

CITY OF QUINCY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT AREA PLAN

PURSANT TO FLORIDA STATUTE CHAPTER 163.60

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COMMUNITY REDEVELOPMENT AREA

F.S. 163.360 (1): “Community Redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such as appropriate for community redevelopment”.

The City of Quincy Commission passed, by resolution, and then ordinance, a Community Redevelopment Area because of blight, dilapidation, and deterioration. The CRA is located on the south side of the City of Quincy and bordered by State Highway 90 to the north, Interstate 10 to the south and the city boundaries on the east and west borders. This area can also be identified as census tract 207 which includes the southern half of the City of Quincy, which is the County seat. The City is divided into six planning districts/enumeration districts. The target area, the southern portion of the City of Quincy, includes three enumeration districts, which are number 635, 636 and 637.

A summary of major social and economic conditions existing in the CRA demonstrates the need for redevelopment efforts. The 1990 US Census shows a poverty rate of 29.2%, with 36.9% of children aged 5 to 17 living in poverty. The census also identified Gadsden County as 7th in the state for the number of families on public assistance for three of the last five years with 30.9%. The unemployment rate from the Florida Department of Labor for 1999 is 5%. The school dropout rate from the Florida Department of Education is 1003% and the graduation rate is 51.44%. The 1990 US Census also shows that some 30% of all households are headed by single females and of this amount 44.2% were living below the poverty line with their children.

The 2007 Florida Statutes

Title XI

INTERGOVERNMENTAL PROGRAMS
COUNTY ORGANIZATION AND

Chapter 163

INTERGOVERNMENTAL
RELATIONS

163.362 Contents of community redevelopment plan.--Every community redevelopment plan shall:

- (1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.
- (2) Show by diagram and in general terms:
 - (a) The approximate amount of open space to be provided and the street layout.
 - (b) Limitations on the type, size, height, number, and proposed use of buildings.
 - (c) The approximate number of dwelling units.
 - (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- (3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.
- (4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.
- (5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.
- (6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.
- (7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.
- (8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. [163.361\(1\)](#). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

(11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. [163.360](#) before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.--s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236; s. 6, ch. 2002-294

CONSISTENCY WITH COMPREHENSIVE PLAN

F.S. 163.360(2)(a): “The community redevelopment plan shall conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Local Government Comprehensive Planning and Land Development Regulation Act.”

Every effort was made to ensure that this document conformed to the City’s Comprehensive Plan. The City of Quincy Local Planning Agency (LPA), pursuant to Chapter 163.360(4), F.S., shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency. The Economic Development Element of the City of Quincy Comprehensive Plan states that the Goals, Objectives and Policies of the plan shall be adopted into the Economic Development Element. However, the entire Redevelopment Area Plan should be adopted, by reference, into the comprehensive plan.

1988-2001

Year	Extrapolation (Low)	As Percentage of Gadsden County (Medium)	As Percentage of Leon County (High)
1988	8634	8634	8761
1989	8639	8683	8976
1990	8645	8758	9192
1991	8650	8832	9370
1992	8655	8917	9542
1993	8660	8995	9720
1994	8665	9066	9893
1995	8671	9133	10,070
1996	8676	9187	10,238
1997	8681	9250	10,402
1998	8686	9321	10,570
1999	8691	9412	10,733
2000	8697	9487	10,900
2001	8702	9582	11,069

Source: Quincy Department of Community Development

Table 2-3
Additional Land Needed To Accommodate Future Housing

Land Use Category	Additional Acres Needed	Additional Acres Needed 2001
Residential	141	234
Commercial	26	41
Industrial	20	31
Governmental	9	13
Recreation	0	0
Education	0	13.3
Agricultural	0	0
Airport	0	0
Conservation	0	0
TOTALS	196	332.3

Source: City of Quincy Comprehensive Plan

ACREAGES OF EXISTING LAND USES BY ENUMERATION DISTRICT (ED)

LAND USE TYPE	ED 632	ED 633	ED 634	ED 635	ED 636	ED 637	TOTAL
Undeveloped	330	515	219	597	232	303	2199
Residential/Very Low (0 to 2 dwelling units per acre)	0	0	63	6	0	0	69
Residential/Low (3 to 5 dwelling units per acre)	238	0	58	60	53	98	507
Residential/Medium (6 to 8 dwelling units per acre)	0	123	32	120	45	37	357
Residential/High (9 to 25 dwelling units per acre)	0	16	0	21	0	0	37
Commercial/Light (Maximum floor area ratio of 4.0)	0	0	14	9	0	20	43
Commercial/Medium (Maximum floor area ratio 4.0)	0	0	26	20	7	0	53
Commercial/Heavy (Maximum floor area ratio of 4.0)	3	59	10	60	0	38	116
Industrial (Maximum floor area ration of 4.0)	12	92	3	11	12	16	146
Government	8	18	16	14	2	6	64
Education	8	21	1	20	35	0	85
Recreation	1	21	2	5	13	2	44
Agriculture (Maximum of 1 dwelling unit per 10 acres)	0	0	0	0	75	37	112
Airport	104	0	0	0	0	0	104
TOTALS	704	865	444	889	474	557	3936

