open space and recreational facilities.**

# COMMUNITY POLICING

The Florida Statute provide for the ability of neighborhoods within the CRA to engage in community policing. The purpose of community policing is to combat the use of deteriorating, dilapidating and blighted areas from being used for criminal activities. Often abandoned structures become those areas where illegal activities and crimes occur. The eradication of such structures within the CRA and the development of a vibrant and sustainable community will combat criminality. Maintain safety while redevelopments activities are occurring, that often disrupt the activities of criminal elements, are important to the redevelopment strategy. The protection of life and property can be done by ensuring trespassing laws are enforced and abandoned properties are secure by being locked or boarded. Safety for young children that often venture onto sites that need to be redeveloped should be considered and the community informed of known hazards. Community policing should be initiated early into the redevelopment process with officers that can patrol the area by bicycle, foot or horse. A substation for the CRA can be provided that is centrally located. Also, the community policing officers can work with the City's Fire Department to report any potential fire hazards. Safety in the redevelopment area is a key to the success of the redevelopment strategy.

## Goals, Objective and Policies

**Goal 1: Protect young children and residents within the CRA from hazards associated in general with unsafe facilities and sites.**

**Objective 1.1: Establish community policing initiatives within the CRA.**

**Policy 1.1.1: Establish a community policing substation within the CRA.**

**Policy 1.1.2: Provide for community policing officers that can patrol the CRA by foot, bicycle, and/or horse.**

**Objective 1.2: Provide patrols within the CRA to protect redevelopment activities.**

**Objective 1.3: Ensure that all abandoned, idle and dilapidating structures are secure and the community is informed of safety issues.**

**Policy 1.3.1: Notify property owners of abandoned/vacant structures of code violations regarding securing property from vagrants and trespassing.**

## **TAX INCREMENT FINANCING**

Pursuant to F.S. 163.385, 163.387 and 163.390 the redevelopment agency can issue bonds, establish a trust fund, and use bonds as legal investments to fund the redevelopment area plan. Also, pursuant to F.S. 163.353 the power of the taxing authority to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority can be done.

Redevelopment agencies, through statute, have the aforementioned financing techniques, as well as others, which are Tax Increment Financing tools to fund public investments in an area designated for redevelopment. Through capturing, for a specified time (typically from 15 to 20 years), all or a portion of the increased tax revenue that can be generated from the redevelopment activities and projects created by private investment. As private investments add to the tax base, the increased tax revenues are placed in a special fund that can only be used for public purposes permitted by law and are under the control of the City's redevelopment agency. Bonds can be sold at the outset of the redevelopment plan by a redevelopment agency so those funds are available for "startup" expenses, such as infrastructure and/or land assembly. The bonds are retired with the revenues deposited in the special fund. It is recommended that the City and The Redevelopment Agency consider bond financing for the infrastructure and land assembly needs of the CRA. Considering that currently, only approximately one third of the total ad valorem taxes generated are within the CRA, substantial development would have to occur in the short term to increase the tax base for repayment of the bond.

# REDEVELOPMENT PROGRAMS & PROJECTS PLANNED FOR YEARS 2015- 2019

## **Land Acquisition**

Residential Properties located in Wetlands  
Repetitive Loss Properties from Flooding  
CRA Office Facility  
Properties to create economic development opportunities

## **Relocation Assistance**

Residential Properties located in Wetlands  
Repetitive Loss Properties from Flooding

## **Historical Preservation**

Site Acquisition & Renovation

## **Affordable Housing**

Retrofit/Rehabilitation Assistance (Direct Grant)  
Provision of Affordable Lots  
Down Payment Assistance  
Elderly Housing Assistance

## **Economic Development**

Business Assistance (Revolving Loan Fund)  
Main Street Program  
Assistance Site/Location and Incubator Space  
Assistance Financial Incentives  
Training/Staffing Assistance

### **Parks, Recreation & Youth Development**

Identify resources to help City maintain Tanyard Creek Branch System  
Assist with fundraising and soliciting grants  
Assist in promoting youth development programs and activities

### **Community Policing**

Identify resources to help maintain/repair R D Edwards Building  
Assist in establishing community policing initiatives  
Assist with identifying resources and soliciting grants  
Assist in promoting crime prevention programs and activities







## **FUNDING SOURCES FOR IMPLEMENTATION OF PLAN**

Pursuant to F.S. 163,445, assistance to community redevelopment by state agencies may be provided, upon request, in such forms as technical and advisory, at no charge if available, to the redevelopment agency.

### **Infrastructure:**

Florida Department of Environmental Protection  
F.S. Chapter 62-104 Water Resources Restoration and Preservation  
F.S. 18-8 Conservation and Recreational Lands  
F.S. 62-505 Small Community Wastewater Construction Grants Program  
F.S. 62-610 Reuse of Reclaimed Water and Land Application  
F.S. 62-788 The Voluntary Cleanup Tax Credit Rule  
F.S. 62-4 Permits  
F.S. 62-785 Brown Fields Cleanup Criteria Rule

### **Water Management District:**

This agency can assist with matching funds of up to 25%, technical assistance and partnership.  
Florida Department of Transportation

### **Historic Preservation:**

Florida Department of State, Bureau of Historic Preservation  
F.S. Chapter 267  
Florida Humanities Council  
National Endowment of the Arts

### **Affordable Housing:**

Housing and Urban Development (HUD)  
Florida Department of Community Affairs (FDCA)