

CRESCENT CITY COMMUNITY REDEVELOPMENT PLAN  
WITH PROPOSED 2018 AMENDMENTS

TABLE OF CONTENTS

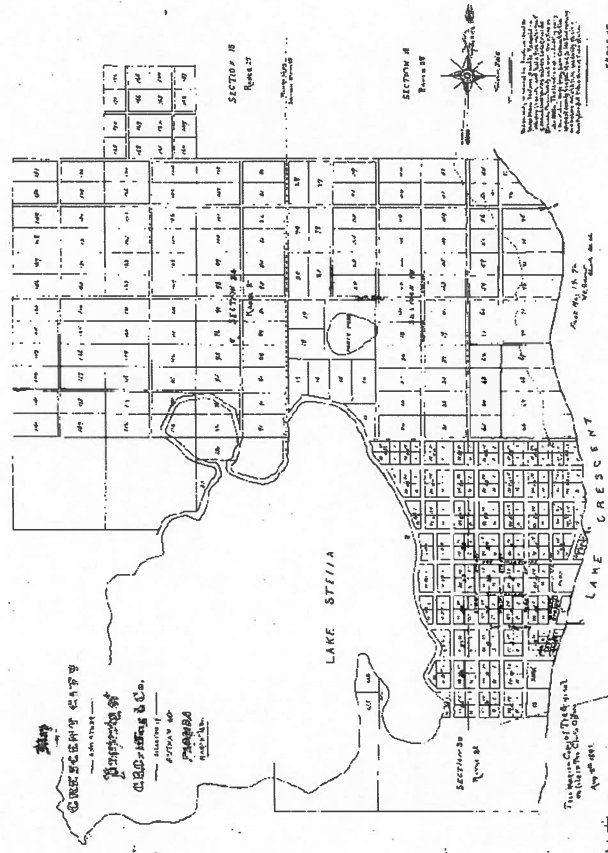
| SECTION | PAGE   |
|---------|--|
| I       | HISTORY OF THE REDEVELOPMENT AREA  |
| II      | REQUIRED STATISTICAL DATA  |
| A.      | CENTRAL CRA STATISTICS   |
| B.      | NORTH AND SOUTH CRA STATISTICS   |
| III.    | LEGAL DESCRIPTIONS   |
| A.      | LEGAL DESCRIPTION OF THE CENTRAL CRA                                       |
| B.      | LEGAL DESCRIPTION OF THE NORTH CRA   |
| C.      | LEGAL DESCRIPTION OF THE SOUTH CRA   |
| IV.     | FINDING OF NECESSITY   |
| A.      | THE CENTRAL CRA FINDINGS OF NECESSITY.                                     |
| B.      | THE NORTH AND SOUTH CRAS FINDINGS OF NECESSITY                             |
| V       | METHODOLOGY UTILIZED TO DETERMINE THE NEED FOR<br>REDEVELOPMENT ASSISTANCE |
| A.      | CENTRAL REDEVELOPMENT AREA   |
| B.      | NORTH AND SOUTH REDEVELOPMENT AREAS  |
| VI      | STRATEGIES OF THE COMMUNITY REDEVELOPMENT AGENCY                           |
| A.      | CENTRAL REDEVELOPMENT AREA   |
| B.      | NORTH AND SOUTH REDEVELOPMENT AREAS  |
| VII     | PROPOSED REDEVELOPMENT PROJECTS AND GOALS                                  |
| A.      | THE CENTRAL COMMUNITY REDEVELOPMENT AREA PROJECT AND<br>GOALS              |
| B.      | THE NORTH AND SOUTH COMMUNITY REDEVELOPMENT AREA<br>PROJECT AND GOALS      |
| C.      | FUTURE DEVELOPMENT PROJECTS  |
| VIII    | AFFORDABLE HOUSING POLICY STATEMENT  |
| IX      | FINANCIAL RESOURCES  |
| X       | THE AMENDMENT PROCESS  |

## SECTION I HISTORY OF THE REDEVELOPMENT AREA

### A. CENTRAL REDEVELOPMENT AREA

The original Crescent City Community Redevelopment Area, hereinafter the Central CRA, is located between Crescent Lake and Lake Stella in Crescent City, Florida.

In 1876 Charles R. Griffing, a real estate developer, purchased the land now known as Crescent City and laid it out in the block pattern that exists today. The original plat contains sixty-three blocks, and each block contains approximately four one-acre parcels. An additional one hundred and seventy-two (172) grove lots on the northern boundary of the city were also included in the plat.



The name of the large lake east of the city was changed from Dunn's Lake to Crescent Lake and the development was named Crescent City. The development was marketed as a semi-tropical location for winter residences to wealthy Northerners.

The first transportation to Crescent City was by steamship. Beginning in 1876, the steamship Euphemia made three round trips into Crescent City from Jacksonville each week. Within the first year twelve families had settled into Crescent City and eight homes had been constructed. By 1877 daily steamship service between Crescent City and Jacksonville had been established.

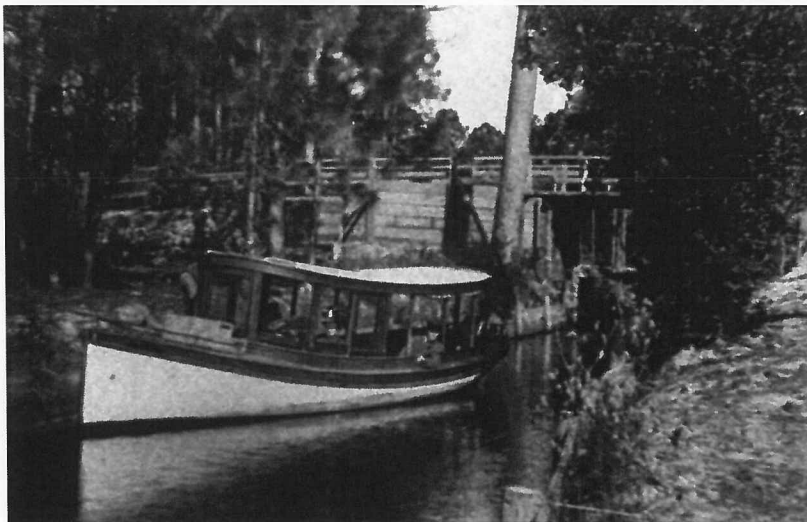
Prior to the 1870's, agriculture and livestock were the two major industries in the area, but by the 1870's Citrus had become the major cash crop in the region. The availability of the grove lots to prospective settlers fostered the creation of a thriving citrus industry in the Crescent City area.

The town council held its first meeting on June 5, 1883 and formally approved the name "Crescent City" for the community. The town was formally incorporated by the Florida Legislature on February 22, 1885. By 1887 a small commercial district had already been established along Central Avenue between Lake Stella and Crescent Lake. The area contained four general stores, two drug stores, two meat markets, a newspaper office, a saloon and a large three story hotel.

On April 15, 1887 a fire destroyed seven (7) commercial buildings along Central Avenue. Because of the fire the City Council established a fire district within the downtown area. The ordinance required buildings constructed within the district to be of masonry construction.

In 1886 the Jacksonville, Tampa and Key West Railroad (JT&KW) began service into the area. Because of strong resistance from area residents the tracks and railroad depot were located on the west shore of Lake Stella, some two (2) miles from downtown Crescent City.

Because the railroad was a much faster and more efficient mode of transportation for both bringing in goods and exporting citrus, the beginning of rail traffic marked the end of the steamboat era. By the beginning of the twentieth century steamboats no longer had regular scheduled service into the Crescent City area.



In order to transport goods from downtown Crescent City to the railroad depot, a freight office was constructed at the western end of Central Avenue and a canal was dug between Lake Stella and the railroad depot. Two Steamers were utilized until the 1940's to transport goods between the freight office and the railroad depot.

"The Great Freeze" of 1894-1895 marked the end of the

first period of development in Crescent City.

The majority of the area's citrus industry was destroyed during these freezes. Based on the devastation to the citrus industry, the city's population decreased from 554 people in 1890 to 352 people by the turn of the century.

The organization responsible for proposing many of the early improvements in the city was the Village Improvement Association (VIA), the second oldest woman's club in Florida. The organization was instrumental in the City Commission deciding to pave the

roads, install sidewalks, central water and sewer systems, gas lighting, electricity and telephone service within the city limits.

Organized in 1890 the Association built their first clubhouse on the north side of Central Avenue between Main and Summit Streets in 1893. The Association built the VIA Theater adjacent to their clubhouse in 1914. The theater was the first motion picture theater in the city. In 1924 the VIA changed its name to the Crescent City Woman's Club and the theater took on the name the Star Theater. Both building still stand today.



By 1905 the citrus industry had recovered from the "Great Freeze". In 1909 the local citrus growers formed the Crescent City Citrus Growers Association. The citrus industry continued to prosper, by 1915 there were some ninety (90) growers shipping fruit from the packing houses in Crescent City.



Between 1909 and 1926 several banks opened in the downtown area. These banks depended upon the local citrus industry for deposits. In 1928 the citrus groves in and around Crescent City were infested with the Mediterranean fruit fly. Virtually no fruit was picked or shipped that year. Citrus growers had to rely on their savings to meet their financial obligations. Because of the strain of withdrawing the citrus growers savings

from local lending institutions combined with the strain of the real estate bust that occurred throughout the entire state during the same period all of the local lending institutions were forced to close. The Peoples Bank reopened in 1933 and remained in the downtown area until 1952 when it relocated to the northern part of the city.

In 1923 the City Council approved the construction of what is today U. S. 17 through the city. The paved road through the city was completed the following year. The anticipation of this major automotive artery coming through the city sparked a construction boom which lasted from 1921 through 1926 when the real estate bubble burst throughout the state.

By December of 1926 the Community Redevelopment Area contained Twenty-eight stores, two banks, a motion picture theater, several office buildings, the woman's club, three automotive garages, a filling station and a hotel.

The citrus industry continued in the Crescent City area to a lesser degree until a major freeze occurred in the mid 1980's. Currently the areas citrus production has ceased to exist. Fern for the ornamental flower industry has replaced citrus as the areas principal agricultural crop.

From the mid 1920's until the present day minimal growth has occurred in the Crescent City Community Redevelopment Area. Many of the buildings have not been kept up and have structurally deteriorated to a point that they have either been removed or are vacant. In an effort to reverse this continued deterioration of the cities historical business district, the City of Crescent City authorized the preparation of this Community Redevelopment Plan. The plan will be the manual for the step by step revitalization of the downtown area. With this systematic approach to redevelopment of the downtown, it is anticipated that many of the usual impediments to downtown redevelopment can be addressed early on and overcome.

The City adopted the original CRA in 1995. Unfortunately, shortly after the plan was put into place, the primary employer, Miller Enterprises, sold its operations and soon thereafter closed their offices in Crescent City. Miller Enterprises operated a large grocery and convenience store chain that included its own fuel distribution operation. It operated up and down the SR15/US17 corridor from West Volusia north to the Georgia line, with stores branching west and east of the corridor as well. Owned and operated by the Miller family, one of the founding families of Crescent City, it was the horse that drove the City's economy for most of the 40 years prior to its closing. Crescent City was the proverbial one-horse town, and when that horse left town, no one has since replaced it.

The Miller Enterprises main offices sat on the 2.2 acres on the southeast corner of Summit St and Central Avenue. It eventually sold and for a short time supported a medical facility and day care, but the owners of the property got into trouble and the property was seized by the federal government. It sat vacant and dilapidated for almost a decade. This proved to be a big setback for the CRA efforts. Not too long after this occurred, the CRA efforts took another blow with the "Great Recession" in 2008. Taxable value plummeted, and our already fragile economy took a big hit.

The plan amendments will once again serve as a manual for the step by step revitalization of the downtown area but will take into account the changes since its inception in 1995. It includes an expanded vision with more specific guidance for the redevelopment concepts that we have determined will help revitalize this core area of our City.



## B. NORTH AND SOUTH REDEVELOPMENT AREAS

When considering updates to its CRA Plan, it became clear to the City that we had blight and redevelopment concerns that extended outside the Central CRA. To a large extent, much of the history discussed above relates to all of Crescent City, including the North and South CRAs. However, there are some unique circumstances that are worth discussing.