VISION FOR COMMUNITY REDEVELOPMENT

This plan sets forth a recommended strategy of “best practices” as an approach to meet Florida Statutes for a Community Redevelopment Area Plan. Florida Statute 163.330 entitled the “Florida Community Redevelopment Act” sets forth under Chapter 163.360 and 163.362 the contents and adoption procedures for a Redevelopment Area Plan. Current techniques in urban planning, including redevelopment, looks at an approach referred to as “New Urbanism”:

The New Urbanist approach has emerged in America as a revitalization technique. It is based on the development patterns used prior to World War II, and seeks to reintegrate the components of modern life, housing, workplace, shopping and recreation into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework. The New Urbanism is an alternative to suburban sprawl, a form of low-density development that consists of large, single-use “pods,” office parks, housing subdivisions, apartment complexes, and shopping centers, all of which must be accessed by private automobile.

Initially dubbed “neo-traditional planning,” the New Urbanism is best known for projects built in new growth areas such as Seaside, Florida, and Sacramento, California, to name just a few, with the famous community designers, Duany and Plater-Zyberk, and Calthorpe Associates. The principles that define New Urbanism can be applied successfully to infill and redevelopment sites and infill development should be given priority over new development in order to revitalize city centers and limit sprawl. Specifically, the design principles, as promoted by The Congress of New Urbanism, are such that all development should be:

- Compact, walkable neighborhoods and/or districts with clearly defined centers and edges.
- The center should include a public space-such as a square, green or an important street intersection and public buildings such as a library, church or community center, a transit stop and retail businesses.
- Neighborhoods and districts should be compact (typically no more than one quarter mile from center to edge) and detailed to encourage pedestrian activity without excluding automobiles altogether.
- Streets should be laid out as an interconnected network (usually in a grid or modified grid pattern), forming coherent blocks where building entrances front the street rather than parking lots.
- Public transit should connect neighborhoods to each other and the surrounding region.
- A diverse mix of activities (residences, shops, schools, workplaces and parks, etc. should occur in proximity.
- Also, a wide spectrum of housing options should enable people of a broad range of incomes, ages and family types to live within a single neighborhood/district.
- Large developments featuring a single use or serving market segment should be avoided.

- Civic buildings, such as government offices, churches and libraries, should be sited in prominent locations.
- Open spaces, such as parks, playgrounds, squares, and greenbelts should be provided in convenient locations throughout a neighborhood.

Developers, planners, local government officials and citizens have all shown great interest in New Urbanist design approaches, particularly in regions that are experiencing conflicts related to growth. Many see the New Urbanism as a win-win approach enables a community's growth to be channeled into a physical form that is more compatible with the scale of existing neighborhoods that discourages auto use, that is less costly to service and that is less consumptive of land and natural resources. However, the physical design standards and implementation practices are not fully compatible with the regulatory framework of Land Development Codes. For example, many fire departments require streets that are wider than those proposed by New Urbanists. Zoning laws often discourage secondary living units within established residential areas or require large setbacks for homes and businesses. Another reason for the slow adoption of New Urbanism is that the real estate industry is highly segmented by land use category (such as single-family housing, multi-family housing, retail, office and warehouse). The highly integrated development strategy advocated by the New Urbanists requires a more holistic approach to community building.

Across the nation, new houses with porches and front yards are being built trying to imitate a feeling and sense of place that is ever present in the City of Quincy. At first thought one might wonder why the City of Quincy and others in the south have been losing its businesses and population. The large modern cities are now trying to redevelop entire areas to feel and look like you are in a City of Quincy neighborhood, or another small town American City, with historical architecture, and neighborhood design that gives residents a sense of ownership and safety. The All American City, where lifestyle defines standards for a community, and where morals and values develop good family life and great citizens.

By emphasizing principles of traditional American Urbanism, on new developments of annexed lands, or on "infill and refill" sites in the city's downtown, it is demonstrating the economic value and advantages of urbanism. The goal is to provide comfortable, reassuring images: small, human-scale neighborhood streets; flowers in unfenced or low decorative fenced front yards; neighbors talking on the street; people sitting on porches; and kids playing in the yards. These cheerful, safe images of Americana celebrate our traditions of community and neighborhood. There is value in old city neighborhoods and downtowns. Quincy must become known as a community of amenities and job opportunities within the CRA.

SOCIAL AND ECONOMIC CONDITIONS

Finding of Blight, Dilapidation, Deterioration and Employment Needs

The data collected for this section, unless otherwise identified, is predominantly from the Bureau of Economic & Business Research, 1998 Florida Statistical Abstract. BEBR, Warrington College of Business Administration, University of Florida. The data is also from the 2007 Amended City of Quincy Comprehensive Plan and the City of Quincy Evaluation and Appraisal Report. Data is more often available for Gadsden County. However, the City of Quincy is the largest municipality in the county and mirrors the county in data and statistics, all information obtained for the county is applicable to the City of Quincy.

1. Income & Poverty

The per capita income based on 1996 data is \$14,762 for all sources of income and \$13,956 for non-farm per capita income. The state has an average per capita income of \$24,198 for all sources of income and \$24,075 for non-farm per capita income, demonstrating that the county is approximately \$10,000 lower in per capita income than the state average.

The county has the highest percentage of poor persons (29.2%) than all other counties in the state. Also, Gadsden County has the highest percentage of persons under 18 years of age living in poverty (37.4%). It has the second highest percentage (34.7%) of children related to the head of household person living in poverty, with Dade county having a next highest amount of 34.8%, demonstrating that families with children are living in poverty.

Another indicator of poverty and low incomes for the area is the participation in free and reduced school lunch programs with 73.07% eligible for free lunches. Gadsden County has the highest percentage eligible out of all Florida counties.

2. Education

The school aged population is 25% of the total population, with 48% being female, and 68% being Black-Americans. Gadsden County has the highest drop out rate in the state with 10.03% for 1997 compared to a state rate of 5.42%. Statistics do demonstrate that for those students that do graduate from high school a significant percentage (78%) do continue their education by going to post secondary educational and technical trading schools. Approximately, 40% attend Florida Community Colleges, 40% attend Florida Universities, and the balance (20%) attends out of state schools and technical schools. However, Gadsden County has the lowest percentage of all counties in the state, of these students that continue their education, demonstrating college readiness as determined by scores on college entry test.

The High School Competency Test for 1997 demonstrates that Gadsden County has the lowest score in the state for this test. The percentage of students passing this test which determines whether or not a student can graduate from high school is the scores of 53 for communications and 52 for math. This data shows that approximately half of the Gadsden County 11th graders will be able to graduate from high school.

3. Tourism

Gadsden County has few tourist attractions. Its appeal for outdoor recreation and sports activities (hunting, fishing, camping, and hiking) remain its main tourist attractions. For example, its only state park, Lake Talquin, experienced a 2% increase in attendance from 1995 to 1997, with some 16,509 persons attending the park in 1997. Gadsden County has two licensed hotels, nine (9) licensed motels, and fifty (50) licensed restaurants with a total seating capacity of 3,436. In regards to state grants to groups and individuals for culture and the arts, Gadsden government received \$9,000 out of \$20,845,585 available in the state for these activities.

4. Crime

The crime index of offenses shows a crime rate per 100,000 population of \$3,735 for 1997 compared to the state rate of 7.298 incidents of crime per 100,000 population. Therefore, Gadsden County has a much lower rate of crime and has shown a percentage decrease of 22.5% from 1996 to 1997 compared to a state decrease of 2.6%. However, the City of Quincy had 786 offenses in 1997 which determines a crime rate per 100,000 population of 10,659 demonstrating that the majority of crimes committed in the county occur in the City of Quincy.

5. Population

The current population of Quincy is 7,339 persons according to the University of Florida Bureau of Business and Economics Research – BEBR (April 1, 2005 estimate). This would reflect an increase of 72 persons per year or a total of 357 persons since the U.S. Census in 2000, which established the City's population at 9,982. However, according to BEBR, the 2005 estimate reflects 404 inmates from the Quincy prison annex, which was annexed into the City in 1997, but the 2000 Census figure did not include the number of inmates. Accounting for the inmate population's significant impact upon the more than 300-person increase in the City's population between 2000 and 2005. Quincy Resident population appears to have declined slightly between 2000 and 2005.

STRATEGIES FOR REDEVELOPMENT

Community Redevelopment requires providing the conditions to support and sustain population and provide a climate that attracts economy. Conditions that in general support communities and economic development are safety, health, equity, affordable housing, provision of opportunities for income generation, and environmental aesthetics. The approach taken to develop the CRA Plan was to assess the current status of community conditions that discourage economic development. The following conditions were assessed by reviewing documents provided through the City of Quincy, conducting interviews, site visits, and wind shield surveys. The list of references and documents used for this plan are listed in the appendix.

Assessments:

- Sociological & Economic Conditions
- Physical-Conditions of Environment & Infrastructure
- Business Conditions

After the aforementioned assessments were conducted strategies were developed that included the consideration of existing assets and resources available that promote development. The strategies for economic development are listed as follows and utilize those assets of the area that will promote economic development.