First, a much larger percentage of the North and South CRAs consist of large vacant tracks that operated as the citrus groves that drove the early economy of Crescent City. When the citrus industry died, much of this land remained undeveloped. Additionally, when the City began installing central water and sewer, much of these areas were overlooked and either “leap-frogged” with undersized and adequate infrastructure that would allow infill development, or they simply were avoided altogether because they were in active agriculture at the time.

Second, some of Crescent City’s most important commercial development is located at the north and south ends of town, but large pockets remain fallow and undeveloped and are in dire need of basic infrastructure improvements if Crescent City expects them to develop as reflected in its Comprehensive Plan.



## SECTION II REQUIRED STATISTICAL DATA

Section 163.362, F.S. requires that a Community Redevelopment Plan include certain information. This section will address those areas that are not included *in* the other sections of the plan.

### A. CENTRAL CRA STATISTICS

1. The Central CRA contains the following:

| <u>Current CRA Statistics</u>  |                 |
|--|-----------------|
| Area (in Acres including ROW):   | 88              |
| Number of Parcels:   | 184             |
| <b><u>City-Wide Property Tax</u></b>   |                 |
| FY1995 Taxable Value:  | \$36,257,091    |
| FY1995 Property Taxes:   | \$299,121       |
| FY2018 Taxable Value:  | \$61,103,555    |
| FY2018 Property Taxes:   | \$524,965       |
| <b><u>Tax Increment</u></b>  |                 |
| 1995 Taxable Values:   | \$7,436,011     |
| 2018 Taxable Values:   | \$9,882,516     |
| Tax Increment:   | \$2,446,505     |
| <b><u>FY2018 CRA Payments</u></b>  |                 |
| City Portion:  | \$19,968        |
| County Portion:  | <u>\$21,087</u> |
| Total CRA Revenue:   | \$41,055        |
| <b><u>Annual Growth Rate of Taxable Values City-Wide Since 1995*:</u></b>        | 2.20%           |
| <b><u>Annual Rate Growth of Taxable Values inside CRA since 1995*:</u></b> 1.20% |                 |

Of particular note is the slow growth in taxable value inside the Central CRA compared to the city as a whole. This is primarily the result of the decline in value of the "Miller Property" and the recession of the late 2000s. In 1995 the Miller Property was intact, and it was not identified as part of the blight to justify the CRA. It was valued at \$769,074, or roughly 10% of the total assessed value inside the CRA. As discussed in Section I of this Plan, the situation changed not too long after the Central CRA was adopted. By 2010 the market value of the Miller Property dropped 25% because it was the very definition of blight and slum property; and its assessed value dropped 100% after the Federal Marshalls seized the property in the mid-2000s because it was exempt from ad valorem taxes under their ownership. The City purchased the property in 2010 with CRA funds and cleaned it up, but it remains exempt under city ownership and the assessed value is still \$0. Thus, 10% of the 1995 value remains lost until we can see redevelopment at this location.

2. The limitation as to the type, size, height, number of stories and density of buildings *in* the Redevelopment Area is governed by the Land Development Code adopted by the City of

Crescent City and all future development shall be governed by the Land Development Code in effect at the time that each redevelopment project is formally approved and undertaken.

3. In 1995, the original Community Redevelopment Area contained the following buildings broken out by use and condition:

| Total Buildings        | Residential Total   | Residential Standard | Residential Substandard | Residential Dilapidated |
|------------------------|---------------------|----------------------|-------------------------|-------------------------|
| 192                    | 90                  | 42                   | 35                      | 13                      |
| Residential Occupied   | Residential Vacant  | Commercial Total     | Commercial Standard     | Commercial Substandard  |
| 81                     | 9                   | 102                  | 75                      | 21                      |
| Commercial Dilapidated | Commercial Occupied | Commercial Vacant    |                         |                         |
| 6                      | 88                  | 14                   |                         |                         |

Since 1995, the number of dilapidated and vacant commercial and residential has actually increased. Some of this is the result of proactive efforts within the CRA to acquire and demolish the Miller Property buildings (3 large commercial structures and two residential, though one of the residential buildings was relocated and rehabilitated by a private citizen), which deteriorated after the adoption of the CRA. CRA funds were also used to demolish two dilapidated residential structures on Cedar Street that were unsafe and contained hazardous materials. And while some commercial and residential properties have seen improvements, these gains have been offset by others falling into a dilapidated and/or vacant condition.

The loss of Miller Enterprises, coupled with the recession of the late 2000s, has set back the original CRA efforts significantly. At best it can be said we are at a breakeven point 22 years into the original CRA, but more accurately, it should be said we have slipped backwards. Additional time and a more proactive concerted effort from the CRA Board and the stakeholders inside the CRA is needed to achieve the revitalization first envisioned for this area in 1995.

4. All planned redevelopment activities conform to the City of Crescent City Comprehensive Plan and adopted Future Land Use Plan.



## B. NORTH AND SOUTH CRA STATISTICS

Although the North and South CRAs are geographically separated, the conditions and the statistics reflect very similar blight conditions in both areas. Most of the statistics for these two areas are lumped together, but separate statistics are also provided to demonstrate that each of these two areas could stand alone to justify establishment of a CRA.

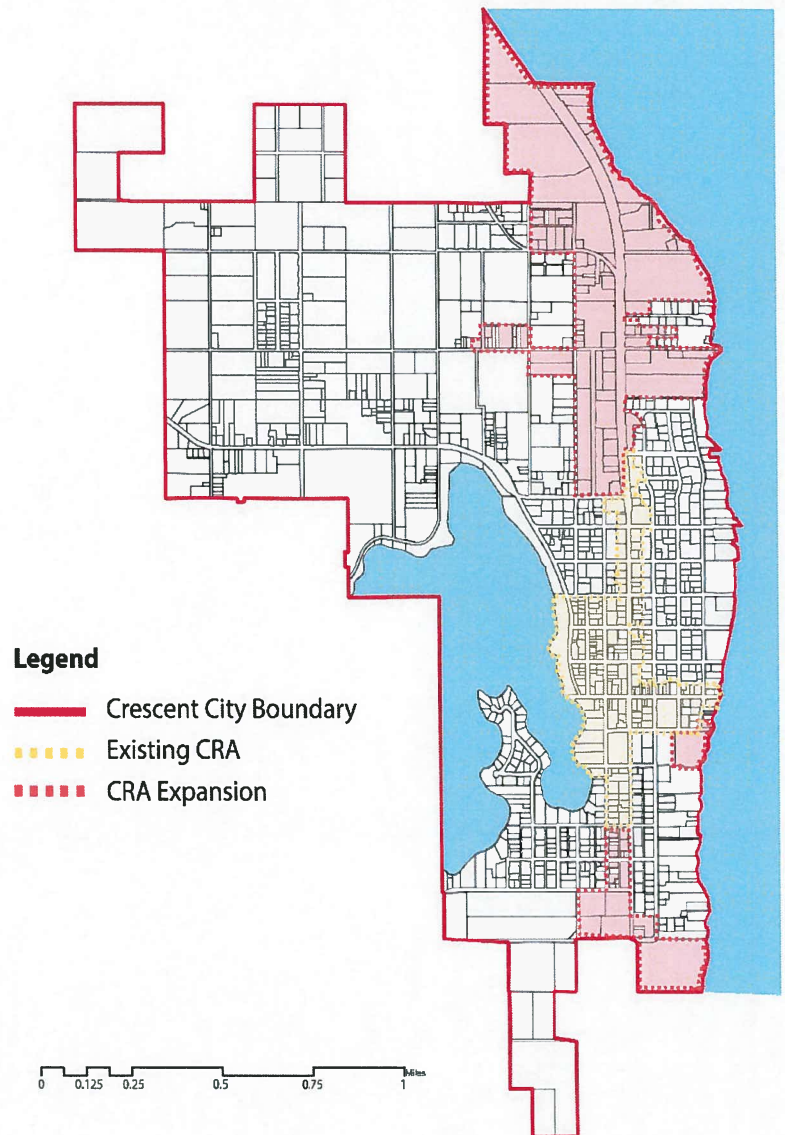
First, some baseline statistics:

| Expansion CRA Statistics |                  |
|--------------------------|------------------|
| Area:                    | 204.33 acres     |
| Number of Parcels:       | 113              |
| 2013 Taxable Value:      | \$ 13,267,676.21 |
| 2018 Taxable Value:      | \$ 14,222,200.00 |

| Zoning Breakdown                           |       |
|--|-------|
| Total Acres                                | 82.28 |
| Commercially Zoned (GC-1)                  |       |
| Total Acres Multi-Family Zoned (MR-1)      | 78.41 |
| Total Acres Single Family Zoned (SR-1)     | 30.37 |
| Total Acres Public Facilities Zoned (PF-1) | 7.09  |
| Total Acres - other zoning                 | 0.00  |

Each of the above are consistent with the applicable Comprehensive Plan Future Land Use Designations (i.e. GC-1 is in a Commercial Future Land Use designation; MR-1 is in the Residential Medium future land use category; etc)

The North and South Expansion CRAs were analyzed to the following 5 prevalent blight conditions:



| Blight Criteria Present in the Expansion Areas  |
|---|
| Predominance of defective or inadequate street layout, parking facilities, and roadways - washed out dirt roads; narrow roadways; unsafe off-street parking that requires backing into roadways. 163.340 (8)(a)   |
| Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase (in case of vacant properties declining value) over the 5 years prior to the finding of such conditions. 163.340 (8)(b) |
| Faulty lot layout in relation to size, adequacy, accessibility, or usefulness with undersized residential lots, illegal property divisions; undeveloped accesss.163.340 (8)(b)  |
| Unsanitary conditions resulting from an inadequate or absent water and sewer infrastructure, as well as unsanitary and unsafe housing stock in the SFR zones. 163.340 (8)(b)  |
| Deterioration of site or other improvements with 31 structures and over 120 acres of overgorwn vacant properties meeting this condition. 163.340 (8)(b)   |

The end results of this analysis are summarized below. The detailed analysis is on file at City Hall and available for review or copying upon request.

| Blight Analysis                                       |     |
|---|-----|
| Number of Parcels with blight criteria                | 67  |
| Number of Parcels with no blight                      | 58  |
| % of Parcels with Blight                              | 54% |
| Total Acreage with Blight                             | 145 |
| Total Acres w/o Blight                                | 55  |
| % Acres with Blight                                   | 72% |
| Total Parcels w/ Blight Structures                    | 31  |
| % Blighted Parcels w/Structures                       | 46% |
| Total Blighted Acres w/Structures                     | 27  |
| % Blighted Acres w/Structure                          | 18% |
| Residential Structures with Blight or Slum Conditions | 14  |

| Vacant Land Analysis - North and South Combined            |               |
|--|---------------|
| Total Acreage  | 204.331       |
| Vacant Acreage   | 125.74        |
| Number of Vacant Parcels                                   | 39            |
| Vacant Parcels w/o adequate water or sewer                 | 33            |
| Total Acreage of Vacant Land w/o adequate water or sewer   | 120.48        |
| \$ Value Change in Assessed Value of Vacant Land 2013-2018 | \$(39,837.00) |
| % Change in Assessed Value of Vacant Land 2013-2018        | -2%           |

However, what was most compelling about the blight analysis in both the North and South CRAs was the impact of the vacant deteriorated parcels. As discussed in the history in Section 1 above, these areas started out as agriculture, primarily citrus. The citrus industry all but

disappeared inside Crescent City decades ago, but still well over 125 acres inside the North and South CRA sits overgrown and underutilized. With only a few exceptions, these same vacant parcels all lack adequate water and/or sewer facilities that would allow them to develop in accordance with the City's modest development goals as outlined in its Comprehensive Plan. What is more, these same vacant parcels almost uniformly have shown decline in assessable value from 2013 to 2018. In summary, it is the vacant properties that comprise 65% of the land area inside the North and South CRAs; they have shown a total decline of 2% in property values over the last 5 years. This lack of growth in value for vacant land, the lack of adequate water or sewer and the dilapidated condition of the vacant land is consistent in both the North and South CRAs.

| <b>Vacant Land Analysis - South CRA</b>                    |          |
|--|----------|
| Total Acreage  | 35.95    |
| Vacant Acreage   | 26.6     |
| Number of Vacant Parcels                                   | 8        |
| Vacant Parcels w/o adequate water or sewer                 | 7        |
| Total Acreage of Vacant Land w/o adequate water or sewer   | 25.87    |
| \$ Value Change in Assessed Value of Vacant Land 2013-2018 | \$ 28.00 |
| % Change in Assessed Value of Vacant Land 2013-2018        | 0%       |

Just using the vacant land analysis shown in the tables on this page, the City can demonstrate three blight criteria present throughout the entire boundaries of the both the North and South CRAs. However, the lack of centralized water and sewer, dilapidated site conditions and the declining property values are not the only blight conditions present in these areas. Inadequate and deteriorating off-street parking, including unsafe ingress and egress to and from the highway exists at several locations along Summit Street. This was exacerbated by the recent redesign of Summit Street by the FDOT that did away with a lot of the on-street parking (albeit, with input from the City at public meetings).

| <b>Vacant Land Analysis - North CRA</b>                    |                |
|--|----------------|
| Total Acreage  | 168.381        |
| Vacant Acreage   | 99.14          |
| Number of Vacant Parcels                                   | 31             |
| Vacant Parcels w/o adequate water or sewer                 | 26             |
| Total Acreage of Vacant Land w/o adequate water or sewer   | 94.61          |
| \$ Value Change in Assessed Value of Vacant Land 2013-2018 | \$ (39,865.00) |
| % Change in Assessed Value of Vacant Land 2013-2018        | -2%            |

The residential areas along Grove Avenue, Williams Lane, and the north end of Walnut St and Oakwood St all have some level of dilapidated housing stock; undersized lots; faulty layouts due to antiquated plats and haphazard lot splits over the years; and undersized dirt roads as the primary access to these neighborhoods. Interestingly, the commercial area between the Save-A-Lot and the Winn Dixie also suffers from conflicting property lines, undersized or awkward lot layouts and structures with significant deterioration.