- Affordable Housing
- Economic Development
 - Small Business/Entrepreneurship Development
 - Business Park & Industrial (Brownfields) Development
- Historical Preservation
- Infrastructure Development
- Environmental Development
- Parks and Recreational Development

HOUSING

Pursuant to Chapter 163.360(2)© the CRA plan shall “provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

Data obtained from the city’s Comprehensive Plan, the Evaluation and Appraisal Report demonstrates that the CRA has a shortage of affordable housing to residents of low or moderate income, including the elderly. The information obtained from these reports also addresses housing conditions. The following is a brief summary of the information obtained assessing housing affordability and housing conditions in the CRA.

Substandard and Non conforming Dwellings

In addition, the data identified 116 housing units (3.8%) lacked complete kitchen facilities; 702 housing units (23.6%) lacked central heating; 127 housing units (4.3%) lacked complete plumbing; and 288 (9.7%) housing units were overcrowded. Along with these issues there are at least 25 housing units on septic systems. Although, these numbers are for the entire City of Quincy, the majority of these housing units are within the CRA.

The CRA Staff has scheduled an housing assessment needs that will provide more recent information on the substandard conditions of housing in the CRA by July 2008. A wind shield survey of the area and information obtained from city staff identified that there are a large number of dwellings that are nonconforming to building code standards. In order to address the dilapidation and deterioration of residential dwellings a current assessment is necessary. Rehabilitation of dilapidated and deteriorating homes can be conducted, where feasible, through public/private partnerships with local not-for-profit agencies engaged in providing affordable housing.

Homes on Septic Systems

In regards to those housing units on septic systems, it is estimated that the cost of infrastructure development for these homes would not be cost-effective or feasible. The infrastructure cost would exceed the market value of the dwellings. For example, the estimated average cost of the infrastructure is \$50,000.00. The estimate is high because it involves the installation of lift stations due to the topography of the sites where the 25 homes are located. The estimate is based on the cost associated with the installation of pumps, lines, and maintenance. Since the topography renders the need for sewage lift apparatus in addition to sewage lines cost on average per dwelling including land purchases for easement would render the connection to city sewer service not feasible.

The issue should be studied. The cities public works department should provide the CRA Board with information on the cost to connect those swellings on septic to the

cities sewage lines and sewage treatment plant. The property appraiser should assess the market value of the homes based on the use of comparable properties.

The owners and occupants of homes on septic systems should be notified that they are being assessed for feasibility to connect to the city's sewer services. They should be notified of their options. They are to be informed that they must connect to the cities sewer system within two years from the date of their notification. Assistance for the cost of connection should be made available to them through low interest rate loans and/or grants. If it is not feasible to connect to the city's sewer services, the owner can elect to have the CRA relocate them to comparable housing through condemnation proceedings and eminent domain for public health, safety, and welfare issues. If connection is not feasible, then the home owners and/or tenant should be notified of their options. Relocation of the homes to another site, if feasible, that have city services can also be an option for the CRA. The most affordable option to the CRA should be considered.

The 25 identified homes have multiple problems beyond the lack of access to city sewer; they have other city services that are nonconforming such as no easements or right of way for electrical service. The electrical service is crossing private properties without electrical easement right of ways. These issues can be eliminated through condemnation and eminent domain proceedings by the CRA in order to relocate the occupants.

Housing Affordability

A 1988 housing assessment conducted by the City of Quincy indicates the affordable housing needs of the area. There are two apartment complexes within the City that participate in rental subsidy programs. A total of 114 housing units were available to families qualifying under the Section 8 guidelines. Also, some 43.7% pay more than 35% of their income on housing for the city compared to 58.8% for the county and 41% for the state. The City Planning Department estimated that approximately 22% of Quincy households had very low incomes, and 17% of Quincy households had low incomes, for a total of 39%. Virtually all families in these income groups require some form of public assistance. An updated assessment will be completed by the Department by July 30, 2008.

The average household size is 2.89 persons which demonstrate an above average household size in comparison to the state average, representing some 20.7% of families in the area have an above average household size. The average purchase price for a home in Gadsden County is \$50,000.00 compared to a state average of \$80,000.00. Additionally, the median gross rent for Gadsden County is \$261.00 a month compared to the state average of \$588.00.

The current supply of affordable subsidized units as stated is very limited. To reduce overcrowding and to assist the elderly obtain decent and affordable housing the CRA needs to increase the supply of subsidized rental units. Working with the HUD Housing Authority the city can apply for assistance to establish subsidized apartments, townhomes, and elderly assisted and independent living. The private real estate development sector should be encouraged to assist the CRA with the planning and development of housing. This can be accomplished by identifying sites for affordable housing, elderly housing, and subsidized

housing. The 2000 Census provides an indicator of housing that is substandard by measuring certain “quality of housing” indicators such as the lack of complete plumbing, kitchen or heating equipment