In the end, the analysis conducted for the determination of need determined that 54% of the

parcels and more than 74% of the acreage within these two expansion areas had more than one blight characteristic under Chapter 163.340, Florida Statutes. A significant amount of these fall under the vacant land category; however, when you look at the parcels with some type of improvements on them, roughly 46% of them contain blighted structures and other blight conditions.

### SECTION III.

### I.LEGAL DESCRIPTIONS

#### A. LEGAL DESCRIPTION OF THE CENTRAL CRA

A parcel of land lying in Putnam County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block F, Crescent Hill Subdivision continuing North along the Eastern boundary of the right of way of Main Street until the Northwest corner of Lot 3, Block 31, City of Crescent City Subdivision; thence continue West along the Southern boundary of Lot 1, Block 36, City of Crescent City Subdivision until the Southwest corner of Lot 1, Block 36, City of Crescent City Subdivision; thence continuing Northward along the eastern boundary of Lake Stella until the Southwest corner of the extension of the right of way of Edgewood Avenue; thence continue East along the Southern boundary of Edgewood Avenue until the Northwest corner of Lot 1, Block 28, City of Crescent City Subdivision; thence continue North until the Southwest corner of lot 2, Block 49, City of Crescent City Subdivision; thence continue East a distance of 50 feet; thence continue North a distance of 110 feet; thence continue West a distance of 65; thence continue North a distance of 190 feet; thence continue East a distance of 40 feet; thence continue North a distance of 100 feet to a point of 125' West of the Northeast boundary of Lot 1, Block 49, City of Crescent City Subdivision; thence continue Northerly until a point along the Southern boundary of Lot 2, Block 50, City of Crescent City Subdivision 125' West of the Southeast corner of Lot 2, Block 50, City of Crescent City Subdivision; thence continue West along the Southern boundary of Lot 2, Block 50, City of Crescent City Subdivision until the Southwest corner of Lot 2, Block 50, City of Crescent City Subdivision; thence continue North until the Northwest corner of Lot 1, Block 50; thence continue North across Magnolia Avenue until the Southwest corner of Lot 2, Block 51, City of Crescent City Subdivision; thence continue North until the Northwest corner of Lot 2, Block 51; thence continue West along the Southern boundary of Lot 4, Block 51, City of Crescent City Subdivision; until the Southwest corner of Lot 4, Block 51; thence continue North along the eastern boundary of the right of way of Main Street until the Northwest corner of Lot 4, Block 51; thence continue East along the Southern boundary of Vernon Avenue until the Northeast corner of Lot 1, Block 51; thence continue North along the Western boundary of the Right of Way of US 17 until the Southwest corner of the Intersection of US 17 and Lakeview Avenue; thence proceed East along the Southern Right Of way of Lakeview Avenue until the Northeast boundary of Lot 9, Hubbard Park Unit 1 Subdivision; thence continue along the eastern boundary of Lots 6-1 inclusive of Hubbard Park Unit 1 Subdivision; thence continue South until the Northwest corner of Lot 2, Block 52, City of Crescent City Subdivision; thence continue East along the Northern boundary of Lot 2, Block 52, City of Crescent City Subdivision until the Northeast corner of Lot 2, Block 52 City of Crescent City Subdivision; thence continue South along the Eastern of Prospect Street until the Southeast corner of Lot 2, Block 52, City of Crescent City Subdivision; thence continue West until the Southeast corner of Lot 3, Block 52, City of Crescent City Subdivision; thence continue South across Magnolia Avenue until the Northwest corner of Lot 1, Block 53, City of Crescent City Subdivision; thence continue South along the Westerly boundary of Lot 1, Block 53, City of Crescent City Subdivision until a point 108.60 feet North of the Southwest corner of Lot 2, Block 53, City of Crescent City Subdivision;

thence proceed West a distance of 25 feet; thence proceed South a distance of 108.60'; thence proceed East a distance of 25 feet to the Southeast corner of Lot 3, Block 53, City of Crescent City Subdivision; thence proceed South across Palmetto Street to the Northeast corner of Lot 4, Block 54, City of Crescent City Subdivision; thence proceed South to the Southeast corner of Lot 3, Block 54, City of Crescent City Subdivision; thence proceed South across Edgewood Avenue until the Northeast corner of Lot 4, Block 27, City of Crescent City Subdivision; thence proceed West a distance of 40' to a point; thence proceed South a distance of 86'; thence proceed West a distance of 51'; thence proceed North a distance of 26'; thence proceed East a distance of 49'; thence South a distance of 94.50'; thence proceed West a distance of 50'; thence proceed South a distance of 135.5'; thence proceed West a distance of 20'; thence proceed South a distance of 80'; thence proceed East a distance of 10' to the Southeast corner of Lot 3, Block 27, City of Crescent City Subdivision; thence proceed South across Eucalyptus Avenue to the Northeast corner of Lot 4, Block 26, City of Crescent City Subdivision; thence proceed West 30'; thence South 100'; thence East 30'; thence South 100' until the Southeast corner of Lot 4, Block 26, City of Crescent City Subdivision; thence proceed East 30'; thence proceed South 200' to a point 30' East of the Southwest corner of Lot 2, Block 26, City of Crescent City Subdivision; thence proceed West 30' until the Southwest corner of Lot 2, Block 26, City of Crescent City Subdivision; thence proceed South across Florida Avenue until the Northeast corner of Lot 4, Block 25, City of Crescent City Subdivision; thence proceed South a distance of 200' until the Southeast corner of Lot 4, Block 25, City of Crescent City Subdivision; thence proceed East a distance of 75'; thence South a distance of 40'; thence East a distance of 75'; thence North a distance of 40' to the Northeast corner of Lot 2, Block 25, City of Crescent City Subdivision; thence proceed East across Prospect Street to the Northwest corner of Lot 3, Block 7, City of Crescent City Subdivision; thence proceed South along the Eastern Right of Way of Prospect Street a distance of 73 feet; thence proceed East a distance of 150 feet; thence proceed North along the Western boundary of Lot 2, Block 7, the City of Crescent City Subdivision a distance of 20 feet; thence proceed East a distance of 150 feet; thence proceed North a distance of 50 feet until the Northeast corner of Lot 2, Block 7, City of Crescent City Subdivision; thence proceed across Park Street to the Northwest corner of Lot 3, Block 12, City of Crescent City Subdivision; thence proceed South along the Eastern Right of Way of Park Street a distance of 100'; thence proceed East a distance of 300' to a point 100 feet South of the Northeast corner of Lot 2, Block 12, City of Crescent City Subdivision; thence proceed East across Lake Street to a point of 100 feet North of the Southwest corner of Lot 4, Block 19, City of Crescent City Subdivision; thence proceed South along the easterly Right of Way of Lake Street a distance of 35'; thence proceed Easterly to the Northeast corner of Lot 4, Block 24; thence proceed South along the Westerly shoreline of Lake Crescent until the Southeast corner of Lot 1, Block 18, City of Crescent City Subdivision; thence proceed West until the Southwest corner of Lot 1, Block 18; thence proceed South along the Eastern Right of Way of Lake Street until the Southwest corner of Lot 4, Block 18, City of Crescent City Subdivision; thence proceed due South to the Southern boundary of the Right of Way of Cypress Avenue; thence proceed East until the Northwest corner of Lot 1, Block 3, proceed South until the Southeast corner of Lot 3, Block 6, City of Crescent City Subdivision; thence proceed East to the Northeast corner of Lot 10, Block C, Crescent Hills Subdivision proceed South to the Southeast corner of Lot 2, Block C, Crescent Hills Subdivision; thence proceed West to Point Of Beginning.



## **B. LEGAL DESCRIPTION OF THE NORTH CRA**

Beginning at the Southwest corner of Lot 79 of the Groveland Park Subdivision continuing East along the Northern boundary of County Road 308 (Vernon Avenue) for 660 feet to the western boundary of the SR 15/US17 (Summit Street) right of way; thence North along the western boundary of the SR 15/US17 (Summit Street) right of way for 510 feet; thence East across the SR 15/US17 (Summit Street) right of way to the Southwest corner of the intersection of Lakeview Avenue and SR 15/US17 (Summit Street); thence East along the Southern boundary of the Lakeview right of way for 90 feet; thence North across the Lakeview Avenue right of way to the Southwest corner of the of Lot 2, Block 2 of the Hubbard Park Subdivision; thence North along the Western boundary of Lot 2, Block 2 of the Hubbard Park Subdivision for 150 feet to the Northwest corner of Lot 2, Block 2 of the Hubbard Park Subdivision; thence in a Northerly direction along a line constituting a prolongation of the Western boundary of the aforesaid Lot 2, Block 2 of the Hubbard Park Subdivision for a distance of 201 feet; thence East along the Northern boundary of that property described in OR B1456 P0825 for 125 feet to the Western boundary of the Prospect Street right of way; thence North along the Western boundary of the Prospect Street right of way to the Southern boundary of the Palm Avenue right of way; thence West to the Eastern boundary of SR 15/US17 (Summit Street) right of way; thence North along the SR 15/US17 (Summit Street) right of way to a point 10 feet North of the Southwest corner of Grove Lot 61; thence East along a line 10 feet North of the Southern boundary of Grove Lot 61 and Grove Lot 70 for approximately 1,100 feet to the shoreline of Crescent Lake; thence North along the shoreline of Crescent Lake for approximately 690 feet to the Northern boundary of the Grove Avenue right of way; thence West along the Northern boundary of the Grove Avenue right of way for 875 feet to the Southwest corner of Lot 9 of the Dissel-Holm Subdivision; thence North along the Western boundary of Lot 9 of the Dissel-Holm Subdivision to the Southern boundary of the Bass Capitol Drive right of way; thence East along the Southern boundary of the Bass Capitol Drive right of way for 400 feet to the end of said right of way at the Northeast corner of Lot 15 of the Dissel-Holm Subdivision; thence North to the Northern boundary of the Bass Capitol Drive right of way; thence North along the Eastern boundary of Lot 16 of the Dissel-Holm Subdivision to the Northeast corner of said Lot 16; thence West along the Northern boundary of Lots 6, 8, 10, 12, 14 and 16 of the Dissel-Holm Subdivision for 555 feet to the Southeast corner of that portion of Grove Lot 58 described in OR Book 0468 Page 0641; thence North along said portion of Grove Lot 58 120 feet to the Southern boundary of the Lake Grove Drive easement; thence West along the Southern boundary of the Lake Grove Drive easement to the Eastern boundary of the SR 15/US17 (Summit Street) right of way; thence North along the SR 15/US17 (Summit Street) right of way to the Northern boundary of the Lake Grove Drive easement; thence East along the Northern Boundary of the Lake Grove Drive easement 383 feet to the Southeast corner of that portion of Grove Lot 58 described in OR Book 1461 Page 1434; thence along a Northerly line for 180 feet to the Southern boundary of Grove Lot 57; thence East along the Southern boundary of Grove Lot 57 and Grove Lot 74 to the shoreline of Crescent Lake; thence Northwest along the shoreline of Crescent Lake for approximately 3,300 feet more or less to the Northeast corner of that parcel described as Parcel #3 in Schedule A of