Age of Housing Stock

Reflecting the area’s historical significance, approximately 60% of the City’s housing stock has been built before 1960. Almost one-fourth of the City’s housing stock has been built before 1940. Excluding the 118 homes located outside of the CRA that are within the City’s Historic District, which was placed on the National Register of Historic Places in 1978, the data demonstrates that there are significant number of older homes within the CRA. To demonstrate further the age of the housing stock some 23.4% of the houses were built before 1940 compared to 14.2% for Gadsden County and 6.7% for the state. A 1996 historical survey of the CRA was conducted with the support of the State Department of Historical Preservation. The 1996 historical survey identified numerous homes within the CRA recommended for a historic district. The following map of the proposed area shows the boundaries of the proposed historic district. The 2000 Census provides an indicator of housing that is substandard by measuring certain “quality of housing” indicators such as the lack of complete plumbing, kitchen or heating equipment. **Table III - 9**, which summarizes these statistics for the City and the County, indicates that the interior quality indicators of the City’s housing stock are slightly better than in the County. A total of forty-five (45) units were found in the city either lacking complete kitchen, plumbing or fuel. This figure represents 1.6% of the total number of units in the City.

The 1996 Historical Survey is some **eleven** years old and did not consider commercial, industrial, institutional or other land uses within the proposed area. The CRA conducted a recent survey and has identified additional land uses worthy of historical designation. The historical area should be revised to include the additional sites that will strengthen the economic development aspects of the historical area. In order to preserve the architectural and historical value of the area, architectural guidelines should be developed. These guidelines will establish the architectural features of new development within the historic district.

Goals, Objectives, Policies

Goal 1: The CRA shall eliminate dilapidated and deteriorated residential dwellings.

Objective 1.1: The CRA shall establish programs and projects to assist residential dwellings conformance to building codes and standards.

Policy 1.1:1 The CRA shall support the City of Quincy Planning and Public Works Departments conduct a new housing assessment for the CRA to ensure that all existing development that are substandard have been identified.

Policy 1.1:2 An initial completion date for the housing assessment shall be July 30, 2008 Thereafter, the housing assessments shall be updated on a biannual basis.

Policy 1.1.3: The CRA shall inform the residents of the opportunity to have their property assessed for upgrades and retrofits to address nonconformance. Participation on the

assessment list shall be required for eligibility for funding assistance with improvement programs. (i.e. CDBG Rehabilitation projects and in house Rehabilitation projects)

Policy 1.14: The CRA shall keep an active file of the nonconforming and/or substandard properties for grant application purposes.

Policy 1.1.5: The efforts of the CRA to address substandard homes shall not result in the penalizing or fining of owners/tenants for nonconformance in regards to conducting assessments.

Objective 1.2: All development in the CRA shall be connected to utility services.

Policy 1.2.1: The CRA shall identify utility service deficiencies and access issues to utility services.

Objective 1.3: The use of septic systems should be eliminated.

Policy 1.3.1: the CRA shall assist owners/tenants of properties on septic systems connect to the city sewer system where financially feasible, otherwise relocation assistance shall be provided.

Goal 2: The CRA shall provide affordable housing for very low and low income families and the elderly.

Objective 2.1: The elderly shall have their homes assessed for compliance to the Americans with Disabilities Act.

Policy 2.1.1: The provision of independent living as well as assisted living facilities shall be created through the support of existing and new programs and projects that assist the elderly.

Objective 2.2: The CRA shall coordinate with the local housing authority and with the Gadsden county housing programs and projects to assist with the provision of affordable housing for the elderly, very low and low income families.

Policy 2.2.1: The CRA shall engage in public/private ventures for the development of affordable in fill lots for affordable housing projects.

ECONOMY

The original leading crop in Gadsden County was cotton followed by sugar cane. The third most important crop, tobacco, gradually replaced cotton and cane as the economic mainstay and continued to play a vital part in the economy until the mid 1970's. The first commercial shade tobacco produced was in Gadsden County. In 1964, the City of Quincy was the third ranking city in Florida in the manufacturing of cigars. Over 1,100 employees produced 150,000,000 cigars that year and received over \$1 million in salaries. Cigar box manufacturing grew to a production of 3,000,000 boxes in production. In 1974, changes in demand, supply and technology resulted in the abrupt decline in production in the county. By 1976, employment in tobacco declined to zero. The shade tobacco industry, which employed more than 18,000 workers in 1965, employed no workers in 1976. Currently, increased tomato production and the development of mushroom farming have brought resurgence to agribusiness for the area.