the warranty deed recorded in OR Book 489 Page 289; thence West along the Northern boundary of said Parcel #3 described OR Book 489 Page 289 to the Eastern boundary of the SR 15/US17 (Summit Street) right of way; thence Westerly across the SR 15/US17 (Summit Street) right of way to the Western boundary thereof; thence Northwest along the Western boundary of the SR 15/US17 (Summit Street) right of way for 1,600 feet to the intersection of the SR 15/US17 (Summit Street) right of way and the Eastern boundary of the Citron Avenue right of way; thence South along the Eastern boundary of the Citron Avenue right of way for 1,540 feet to the Northwest corner of the property described in OR Book 1317 Page 0347; thence East along the Northern boundary of said property described in OR Book 1317 Page 0347 for 300 feet to the Northeast corner thereof; thence South along the Southern boundary of said property described in OR Book 1317 Page 0347 for 662 feet to the Northern boundary of the Harbison Avenue right of way; thence East along the Northern boundary of the Harbison Avenue right of way for approximately 314 feet to the intersection with the Western boundary of the Walnut Street right of way; thence South along the Western boundary of the Walnut Street right of way to the Northwest corner of the intersection of the Walnut Street right of way and Citron Avenue right of way; thence East along the Northern boundary of the Citron Avenue right of way to the Northwest corner of the intersection of the Citron Avenue right of way and the Oakwood Street right of way; thence South along the Western boundary of the Oakwood Street right of way to the Southwest corner of the intersection of the Oakwood Street right of way and the Grove Avenue right of way; thence West along the Southern boundary of the Grove Avenue right of way to the Southeast corner of the intersection of the Grove Avenue right of way and the Walnut Street right of way; thence North across the Grove Avenue right of way to the Northeast corner of the intersection of the Grove Avenue right of way and the Walnut Street right of way; thence West across the Walnut Street right of way to the Northwest corner of the intersection of the Grove Avenue right of way and the Walnut Street right of way; thence North along the Western boundary of the Walnut Street right of way for approximately 305 feet to the Southern boundary of Grove Lot 23; thence West along the Southern boundary of Grove Lot 23 to the Bay Street right of way; thence West across the Bay Street right of way to the Western boundary of the Bay Street right of way; thence South along the Western boundary of the Bay Street right of way to the Northeast corner of the Eastern 162 feet of the Southern 148 feet of Grove Lot 21; thence West for approximately 310 feet to the Northwest corner of the property described in OR Book 1070 Page 1274; thence South along the Western boundary of the property described in OR Book 1070 Page 1274 for 28 feet; thence West for 80 feet; thence South for 120 feet to the Northern boundary of the Grove Avenue right of way; thence South across the Grove Avenue right of way to the Southern boundary of the Grove Avenue right of way; thence East along the Southern boundary of the Grove Avenue right of way to the Southwest corner of the intersection of the Grove Avenue right of way and the Walnut Street right of way; thence South along the Western boundary of the Walnut Street right of way for approximately 162 feet; thence East across the Walnut Street right of way to the Southwest corner of the North half of Grove Lot 40; thence East along the Southern boundary of the North half of Grove Lot 40 to the Western boundary of the Oakwood Street right of way; thence South along the Western boundary of the Oakwood Street right of way to the Northern boundary of CR 308 (Vernon Avenue); thence East across the Oakwood Street right of way to the Point of Beginning at the Southwest corner of Lot 79 of the Groveland Park Subdivision.

**C. LEGAL DESCRIPTION OF THE SOUTH CRA**

Beginning at the Northeast corner of the intersection of the Junction Road right of way and Pine Street right of way and continuing North on the Eastern boundary of the Pine Street right of way the Southern boundary of the Read Street right of way; thence East along the Southern boundary of the Read Avenue right of way for approximately 570 feet; thence North across Read Avenue to the Southeast corner of Lot 2, Block D of the Crescent Hill Subdivision; thence North along the Eastern boundary of Lots 2, 4, 6, 8 and 10, Block D of the Crescent Hill Subdivision to the Southern boundary of the Orange Avenue right of way; thence North across the Orange Avenue right of way to the Southeast corner of Lot 2, Block E of the Crescent Hill Subdivision; thence North along the Eastern boundary of Lots 2, 4, 6, 8 and 10, Block E of the Crescent Hill Subdivision to the Southern boundary of the Lemon Avenue right of way; thence North across Lemon Avenue to the Southeast corner of Lot 2, Block F of the Crescent Hill Subdivision; thence East along the Northern boundary of the Lemon Avenue right of way to the Western boundary of the SR15/US17 (Summit Street) right of way; thence East across the SR15/US17 (Summit Street) right of way to the Northeast corner of the SR15/US17 (Summit Street) right of way and the Lemon Avenue right of way; thence East along the Northern boundary of the Lemon Avenue right of way to the Southwest corner of Lot 1, Block C Crescent Hill Subdivision; thence South across the Lemon Avenue right of way to the Northwest corner of Lot 9, Block B Crescent Hill Subdivision; thence South along the Western boundary of Lot 9, 7, 5, 3 and 1, Block B Crescent Hill Subdivision to the Southwest corner of Lot 1, Block B, Crescent Hill Subdivision; thence South across Orange Avenue to the Northwest corner of Lot 9, Block A Crescent Hill Subdivision; thence South along the Western boundary of Lot 9, 7, 5, 3 and 1, Block A Crescent Hill Subdivision to the Southwest corner of Lot 1, Block A Crescent Hill Subdivision; thence continue on Southerly line from the Southwest corner of Lot 1, Block A Crescent Hill Subdivision for approximately 323 feet to the Southwest corner of the parcel described in OR Book 0572 Page 1098; thence East along the Southern boundary of the parcel described in OR Book 0572 Page 1098 to the Western boundary of the Prospect Street right of way; thence South along the Western boundary of the Prospect Street right of way for approximately 245 feet; thence continue along the Prospect Street right of way as it turns to the West for approximately 325 feet to the Eastern boundary of the SR15/US (Summit Street) right of way; thence West to the Northeast corner of the intersection of the SR15/US (Summit Street) right of way and the Junction Road right of way; thence West along the Northern boundary of the Junction Road right of way to the Point of Beginning at the Northeast corner of the intersection of the Junction Road right of way and Pine Street right of way.

AND

All that part of the South One-Half of Government Lot 5 in Section 30, Township 12 South, Range 28 East that lies East of the SR15/US17 (Summit Street) right of way in Putnam County, Florida; being approximately 14.6 Acres that was annexed into Crescent City in 2006 under

Crescent City Ordinance 06-11 as recorded in OR Book 1116 Page 0777; including the Prospect Street right of way that abuts the Northern boundary of said annexed parcel.

AND

Beginning at the Southwest corner of Lot 4 Block 18 of the Town of Crescent City; thence North along the Eastern boundary of the Lake Street right of way to a point 10 feet North of the Southwest corner of Lot 3 Block 18 of the Town of Crescent City; thence East approximately 132 feet to the shoreline of Crescent Lake; thence South along the shoreline of Crescent Lake to Southeast corner of Block 14 of the Town of Crescent City; thence West along the Southern boundary of Block 14 of the Town of Crescent City; thence North along the Western boundary of Block 14 of the Town of Crescent City to the Northwest corner of Block 14 of the Town of Crescent City; thence East along the Northern boundary of Block 14 of the Town of Crescent City for approximately 375 feet; thence North across the Cypress Avenue right of way to the point of beginning at the Southwest corner of Lot 4 Block 18 of the Town of Crescent City.

## SECTION IV. FINDING OF NECESSITY

### A. THE CENTRAL CRA FINDINGS OF NECESSITY.

As previously stated, the Central CRA has suffered from setbacks that have prevented it from making meaningful strides towards the goals and objectives for redevelopment in this area. The City and the CRA Board both concluded that the findings of necessity from 1995 are still relevant today and will seek to extend the Central CRA an additional 10 years to make up for the lost ground. The original findings of necessity were set forth as follows.

Chapter 163.355 F. S. states that the establishment of a Community Redevelopment Area and the exercise of redevelopment powers must be supported by an official finding of necessity in the redevelopment area. The finding of necessity for redevelopment in the Crescent City redevelopment area is based on criteria established in Chapter 163.362 F. S. The following conditions were found to exist within the Crescent City Community Redevelopment Area. These findings are based upon a six month analysis of the Community Redevelopment Area.

**Building Condition.** Thirty nine percent (39%) of the buildings within the Community Redevelopment Area are substandard or dilapidated. Of this number twelve per cent (12%) are vacant structures.

**Site deterioration and deficiencies.** Broken sidewalks, deteriorated parking lots and abandoned foundations from demolished buildings are evident throughout the Community Redevelopment Area.

**Unsanitary and unsafe conditions.** Unsafe conditions include the numerous dilapidated buildings that exist within the Community Redevelopment Area.

**Diversity of Ownership.** The diversity of ownership is such that very few parcels of property under single ownership were found to exist, that were large enough to accommodate substantial redevelopment. Over twenty one percent (21%) of the privately owned properties within the CRA are held by out of town ownership.

**Age of Structure.** The ages of the buildings within the Community Redevelopment Area were identified; over half of the buildings were determined to be over forty (40) years of age.

**Vacant Buildings.** Almost twelve percent ( 12%) of the buildings within the Community Redevelopment Area are vacant. These vacant units were scattered throughout the Community Redevelopment Area.

**Vacant Land.** Vacant lots are scattered throughout the Community Redevelopment Area also. Many have accumulations of trash and debris thereby constituting a blighting influence on the adjacent properties and the surrounding neighborhood.



Property Maintenance and Code Violations. There exist numerous violations of property maintenance standards and minimum building code requirements. These instances discourage reinvestment in the Community Redevelopment Area and add to the unsound economic conditions in the area.

Traffic Circulation and Congestion. While areas of heavy vehicular traffic exist on U. S. 17, this is not the historical commercial area of the downtown area. There currently exist only minimal inducements to attract a portion of this traffic into the historical downtown commercial area, Central Avenue. Traffic circulation problems presently do not exist within the core downtown area.

## **B. THE NORTH CRA AND SOUTH CRA FINDINGS OF NECESSITY**

On December 19, 2017, the City Commission for the City of Crescent City adopted the following resolution which contains their findings of necessity for establishing the North and South CRAs, as well as the extension of the Central CRA:

### ***RESOLUTION NO. 17-19***

#### ***A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF CRESCENT CITY FINDING OF NECESSITY FOR EXPANSION OF THE COMMUNITY REDEVELOPMENT AREA AND FOR A 10 YEAR EXTENSION OF THE TIME FRAME OF THE CRESCENT CITY CRA OF 1995.***

***WHEREAS***, Chapter 163 of the Florida Statutes state that local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of a targeted area; and

***WHEREAS***, the City has determined that it was necessary and appropriate to consider the expansion of its existing Community Redevelopment Area, believing that conditions were found to exist within areas north and south of the current Crescent City Community Redevelopment Area that require additional tools to foster such development and redevelopment within its existing city boundaries; and

***WHEREAS***, Chapter 163.355 F. S. states that the establishment of a Community Redevelopment Area and the exercise of redevelopment powers must be supported by an official resolution, supported by data and analysis, finding that the conditions in the area meet the criteria for “slum” or “blight” as described in section 163.340 (7) or (8), Florida Statutes; and

***WHEREAS***, the City Commission approved a preliminary boundary (see attached Exhibit A, incorporated herein by reference) and directed staff to conduct the analysis required to determine whether a finding of necessity for the expansion of the CRA is appropriate; and

*WHEREAS, Staff has completed its analysis, obtained public input through at least one advertised public meeting that included a notice letter to each of the potential stakeholders within the proposed CRA boundaries, and has submitted their findings with the recommendation that data and analysis supports a finding of necessity;*

***NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Crescent City to finds as follows:*

- 1. Of the roughly 198 acres that make up the proposed expansion area, roughly 72% or 145 acres are subject to one or more of the following blight conditions:*
  - a. Sanitation issues resulting from the absence of water and sewer, or inadequately sized infrastructure to support proper redevelopment in the area.*
  - b. Where improvements exist, there is significant deterioration, with 31 of the 82 (or 38%) of the parcels with improvements containing blighted structures that are vacant and/or not suitable for occupation.*
  - c. Transportation issues related to inadequate roads and access, and dilapidated, inadequate or non-existent off-street parking; including:*
    - i. Dirt roadways that are not wide enough for two way traffic,*
    - ii. Neighborhood roads that access SR15/US17 that are insufficient width to allow two way traffic to safely enter and exit the highway.*
    - iii. A platted road that have yet to be built to allow proper development of vacant residential and commercial property*
    - iv. In adequate highway frontage to allow access to commercial property without negatively impacting residential neighborhood ingress and egress*
    - v. Severe elevation transitions from the highway that prevent safe ingress and egress from nearly all of the large vacant properties fronting SR15/US17*
    - vi. Off street parking lots that require the driver to back into the highway or back into an undersized local road.*
  - d. Deterioration of sites that were once predominantly viable orange groves but now sit vacant, overgrown, deteriorating and underutilized because of the lack of adequate infrastructure and difficult access points to the highway. These vacant and blighted properties make up 63% of the total acreage within the CRA expansion areas and 100% of them sit along our major commercial corridors or adjacent to residential. The overgrowth constantly encroaches on the rights of way, attracts illegal dumping, serves as an escape route for persons evading law enforcement, serve as vector attractants (rats, snakes, etc) for adjacent properties, and present fire hazards in times of drought.*
  - e. Vacant properties, which make up 63% of acreage demonstrated a specific over-all decline in assessable property values over the past 5 years, declining 2% during this period and with several property owners of the larger vacant properties taking advantage of borderline agricultural exemptions for minimal*

*tree farming operation or defunct citrus operations to keep assessable property values low.*

- 2. As a result of these conditions described above and the data and analysis presented at the hearing held on December 19, 2017, the City Commission, in accordance with section 163.355, Florida Statutes, finds that more than one slum or blighted area exists in the proposed expansion area; and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.*
- 3. Additionally, because the current CRA lost significant growth opportunities during the Great Recession from 2009 through 2013, which essentially reset the property values to FY2003 values and because one of the most valuable parcels land at the southeast corner of Central Ave and Summit St fell into a blighted condition less than 10 years after the adoption of the CRA and was out of the City's control address until 2010; the City Commission also finds that the necessity still exists inside the current CRA and that a 10 year extension of the current CRA to the year 2035 is appropriate.*
- 4. Staff is further directed to develop a legal description of the expansion areas consistent with the map in attached Exhibit A, which shall be referred to as Crescent City's North CRA Area and South CRA Area, and to schedule public meetings and hearings as needed to update and improve the CRA Plan to include these areas.*
- 5. Upon completion of the legal description and an updated CRA Plan, the plan along with the boundaries for the new North and South CRAs will be sent to the appropriate taxing authorities for their formal consideration as required by Chapter 163, Florida Statutes.*

**APPROVED AND ADOPTED** by the City Commission of the City of Crescent City at its special meeting assembled this 19th day of December 2017.

The City Commission also determined to make adjustments to the boundary for the North CRA the day of the final hearing before adopting their findings, which resulted in some negligible changes to the data used to support the resolution. Specifically, the neighborhood around Lake Grove Avenue and the owner of Leonard's Landing adjacent to the neighborhood all expressed strong opposition to being a part of the North CRA. Additionally, the original North CRA boundaries had left out the land that contained the Winn Dixie and two abutting parcels so that not all of the viable land in the north end of the city would be tied to the CRA. However, prior meetings had alerted Staff that the exclusion of the Lake Grove neighborhood could be a possibility and an analysis was prepared and provided at the final hearing concerning the impact of removing the Lake Grove properties and including the Winn Dixie properties. This increased the overall acreage for the North and South CRAs by about 6 acres but did not significantly alter the blight statistics. The limited contribution to blight in the Lake Grove area

were offset by the addition of vacant property abutting the Winn Dixie properties that has an awkward configuration, difficult access and no viable infrastructure. The excluded property had a higher growth rate in assessed value from 2013 to 2018 but a lower overall assessable value and very similar total dollar value growth during this same period.

| Lake Grove and Leonard's Landing Properties |                     |                     |          |                     |
|---|---------------------|---------------------|----------|---------------------|
| Total Acres                                 | 2013 Assessed Value | 2018 Assessed Value | % Change | Dollar Value Growth |
| 11.32                                       | \$ 1,206,968.00     | \$1,314,736.00      | 9%       | \$107,768.00        |
| Winn Dixie Properties                       |                     |                     |          |                     |
| Total Acres                                 | 2013 Assessed Value | 2018 Assessed Value | % Change | Dollar Value Growth |
| 8.03  | \$2,684,237.00      | \$2,800,270.00      | 4%       | \$116,033.00        |

## SECTION V. METHODOLOGY UTILIZED TO DETERMINE THE NEED FOR REDEVELOPMENT ASSISTANCE

### A. CENTRAL CRA

The original methodology used for the Central CRA was augmented for these plan amendments by an updated field survey, a search of the Property Appraiser and Tax Collector's records, and a GIS analysis. This was carried out over a 12-week period in the Fall of 2017 in concert with the efforts associated with the North and South CRAs. Most of the meaningful statistics and historical data is presented in this plan, but the more detailed data and analysis is available at City Hall. Noteworthy, our acreage assessment of the Central CRA used GIS and included the rights of way, so the total acreage increased to 88 acres, but the boundaries of the Central CRA did not change.

**Field Surveys:** Surveys were conducted between March and August of 1995 within the proposed Community Redevelopment Area to ascertain the existing physical conditions and to identify areas containing slum and blight as defined in Florida's Community Redevelopment statutes. Buildings were examined as to their physical condition. Locations of vacant lots, vacant buildings and abandoned foundations of demolished buildings as well as the roadway system were also observed and noted.

**Public Records:** The public records of Putnam County within the Putnam County Property Appraisers Office were used as a principal source of information as to the ownership and size of each individual parcel of property within the Community Redevelopment Area. Information as to the ownership, use and age of structures were also obtained from this source and cross checked with records at the city clerk's office.

**Maps:** Maps of the Community Development Area were prepared to more clearly present the patterns, extent and severity of the slum and blighted conditions contained in the Crescent City Redevelopment Plan.

**Evaluation Criteria:** The information collected was examined for the existence of any of the following criteria as defined in Florida Statutes Section 163.340 in making the determination if slum and blight exists within the area.

1. The type and extent of building deterioration.
2. The existence of any site deficiencies, for example the lack of adequate parking.
3. The existence of four (4) or more parcels of property per block with diverse or multiple ownership.
4. Buildings greater than forty (40) years in age.
5. The presence of vacant dilapidated buildings or structures in the area.
6. The presence of vacant lots in the area.
7. Buildings not being properly maintained.
8. Traffic congestion due to faulty traffic layout.



9. Difficulty in entering and leaving the Community Redevelopment Area due to poor traffic patterns and the excessive amount of vehicular traffic.
10. The conflict within the Community Redevelopment Area between vehicular and pedestrian traffic.

**Building Condition Methodology:** A survey was conducted classifying all existing buildings into one of three categories of condition. The three categories are as follows:

1. Standard to 990d condition - Building has no more than two minor code violations but is structurally sound.
2. Substandard condition- building had more than two code violations but appeared structurally sound.
3. Dilapidated Condition - Building is structurally unsound.

We surveyed one hundred and ninety two (192) buildings within the Community Redevelopment Area. Of these, 39.06% were found to be in need of rehabilitation or replacement.

**Diversity of Ownership:** Section 163.340 F.S. has found that a diversity of ownership of properties within the Community Redevelopment Area makes the assembling of property for redevelopment, by a private entity, almost impossible.

Redevelopment powers of eminent domain are necessary, in many cases, to facilitate the assembly of adequately sized parcels of property in order to encourage private sector investment in the area. For the purpose of this analysis, blocks having four (4) or more parcels with different ownership were considered to represent an excessive diversity of ownership.

Sixty two per cent (62%) of the blocks surveyed have excessive diversity of ownership within the Community Redevelopment Area.

**Age of Buildings:** A criteria to determine the need for building rehabilitation is the number of buildings that were constructed over forty years ago. Over fifty percent (50%) of the buildings within the Community Redevelopment Area are over forty years of age.

**Presence of Vacant Buildings:** Vacant buildings indicate a decline in the commercial and residential viability of the Community Redevelopment Area. Almost twelve percent (12%) of the buildings in the Community Redevelopment Area were vacant at the time the survey was conducted.

**Need for Redevelopment of the Housing Stock:** A total of ninety (90) dwelling units are located within the Community Redevelopment Area. Of these, forty eight (48) units or fifty three per cent (53%) are in need of redevelopment assistance.

Nine (9) of the dwelling units or ten percent (10%) were found to be vacant.

Proposed Boundary of the Community Redevelopment Area: The Community Redevelopment Area consists of approximately sixty one (61) acres. The area was selected because of it being the original downtown core commercial area, the adjacent areas that are in transition from residential to commercial and the distressed residential areas surrounding the downtown area. Boundaries were established in recognition of the importance of a viable residential community existing adjacent to the city's commercial core -area. It has been substantiated that pedestrian oriented shopping and entertainment districts in the downtown will not thrive if adjacent residential neighborhoods remain blighted.

Conclusion: The Community Redevelopment Area in the City of Crescent City meets the criteria of slum and blighted as defined by Chapter 163 F. S.

The use of Community Redevelopment powers as defined in the Community Redevelopment Act will enable the City Council acting as the Community Redevelopment Agency to make public improvements that will encourage private investment and facilitate neighborhood revitalization. These actions will assist in the rejuvenation of the older residential and commercial districts found within the Community Redevelopment Area.

## B. NORTH AND SOUTH CRAs

The methodologies used to assess the North and South CRA included field surveys, a search of the Property Appraiser and Tax Collector's records, and a GIS analysis of the properties. The acreages, assessed values, zoning and comprehensive plan designations were all researched using city maps, Property Appraiser data, Tax Collector data, and the public GIS system. We also did an extensive parcel by parcel field observation, took pictures and input observations into the excel spreadsheet being used to consolidate and analyze the data. We derived water and sewer availability from field observations, maps and the historical knowledge of City staff.

The data and analysis are fairly well summarized in Sections II and III above, including the identification of the blight characteristics determined to be prevalent in the two areas. The primary spreadsheet database is attached to the Plan as Appendix A. This data could be organized and analyzed using any of the parameters input into the system. For example, if you wanted to determine the number of vacant properties and what they were zoned, you need only sort the list by vacant vs not vacant, and then again by zoning category.

The ultimate findings from this effort are adequately reflected in Resolution 17-19 quoted in Section IV above.

## SECTION VI STRATEGIES OF THE COMMUNITY REDEVELOPMENT AGENCY

As a prime source vehicle, the Community Redevelopment Agency was established by the Florida Legislature to spearhead the task of revitalizing central city downtown areas throughout the state. The creation of the Crescent City Community Redevelopment Agency was a required first step in providing the assistance and guidance needed to address the severity and complexity of the problems described in the "Finding of Necessity" section of this document. It is the function of The Community Redevelopment Agency to be the leading force and guidance in downtown redevelopment within Crescent City and in rebuilding the quality of life in the Crescent City downtown community.

The Community Redevelopment Agency, as the agency advocating change within the community redevelopment areas, is given powers and abilities not usually utilized by City government in its normal operation. The Community Redevelopment Agency is considered an extension of local government but is allowed to work with private enterprise to promote and create revitalization initiatives. A portion of the Agency's function will be to encourage private reinvestment in the area by offering innovative financial incentives to prospective developers, but in all cases prudent fiscal practices and a continuing awareness of the public responsibility must be practiced.