The City of Quincy is the county seat therefore a major portion of its economy is based on governmental employment. The second largest employer is within the service section and financial sector with local shopping areas and banking services provided for the county being primarily located within the city. Other major employers outside of these sectors are the food processing plants and refining industry employers outside of these sectors are the food processing plants and refining industry employers for the area. Small businesses, those employing less than 50 persons, are the main employer for the city. There are some 550 small businesses within the city limits that are listed with the city for occupational licenses, with the majority of these employers having only a few employees. Recognizable franchises and dealerships that provide employment to the are automobile dealerships, restaurants, farm equipment, financial/real estate industry, insurance industry, grocery stores, restaurants, telecommunications, utilities and automobile repair/maintenance establishment. Other establishments are the entrepreneurial businesses of building materials, funeral homes, motels, boutiques, salons, and automobile repair/maintenance, child-care, and other services. Outside of the government the major employers for the area are:

BASF (mining)
Gadsden Tomato Company (agribusiness)
Juniper Farms Inc. (nurseries)
Hinson Oil (refining)
Addison Steel (manufacturing)
Imperial Nurseries (nurseries)
Higdon Industries (manufacturing)
Gadsden Convalescent Home (elder care)
Supervalu (warehousing/distribution)
Wal-Mart (retail)
Quincy Joist (manufacturing)

There are those employers that are located within the city limits and those outside the city limits but which employ residents of the City of Quincy. The emphasis of the CRA Plan is to focus on employers within the city limits and the need for additional employment to locate and develop in the city.

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 southern most portion of the CRA. The City of Quincy has an Industrial Authority Board. The Industrial Authority Board is charged with the responsibility to recruit new business to the business park and work in cooperation with the City of Quincy Chamber of Commerce. In addition, the Governor's Office has identified Gadsden County has an Area of Critical Economic Concern. This designation allows the county and city to receive special assistance from state and federal agencies in area of technical assistance, grants, financing, and tax credits in order to provide incentives for businesses to locate in the business park.

However, an important component of economic development is the support of local businesses and industries. The CRA should focus its resources on assisting local industries 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 shall provide programs and projects that support small businesses. Through the support of local resources available from the small business development center through Florida A&M University and the U.S. Small Business Administration information shall be disseminated to the community regarding financial assistance programs. The CRA shall work with the WAGES Big Bend Workforce Development Board to identify employment needs of small businesses and career interest of WAGES participants. Job training programs shall be supported to train the work force.

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

Within the CRA exists a business corridor located at the intersections of Jefferson Street (SR 90) and South Adams Street (SR 268). The businesses are well established and vital to the area. However, the façade of the buildings can 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 and in house grants 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.

Because the City of Quincy and Gadsden County is a rural area they have depended on a strong agricultural base for sustaining the economic well-being of the local residents. These communities traditionally respond to opportunities in agri-business. There is an urgent need for bolstering the economy, increasing employment opportunities, promoting economic well-being and increasing the productivity of public resources to meet the needs for education, transportation, health and child care services. The most likely type of industries and businesses to recruit to the area is those agri-businesses engaged in food processing/manufacturing, herbal/medicinal and pharmaceuticals. These industries are typically considered environmental “clean” and socially equitable industries. Importantly, is the fact that they have access to a region that is historically and currently agriculturally based. Therefore, farmers and farmers cooperatives can provide the raw product needed by the agri-businesses, thereby expanding employment opportunities for area farming businesses.

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 clean up 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 can apply for grants funds and engage in financing strategies to provide for the selection and identification of brownfield sites within the redevelopment area. After selection and identification the funding will be used to conduct Phase I and Phase II environmental assessments of each of the sites. However, such assessments will require the approval of property owners. Often times such properties have been abandoned with no distinct owner identifiable as is the case of clouded titles from title search activities and inability to obtain title insurance as a result. This is one reason that the private real estate development community does not engage in such sites because of inability to obtain a clear title. Land surveying for property boundaries, title search activities, title insurance activities, property tax assessment activities, and others need to be conducted where deemed possible. State programs for brownfield sites that assist with unpaid back taxes for sites abandoned by owners will be used in these efforts. Tax credits available at 35% of the total cost from redevelopment will be made available.

In addition to the aforementioned legal assistance with the brownfield site assessment activities of the CRA, Phase II environmental assessment will be conducted. This will require technical assistance as well as community involvement and environmental equity and justice planning. The CRA will have to inform the property owners of brownfield sites of the redevelopment assistance available for their property. The CRA will to involve the community in the development of brownfield plans for those sites owned and redeveloped by the CRA which most likely will involve community visioning events.

Within the CRA there are several city owned properties that were used for industrial uses. One such site is a 35-acre former land fill that is located adjacent to residential areas. The land fill has been abandoned for over 20 years and has been filled and trees planted on the site. These sites need to be assessed for appropriate redevelopment uses. The CRA Agency should work with the local real estate development community to find developers for the brownfield sites after they have been assessed and the clean up 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.

Brownfield sites can be redeveloped as parks for the community, if feasible. The development of a downtown area park that will appeal to the local business community, tourist, residents, and function for community festivals and events are needed. Additional interest is the development of a public golf course recognizing the increasing interest in this sport. The project specific objectives are to increase the recreational opportunities to the community.

Goal, Objectives and Policies

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

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

Policy 1.1.2 The CRA shall 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 businesses development.