The Community Redevelopment Agency will be charged with maintaining a sensitive balance between the housing, business, industrial and public needs within the Community Redevelopment Area. The focus will be on the stabilization of the building fabric as well as job creation and the availability of standard affordable housing for both owners and tenants who wish to reside within the area.

The Community Redevelopment Agency will act as a developer for the public interest. The agency will have the following powers:

1. The Agency will have the ability to acquire property either through negotiated purchase or Eminent Domain, hold the property, improve the property or market the property to a private developer consistent with the long range goals of the city.
2. The Agency will have the flexibility to dispose of land and buildings without strict regard for the current economic value of the property.
3. Additionally, the Agency may transfer property without immediate compensation, with terms favorable for redevelopment, thus subsidizing redevelopment by the private sector.
4. The Agency has the ability to manage, demolish, repair, assist in rehabilitation, maintain, lease, rent, allow free occupancy and improve property it owns or the property of others.
5. Where the improvement will enhance the redevelopment process, the Agency has the power to relocate families, individuals, businesses, institutions, public agencies and others affected by its

activities. Relocation requirements will be based upon federal or state regulations when their funds are utilized for a project and written Agency policy when local funds are used for such relocations.

6. The Agency may make loans or grants or provide other forms of technical or financial assistance to persons or property owners and tenants affected by the redevelopment process.

7. The Agency may employ staff, consultants, attorneys, appraisers, architects, engineers, and citizen's groups and may purchase or lease equipment, vehicles or any other types of machinery necessary to carry out the public purpose authorized.

8. The Agency may provide landscaping, street furniture, lighting, public art, gateways, entry markers, signage and other related improvements on public and private property.

9. The Agency may borrow and lend money, may utilize tax increment financing, obtain grants, bear losses and conduct itself as a community developer in the public interest pursuant to the City Code and Florida Statutes.

10. The Agency has an obligation to keep the public informed of activities, through the use of local media such as publications, community forums, cable television informational channels, local radio news programs and mail outs to local organizations.

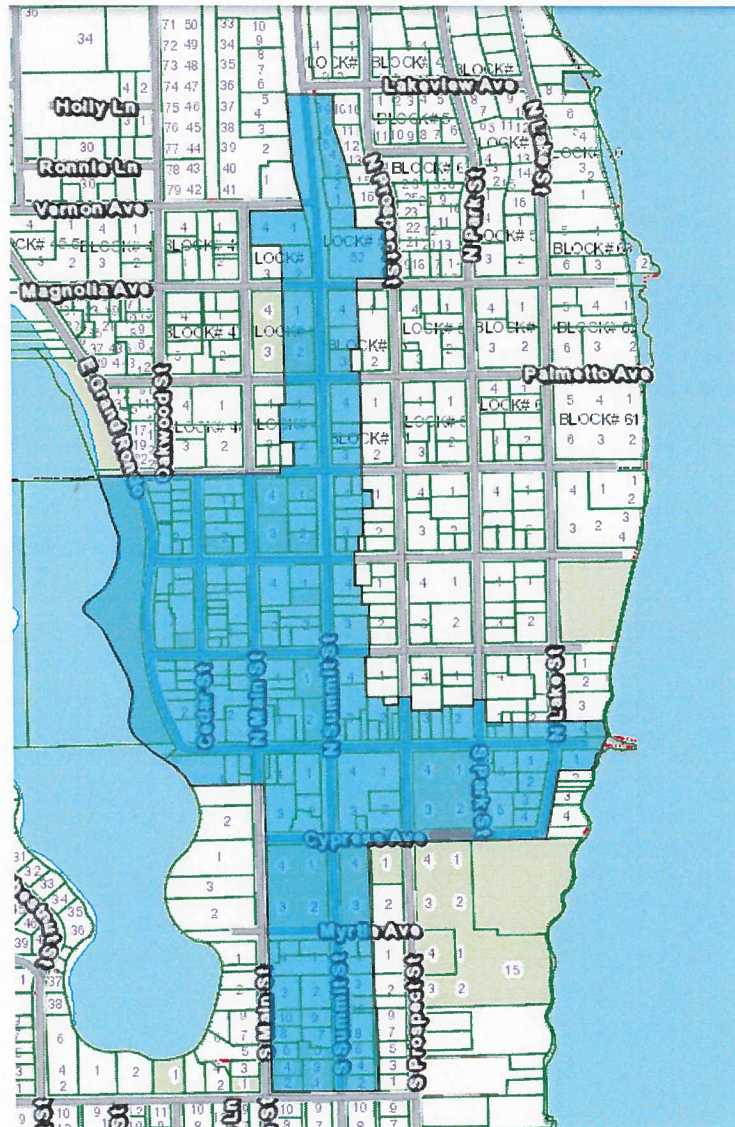
In the course of the activities of the Agency, it may find it is necessary to perform allowable functions not listed herein but consistent with its goals and responsibilities. In such cases these additional activities will be undertaken after public input is obtained.

## SECTION VII

## PROPOSED REDEVELOPMENT PROJECTS AND GOALS

### A. THE CENTRAL COMMUNITY REDEVELOPMENT AREA PROJECTS AND GOALS

Crescent City's Central CRA encompasses the historical downtown, the adjacent commercial strip along SR15/US17 (aka Summit Street) and the residential community immediately west of the downtown business district.





## Redevelopment Goals For The Central Community Redevelopment Area:

The goals for the revitalization of the Central CRA established in 1995 are generally still applicable and provide as follows:

1. To recreate the flavor and feel of an old fashion downtown utilizing modern business techniques and economic realities.
2. To utilize the combined talents of both the public and private sector to revitalize and market the Area to both local residents and visitors.
3. To create a unique business and community environment to serve as the heart of the City and be complementary to businesses operating outside the downtown area.
4. To create a buffer zone between the vehicular and pedestrian areas through the use of properly placed streetscape projects.
5. To create sufficient on and off street parking to adequately address the needs of a revitalized down town.
- 6 . To create jobs for Crescent City residents at acceptable wages.
7. To create larger, more economically desirable, parcels of property to stimulate redevelopment of the Area.
8. To eliminate property use conflicts and replace substandard buildings with sound, attractive structures, creating an environment which enhances existing businesses and entices new businesses, thereby creating wider customer use.
9. To upgrade the appearance of and accessibility to the Area from the major highway leading into and through the City of Crescent City.
10. To expand the number and percentage of low and middle income families living in the residential sections of the Area in order to expand the disposable income of those living in and near the downtown area.
11. To provide an attractive, safe and stabilized residential community within the Area by offering incentives to developers to construct new single family owner occupied housing for low and middle income families.
12. To create a recreational amenity package to help attract and support the new residents of the Area.
13. To broaden the city's tax base.

### Proposals For Redevelopment:

The Central CRA Plan still envisions a strong mix of specialty retail, residential, office, restaurants, recreational shopping and government inside the CRA. However, upon review, it appeared that the somewhat generic guidance provided in the original 1995 CRA Plan could use a little more vision and guidance. The redevelopment concepts originally proposed in 1995 were rightly based on the concept that the building of the downtown area into a vibrant commercial center will require the support of both the local residential market and a very substantial visitors market. However more is needed to understand how we might build on that base.

In 2014, the CRA funded a visioning process in an effort to understand what the stakeholders see as a viable future for our small rural community. While some of the final outcomes of this process were a little more than this City deemed appropriate, one outcome that did come out of this process that has stuck is the need to build off 4 primary strengths in our community, referred to as the “4 As”: Aquatics, Architecture, Arts and Antiques. Admittedly, the antiques element has lost some of its strength as a primary asset in our community with several stores closing since 2014. However, our “Aquatics”, which refers to Crescent Lake and Lake Stella, are still seen as a key asset to our future. Equally strong is the historic charm, or “Architecture” that we have an opportunity to build on within our Central CRA. And, finally, something that has been brought to light with the start of a local group known as the Multi-Cultural Arts Guild, Inc or MAGI, we have a lot of artists in our midst that can be ideal for helping create a sense of place that is both fun to live in and visit.

Building on the 2014 vision process and numerous CRA Advisory Committee meetings and CRA Board discussions since that time, we endeavored to obtain funding to update our CRA to reflect this more defined parameters for achieving the laudable but quite frankly, boring objectives of the original plan. We maintain the original ideals of the 1995 Plan, but now bring color and life to the plan. Rather than a programmatic list of proposals, we engaged the University of Florida College of Architecture to help use put all of these proposals into a holistic vision. This vision is set forth in Appendix 2 of the CRA Plan and is incorporated by reference. In addition to some of the standard CRA Plan proposal set forth below, the Central CRA Plan shall provide as follows:

**Marina Development:** The Community Redevelopment Agency shall identify area(s) within the CRA that are best suited for marina development and update the projects and goals of the CRA Plan to identify these areas and potential financing mechanisms, including the potential for public/private partnerships, to complete the marina projects and objectives. To that end, this plan recognizes that City already controls and has partially developed an ideal location for a marina at Margary Neal Nelson Sunrise Park. A ramp and boat trailer parking has already been installed pursuant to a Florida Fish and Wildlife Boating Improvement Program Grant and additional funding of \$375,000 has been awarded to complete shoreline improvements and a pier with boat slips. However, more is needed to be done to not only make it a viable marina, but one that connects to our Central Avenue core.

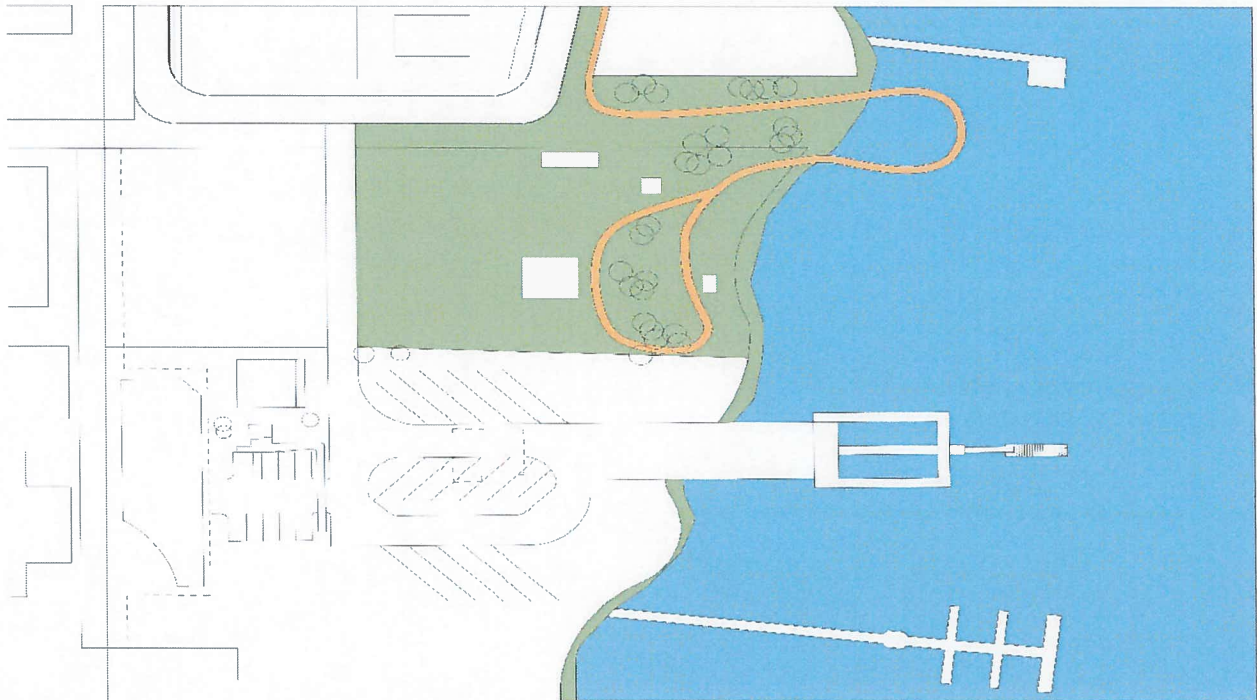


Illustration 1: This option incorporates the existing right of way area to the waterfront connecting with the old jail and the old water wheel station as an historic trail for visitors and locals.

Thus, the Marina Plan should include a pedestrian experience by the marina through a boardwalk and a “Look Out” to Crescent Lake in the marina area. In order to create synergy with the Plan proposals for preserving and enhancing the City’s history and historic feel, this pedestrian link will include the historical remanence of the prison cells and the waterworks of the area along the shoreline by the water plant. For this marina area we will also provide a trailer preference access, as well as car and pedestrian accesses. The objective of this project is to enhance the marina park as an attraction point for visitors and users. A support building for the marina is recommended, with restrooms, bait and tackle, fuel and marine supplies , along with pedestrian connections with Central Ave.

**Historic Based Tourism.** The Community Redevelopment Agency shall identify public assets that may be suitable for developing historic-based tourism opportunities and improved connections between the water and the business district.

One project already identified is the restoration of the old jail and water wheel located at the shoreline next to our water plant. The old waterworks building located at the top of the path show in Illustration 1 might also be restored as a kind of peak in waterworks museum. This achieves the dual purpose of historic-based tourism opportunities and improved connections between the water and the business district. The potential financing mechanisms to achieve these opportunities and improved connections include the City and the County’s Better Place Plan Funds, CRA Increment Revenue and a grant from the Florida Division of Historic Resources.





A second, but no less important project is the restoration of the AME Church at 508 Eucalyptus Avenue. A. Philip Randolph, a very important figure to the labor movement in the 1930s and the civil rights movement of the 50s and 60s, is known to have been born in Crescent City and lived there for the first few years of his life while his father served as an itinerant pastor at the church. This structure should be promoted as an important landmark on the Heritage Trail, but it is suffering from serious decay and is near to being lost to us forever. The City, through the CRA will partner with the church to obtain restoration and promotional funds from the Florida Divisions of Historic Resources to bring this important historic building back to life. CRA increment funds can be used for some of the preliminary work required to submit the grant application. Other public/private partnership concepts can and should be explored to achieve this project.

**The Miller Property:** The Community Redevelopment Agency shall include specific objectives and guidelines for developing the CRA's 2.2-acre property known as the "Miller Property", including identifying target uses and public/private partnerships to facilitate the development. To that end, the Miller Property will be developed using a concept that will recall the Grove Hall

Hotel, with considerations of other Historic Florida Hotels like the Island Hotel in Cedar Key (See Appendix 2 for examples of the design parameters that must be considered).

Proposals to develop this property will be reviewed to a concept that includes a covered promenade that will shade sidewalks by a commercial arcade on the first floor (i.e. retail space), a hotel lobby and the restaurant room or event room concept. It will need to take full advantage of the lake views using verandas will allow such views from the hotel rooms, which will be located in the second and third floor. The hotel will also provide off street parking, a pool and 21st Century amenities. It will contain a minimum 36 rooms and off-street parking for 36 cars. Additionally, the building might contain in its volume, a fully equipped apartment(s) and/or a conference/event space.

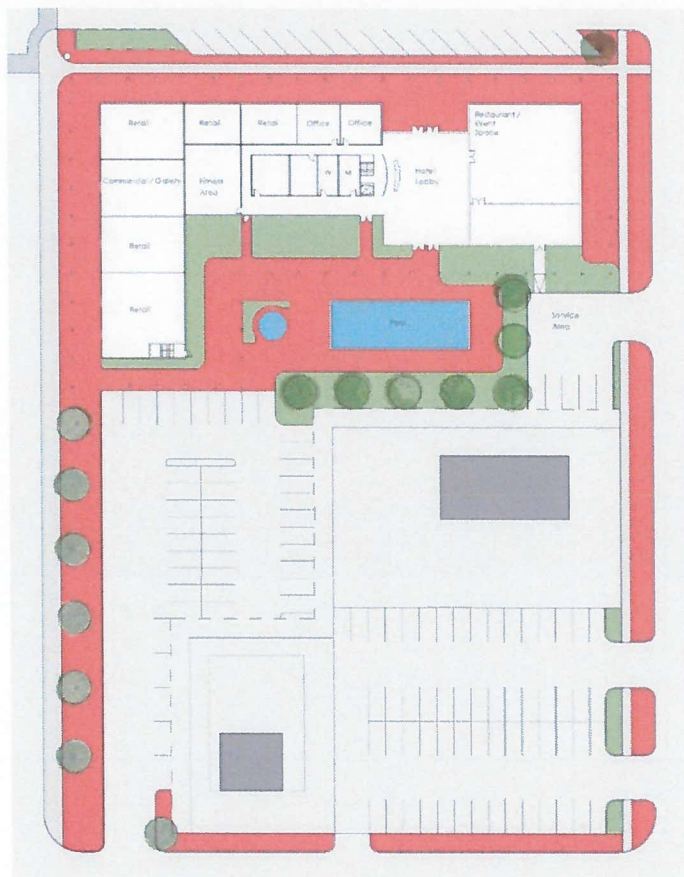


Illustration 2. Miller Property Redevelopment Site Plan – Ground Floor.

Maintaining the historic character of the town and the connections to the water and the rest of Central Avenue is critical to any development proposal for this location. The height will be limited to 3 stories, but the height restrictions in the Land Development Code of 35 feet may be too restrictive with modern building codes, fire separation requirements and even the location of HVAC equipment. Variances up to a maximum of 40 feet may be considered for the proper design that is consistent with this plan proposal.

**Downtown Streetscape Program:** The Community Redevelopment Agency will devise and implement the theme for streetscaping of the downtown in accordance with this Plan. This will involve developing a design concept for Central Avenue that addresses parking, utility infrastructure, storm-water, aesthetics including signage, lighting, pedestrian access, vegetation for shade, pervious surfaces and street landscaping, and access to Crescent Lake and Lake Stella. The redesign will link the existing Lake Stella boat ramp and a linear park that includes a multi-use trail and a bird watching pavilion. It will also integrate the development of the Marina at Sunrise Park and the trail that links the historical artifacts along the waterfront with new observations and fishing piers that can become a destination.

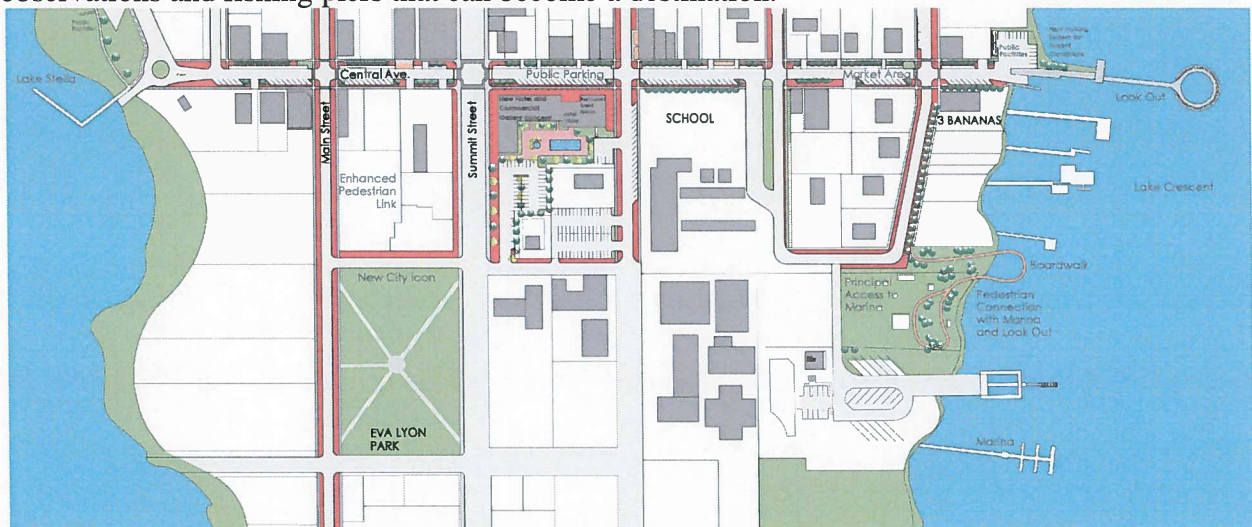


Illustration No.3 – Overview of Entire Streetscape Design incorporating the marina, the waterfront parks at each end of Central Avenue, the Miller property and Eva Lyon Park.

The basic design concept will incorporate the current grassed areas into street parking using permeable paving that brings back the historic layout of diagonal parking on one side and/or parallel on another. It will incorporate pavers, landscaped bump outs and even “parklets”.

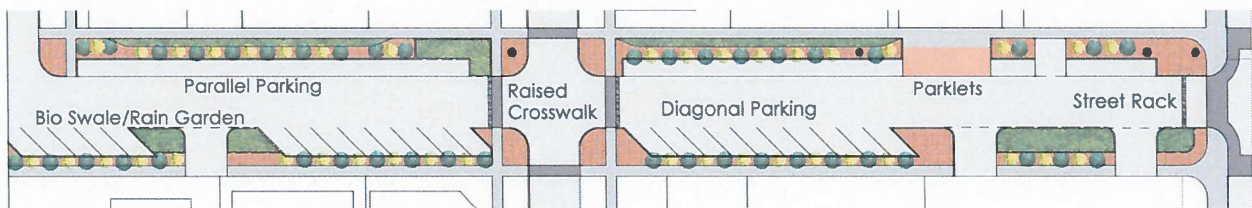


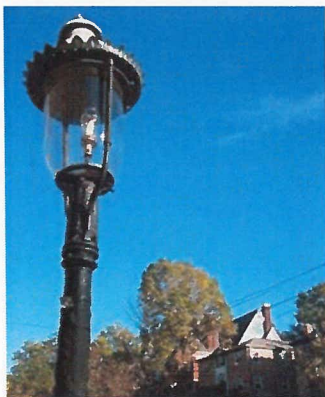
Illustration No.4 – Typical view of streetscape design.





Photo of Central Avenue showing historic parking configuration

The current “tulip” shaped lighting will be eliminated and replaced with more appropriate period lighting. Note the street light circled in the picture above.



The Community Redevelopment Agency will work with the City’s gas department and the property owners along Central Ave to consider a plan for a natural gas lighting system to create a “Gas Light” district. Such a district could create an ambience and an attraction for visitors to dine and enjoy a night out on Central Avenue.

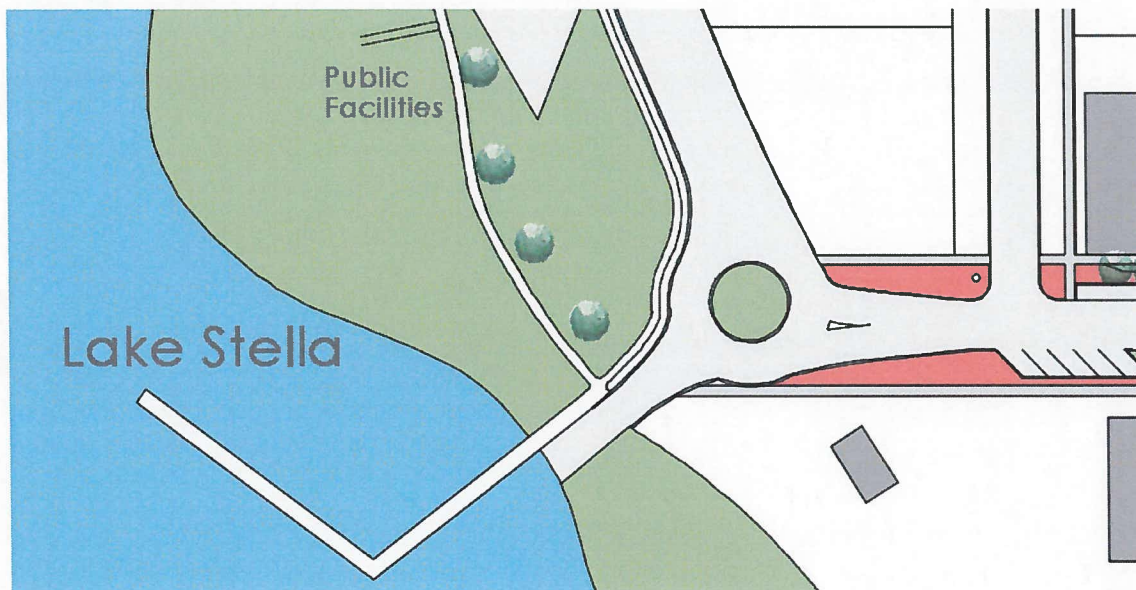


**Downtown Marketing and Promotional Program:** The Community Redevelopment Agency will work with local merchants and the Chamber of Commerce to develop a comprehensive marketing plan and year around promotional calendar designed to assist the growth of the existing businesses and attract new businesses and customers to the downtown. As part of the marketing program a new logo will be developed for the downtown area and utilized in all the marketing and promotions for the Community Redevelopment Area.