Policy 1.1.2: The CRA shall establish affordable commercial and office space available for entrepreneurs and business development.

Objective 1.2: The CRA shall support the Main Street Program.

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

Policy 1.2.2: The CRA shall 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 identification and acquisition of brownfield properties.

Policy 2.1.2: The training and employment of WAGES participants in the redevelopment of Brownfield sites.

Policy 2.1.3: 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 the 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-businesses & farms) and the establishment of food/crop festivals.

Tragically we know from the existing conditions and review of contemporary real-estate practices based on zoning ordinances, violations of these principles resulted in the failure of the community's viability. Neighborhoods designed according to these principles and have identified relationships between the physical form of a neighborhood and its strength as a community. Neighborhoods with community identity and coherence are safer, more stable, and valued by residents than those without. However, many zoning ordinances, street design standards, codes, regulations and financing practices make it impossible to build a neighborhood or a downtown according to these principles. The City of Quincy Redevelopment Agency provides a place to share information and codify these principles.

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 aesthetic 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

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 of civic pride. The Main Street Program, in cooperation with the CRA, can promote such events to incorporate cultural heritage that is inclusive to the greater community and displays the best of Quincy's 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

Eco-tourism is the promotion of natural and open space areas that provide the 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 storm water 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 Branch 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.

The framework itself builds community identity and leadership essential for the long-term survival of these neighborhoods. The plan for the Redevelopment Area contains design principles that were derived from research, observation, and analyses of existing resources. People living in these neighborhoods understand the correct relationship of front door to street, backyard to neighborhoods understand the correct relationship of front door to street, backyard to neighborhood, the scale of a good street, and what makes a good park. Streets lined with houses with large windows serving as eyes on the street, porches and backyards that open on a park or common space enable people to engage in the life of the neighborhood, and a sense of ownership and freedom contribute to identity and public safety.

Residential Uses

The historical assets of the area were studied in the 1996 Historical Survey of Quincy conducted by the State Department of Historical 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 residential areas of the CRA. The 1996 historical survey incorporates many of the historically 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 surveyed 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, focusing on the past, in the time period of 1825 to 1950. As a result this CRA plan will expand the 1996 survey map boundaries to include additional properties that involve commercial, industrial and other land uses that have historical and cultural significance.

Goal, Objective, and Policies

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

Objective 1.1: The CRA Agency Board shall 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 shall complete with the support of the City of Quincy and submit to the Florida Department of State the Certified Local Government application for Historical District Designation in order to be eligible to receive preservation grants, technical assistance and other assistance.

Objective 1.2: The CRA shall be responsible for establish architectural guidelines for existing and proposed development in the area to supports architectural integrity.

Policy 1.2.1: The CRA shall 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 shall 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 shall 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.

Objective 1.4: The CRA shall support the Main Street Program for the promotion of the historical district and properties.

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

INFRASTRUCTURE

Sewage Treatment

The sewage treatment plant is located in the north east 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 capacity. With the sewage treatment plant nearing permitted capacity development in the recently annexed areas that total some 924-acres could be affected.

Because the City is reaching its permitted release, it 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 waste water discharges into the Quincy Creek.

The CRA should review the City's study and submit their recommendation after consultation with City Staff. The issue should be viewed from the perspective of short term and long term economic development needs. The discharged water is a resource that could be used in various irrigation processes such as agriculture, horticulture, and parks and recreation. The CRA can solicit funds, such as grants, that will support the reuse of waste water. As the lead agency, the 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, Objectives, and Policies

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

Objective 1.1: The CRA Board shall review the 1997 City study regarding sewer treatment needs by October 1, 2000.

Policy 1.1.2: The CRA Board shall identify and recommend, with the assistance of the City, the strategy to remedy sewer capacity needs as identified in the 1997 City of Quincy 201 Facilities Plan.

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

Policy 1.2.1: The CRA shall provide reclaimed water to various irrigation users such as agriculture, horticulture, and park and recreation.

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

Water Treatment

As of May 1, 2000 the actual total water users currently in the system are 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 feed 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 on 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 a day. The water quality that comes through the water supply systems such as the Quincy Creek surface water source and wells, are treated at the treatment facility.

Goals, Objective, and Policies

Goal 1: The CRA shall 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 utilizing number 4 and 5.

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

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

Gas

Current assessments demonstrate that as a source for home heating there is a surplus of gas capacity available within the city. The has an existing contract for 2300 million cubic feet of gas per day. The current consumption is 126,930 total cubic feet of gas per month. Therefore, the city is using only 10% of the available allotment for consumption. The city can obtain as much as 4600 million cubic feet of gas per day; therefore the city is approximately using 50% of the available gas allotment to the city. Gas is typically more affordable as a home heating source than electricity. The gas supplier is Southern Gas Company and as of May 1, 2000 the city has 1,690 residential gas users, commercial and industrial users have 259 meters, and government users have 13 meters.