**Design Review Committee:** The Community Redevelopment Agency will designate the Planning & Zoning Commission to serve as the Design review Committee that will review all new construction, remodeling and proposed signage within the Community Redevelopment Area for compatibility with established standards for such improvements in the area.

**Downtown Parking Program:** The Community Redevelopment Agency may acquire or lease land within the Community Redevelopment Area to support the expansion of free public off street parking in support of downtown revitalization. The Agency will also further develop street parking in accordance with the streetscape plan above, as well as on side streets within the first block north and south of Central Avenue, where appropriate and where it will not interfere with residentially zoned properties.

**Lake Stella Park:** The Community Redevelopment Agency will expand the facilities and size of Lake Stella Park to allow for improved active and passive recreation in the area to include green areas and parking. Creating connections to Central Avenue in concert with the streetscape plan is also critical to the fully utilizing this important asset.



**Promenade:** The Community Redevelopment Agency will promote a promenade-style development of Central Avenue, allowing for property owners to once again build balconies/verandas over the sidewalks.

**Façade Improvement Program:** In addition to plan review and regulatory controls to insure new development and redevelopment remains consistent with the promotion of the historic character and promotes the architecture, arts and aquatic assets of Crescent City, the Community Redevelopment Agency shall provide for façade grants, as well as in-kind assistance, economic and regulatory incentives, and outside sources such as historic preservation grants, to assist property owners with their projects

**Vacant Land Remarketing Program:** In addition to the Miller Property proposal, the Community Redevelopment Agency will acquire key parcels of vacant land within the area as they become available, they will be marketed to developers committed to carrying out specific commercial or residential elements of the Community Redevelopment Plan.

**Vehicular Traffic Improvements:** The Community Redevelopment Agency will work with the City of Crescent City, Putnam County and the Florida Department of Transportation to develop less conflicting paths for ingress and egress into the downtown area from SR15/US17.

**Entrances to the Downtown:** The Community Redevelopment Agency will place ornamental entrances to the downtown or icons at or near Central Avenue and SR15/US17 to create a sense of arrival and place for people visiting or passing through Crescent City.

**Streetscape Management Program:** The Community Redevelopment Agency will establish a program to maintain the new streetscape improvements before they are installed.

**Land Use Review:** There appears to be severe conflicts between the uses of property within the Community Redevelopment Area for retail, storage and residential. These conflicts are currently resulting in the underutilization of many of the more significant buildings and properties in the downtown area. The Community Redevelopment Agency will conduct a review of the Land Use Regulations for the Area to determine if changes to the zoning classifications will result in the elimination or reduction of these conflicts. This will include the development of a Mixed Use Zoning District that allows for the combination of residential and commercial on the same property in a manner that will result in the elimination or reduction of these conflicts.



B. THE NORTH AND SOUTH COMMUNITY REDEVELOPMENT AREA GOALS AND PROPOSALS



While the proposed projects and goals for the Central CRA are complex and involved, the projects and goals proposed for the North and South CRAs are fairly simple by design. The focus is infrastructure, with an emphasis on central water and sewer, roads and broadband fiber. There are also some critical housing situations in the North CRA that require some creative efforts to redevelop into affordable housing alternatives that do not displace current residents or gentrify the area. These elements are seen as the critical weak links to the redevelopment and infill development of both of these areas. The tax increment from these areas will be used exclusively for the North and South CRAs in accordance with the projects and goals outlined herein

Goals of the North and South CRAs:

1. To utilize the combined talents of both the public and private sector to revitalize and market the Areas to both local residents and visitors.
2. To create jobs for Crescent City residents at acceptable wages.
3. To create 1 economically desirable, parcels of property to stimulate redevelopment of the Areas.
4. To eliminate property use conflicts and replace substandard buildings with sound, attractive structures, creating an environment which enhances existing businesses and entices new businesses, thereby creating wider customer use.
5. To upgrade the appearance of and accessibility to the Areas from the major highway leading into and through the City of Crescent City.

6. To expand the number and percentage of low and middle income families living in the residential sections of the Areas in order to expand the disposable income of those living in and near the downtown area.
7. To provide an attractive, safe and stabilized residential community within the existing neighborhoods and the undeveloped areas already designated for residential on the future land use map within Areas by offering incentives to developers to construct new owner occupied housing for all housing types and economic strata.
8. To broaden the city's tax base.

In addition to these similar goals, the North and South CRAs have some goals unique to their situation:

9. To provide the water, sewer and road infrastructure necessary to support the stated goals and objectives for development with the Areas as demonstrated by the future land use designations in the Comprehensive Plan.
10. To maximize the value of the water front parcels to insure quality, assessable infill development on the vacant waterfront properties in a manner that takes full advantage of the waterfront consistent with the Comprehensive Plan and the rural historic character of the City.

The proposals for achieving these goals within these two CRAs is fairly straightforward, as well.

**Central Water and Sewer.** The Community Redevelopment Agency will use the tax increment from North and South CRAs to leverage other funding sources, including grants and loans, to bring water and sewer to the entire North and South CRAs. The areas of critical need are identified in the map to left in blue.

**Roads.** The Community Redevelopment Agency will use the tax increment from North and South CRAs to leverage other funding sources to pave the dirt roads inside the CRA boundary. The critical areas are identified in yellow on the map to the left side of this page. and to fund access improvements for commercial and residential properties inside these CRAs,

**Broadband.** It has been recognized by the City Commission that broadband internet is critical to Crescent City's economic future. The Community Redevelopment Agency will participate, if possible, in the development of plan and the identification of funding sources for bringing meaningful broadband into these Areas. It may include using increment dollars to fund studies and cost estimates necessary to seek the public and private financing that is anticipated to be necessary for this effort.

**Housing.** The Community Redevelopment Agency will request that the Planning and Zoning Commission develop a set of flexible zoning regulations that will allow for the redevelop of the

Grove Avenue and Williams Lane neighborhoods, including reducing minimum housing sizes, reduced minimum lot sizes and zero lot line set back considerations. The Community Redevelopment Agency will also work with outside agencies such as Habitat for Humanity, the USDA and HUD that can assist with funding for quality single family housing that results in home ownership in these neighborhoods to keep the historic sense of place rather than a transient housing project.

**Façade Improvement Program:** In addition to plan review and regulatory controls to insure new development and redevelopment promotes the architecture, arts and aquatic assets of Crescent City, the Community Redevelopment Agency shall provide for façade grants, as well as in-kind assistance, economic and regulatory incentives, and outside sources such as historic preservation grants, to assist property owners with their projects

### C. FUTURE DEVELOPMENT PROJECTS

While the Community Redevelopment Agency will concentrate on the projects described herein, other projects may emerge in the future. Nothing in this plan shall prevent the Agency from carrying out other projects within the Community Redevelopment Area once they have been incorporated as an amendment to the Plan by the Agency.

The Agency will only operate within the Community Redevelopment Areas as set forth in this Plan.

## SECTION VIII

## AFFORDABLE HOUSING POLICY STATEMENT

### Introduction:

The housing needs within the Community Redevelopment Area are being met comprehensively by the City of Crescent City. Through the use of the Small Cities Community Development Block Grant Housing Rehabilitation Program, currently underway, substandard owner occupied dwellings are being rehabilitated.

The infrastructure currently in place within the Community Redevelopment Area is of sufficient capacity to adequately take care of the existing housing in the Area plus the proposed infill housing for the Area.

### Single Family Housing Rehabilitation:

The Small Cities Community Development Block Grant Housing Rehabilitation Program, already in place, used in conjunction with the Putnam County Equal Opportunity Council Programs such as Community Service Block Grant, Weatherization and other state and federal programs, combined with the Putnam County S.H.I.P. program provides ample mechanisms for owners of substandard single family properties to have the code violations within their residences corrected.

### Single Family New Construction

Many vacant lots exist within the residentially utilized portions of the Community Redevelopment Area. Through the use of the following programs the opportunity for new "affordable" housing units to be constructed on these properties will have been realized:

1. The Putnam County S.H.I.P. down payment and closing cost assistance second mortgage program.
2. The HOME program administered by the Florida Housing Finance Agency.
3. The Crescent City Community Redevelopment Agency's purchase, write down and resale of lots within the Community Redevelopment Area at prices that allow homes to be built on them that are affordable to low and moderate income home buyers.

### Multifamily Housing

The highest density of occupied structures, currently existing, within the area is a four family unit. It is felt that the development of any higher density would have a negative impact on the redevelopment of the area. With the limited traffic patterns available in the downtown the addition of new high density residential areas would negatively affect the surrounding community.

### Impact On Low and Moderate Income Residents of the Area The Community



Redevelopment Plan in total has been reviewed for its impact on the low and moderate income families and individuals currently living in the Redevelopment Area and the determination has been made that no negative impact will take place. As the segments of the Community Redevelopment Plan are implemented the residents of the area will experience a vast improvement in the quality of life in their community. It is not anticipated the project will create a drastic increase in the property values in the area; but, rather that the property values should stabilize at or near their current levels.

## SECTION IX

## FINANCIAL RESOURCES

### Introduction:

The activities proposed in the Community Redevelopment Plan will be financed by a combination of local, state and federal public sources and by private sector investment. The Community Redevelopment Agency will invest in the upgrading and improvement of public facilities and other public purpose improvements in the Area so as to encourage private sector investment in the Area, in a manner consistent with the Community Redevelopment Plan. Public sources of funds will include Tax Increment Financing (TIF) revenues, loans, and grants from state, federal, city and other sources.

### Tax Increment Financing (TIF)

It is anticipated that one of the principal sources of public funding for the project will be tax increment financing. The amount of funding generated by this program is derived by establishing a base year in which the program is initiated. That would be the year the Community Redevelopment Trust Fund is established. Any funding that would have been derived by the city and county due to increases in property tax revenues, within the Community Redevelopment Area, based upon an increase in the certified assessment of the tax roll in future years as compared to the base year is placed in a separate account identified as the Community Redevelopment Trust Fund; these funds are controlled by the Community Redevelopment Agency. The ad valorem taxes generated by this increase in assessed valuation over the base year valuation are known as tax increment revenues. As the difference between the assessed values of all of the properties within the Community Redevelopment Area, in the current year, increases above that of the base year, the amount of tax increment revenues generated for the trust fund increases proportionally.

### Estimated Redevelopment Budget

The following is an estimated three (3) budget of projects proposed to be addressed in the Community Redevelopment Area. Potential funding sources have been identified for each activity. The three (3) year budget for the Community Redevelopment Agency will be reviewed and amended at least annually. The budget will reflect the Agency's priorities for redevelopment and the availability of funds. Projects may be added, deleted or reprioritized based upon decisions of the Community Redevelopment Agency. Table 1 presents a composite listing of the projects.

## SECTION X                      THE AMENDMENT PROCESS

The Community Redevelopment Plan shall be in effect for a maximum of forty (40) years from the date of its adoption, or to the maximum extent allowed by State law. It may be terminated earlier if all of the proposed redevelopment projects are completed, or if the City Council determines it is no longer appropriate, or there is no longer a reason for the Community Redevelopment Agency to exist.

The plan may need to be amended from time to time in order that it maintains its relevancy and currency; to respond to directional changes as they occur and to add needed specificity, as tax increment revenues and expenditures are delineated and project costs are more specifically detailed. Also, in the event of an amendment, all changes must be coordinated with the Crescent City Comprehensive Plan to insure capability.

Amendments to the plan can only be made by the Crescent City, City Commission after recommendations from the Community Redevelopment Agency. The Community Redevelopment Agency will hold a duly advertised public hearing on any proposed plan amendments prior to making a recommendation concerning the plan amendment to the City Commission. If any provisions of this Community Redevelopment Plan shall be found to be invalid, unconstitutional or otherwise legally infirm, such provision shall not affect the remaining portions of the Plan.