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 homes more affordable housing by reducing the cost of home and fixture/appliance costs.

Goals, Objective, and Policies

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

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

Policy: The CRA shall engage in a marketing campaign to existing home owners and new residential developments the availability of gas and gas appliance as an affordable heating and cooking source.

Electricity

Based on Feb 2008 data obtained from the City of Quincy Public Works Department computerized table entitled usage 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 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 shall ensure the provision of electrical service for all land uses within the area to meet demand and be concurrent with development.

Objective 1.1: The CRA shall 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 shall require all new developments within the area, especially those within the business park and annexed areas to provide underground utilities.

Storm Water Facilities

The Tanyard Branch Creek system is a natural creek system that is being used by the City for storm water conveyance and retention/detention. According to the storm water management study conducted by the NFWFMD 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 Tanya 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 storm water 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 shall be used for aquatic pars through out the urban area. The objective is one to create open space, environment 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 no untreated storm water entering into 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 on site treatment, retention, detention and filtration systems. Since the City of Quincy uses storm water conveyance for many existing developments the treatment must be retrofitted to clean up. The CRA has received from the 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 G F & 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 storm water runoff but they are only catching and treating amount 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 the redevelopment area treated.

Goals, Objectives and Policies

Goal 1: The CRA shall support a storm water conveyance system that is not polluted with chemical, bacteria and metals.

Objective 1.1: The CRA with the cooperation of the City of Quincy, Gadsden County, and state agencies, shall 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 shall 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 developments shall 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 shall work with the Northwest Florida Water Management District to clean up and restore the Tanyard Branch Creek System.

Policy 1.1.4: The CRA shall upgrade and expand the retention/detention pond along G.F. & 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

The 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 shall 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 shall 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 storm water 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 shall be avoided within wetland areas and flood ways.

Objective 1: The CRA shall 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 shall 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 shall support disaster preparedness and planning efforts and programs.

Objective 1.1: The CRA shall 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 shall participate in the state and federal “Project Impact” program to initiate becoming a Disaster Resistant Community.

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

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 again 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 hour 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 Ochlocknee 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 area's 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 shall promote tourism, including tourism that is agriculturally and environmentally based, referred to as “agri-tourism” and “econ-tourism”.

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

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

Objective 1.2: The CRA shall establish the retention/detention pond system along G F & A Drive, along with the adjacent wetland areas, as a regional park system.

PARKS, RECREATION AND YOUTH 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 shall design and restore the Tanyard Branch Creek System and its tributaries to a nature trail system.

Objective 1.2: Other sports, recreational and open space activities shall be provided within the CRA in addition to the traditional activities of baseball, basketball and football.

Objective 1.3: The CRA shall 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 1.4: The CRA shall promote youth development by supporting field trips to neighborhood, community, and regional parks, open space and recreational facilities.

COMMUNITY POLICING

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, though 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. Currently, the City's total ad valorem taxes for 2007 are \$671,000.00. 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 2001-2004

Capital Improvement Projects

- Retrofitting Tanyard Branch Conveyance System
- Water Reuse/Reclamation from Tanyard Branch System
- Filtration/Aeration System on Well #4 and #5 for Portable Water
- Detention/Retention System along GF&A Drive

Land Acquisition

- Properties for Storm Water System
- Properties on Septic Systems
- Tax Delinquent & Clouded Title Sites
- Brownfield Sites
- Repetitive Loss Properties from Flooding

Relocation Assistance

- Properties on Septic Systems (25 homes)
- 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

Business Development

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

BUDGET

Capital Improvements Plan for City of Quincy (1 to 3 years)

[Note: Information obtained from City's executed Memorandum of Agreement between the Office of Tourism, Trade and Economic Development for Rural Area of Critical Economic Concern].

Infrastructure:

Portable Water	\$7,000,000.00
Sewer System	\$ 750,000.00
Business Park	\$3,200,000.00
Water Reclamation	\$1,500,000.00
Industrial Park	\$ 300,000.00
Electrical Service	\$1,800,000.00
Road Improvements	\$2,500,000.00
US 90 By Pass	<u>\$ 200,000.00</u>

Subtotal \$17,250,000.00

Additional Capital Improvements Plan for the CRA (1 to 3 years):

Infrastructure:

Portable	\$ 400,000.00
Storm Water	\$3,000,000.00
Sewer Systems	\$ 200,000.00

Land Acquisition	\$1,500,000.00
Relocation Assistance	\$ 50,000.00
Historical Preservation	\$ 200,000.00
Affordable Housing	\$ 200,000.00
Business Development	<u>\$ 500,000.00</u>

Subtotal \$6,050,000.00
\$23,300,000.00

FUNDING SOURCES FOR IMPLEMENTATION OF PLAN

Pursuant to F.S. 163,445, assistance to community redevelopment by state agencies shall 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)

