

## **EXHIBIT B**

### **CONTRACT, LEASE, AGREEMENT CONTROL FORM**

**Date:** 12/1/2005

**Contract/Lease Control #:** C06-1298-BCC40-81

**Bid #:** N/A                      **Contract/Lease Type:** AGREEMENT

**Award To/Lessee:** CITY OF DESTIN

**Lessor:**

**Effective Date:** 11/7/2005

**Term:** EXPIRES 11/7/2045

**Description of Contract/Lease:** CREAT DESTIN HARBOR CRA

**Department Manager:** BCC

**Department Monitor:** J. CURRY

**Monitor's Telephone #:** 689-5007

**Monitor's FAX #:** 689-5025

**Date Closed:**

**INTERLOCAL AGREEMENT AMONG THE CITY OF  
DESTIN, OKALOOSA COUNTY, AND THE COMMUNITY  
REDEVELOPMENT AGENCY OF THE CITY OF DESTIN  
REGARDING THE CREATION AND OPERATIONS OF THE  
HARBOR COMMUNITY REDEVELOPMENT AREA**

**INTERLOCAL AGREEMENT**

\*

THIS AGREEMENT is made and entered into this 2<sup>nd</sup> day of NOVEMBER, 2005, by and between the City of Destin, a Florida municipal corporation (hereinafter the "City"), the Destin Community Redevelopment Agency, a body politic and corporate created pursuant to Chapter 163 Part III, Florida Statutes (hereinafter the "CRA"), and Okaloosa County, a political subdivision of the State of Florida (hereinafter "County"), who agree as follows:

*WITNESSETH:*

WHEREAS, pursuant to Section 163.01(4), Florida Statutes, two or more local governmental units are authorized to enter into an interlocal agreement providing for the joint or cooperative exercise of any power which either governmental unit might independently exercise; and

WHEREAS, Chapter 163, Part III, Florida Statutes, (the "Community Redevelopment Act") provides authority, criteria and procedures for carrying out community redevelopment through the designation and funding of a community redevelopment area; and

WHEREAS, Section 163.387, Florida Statutes, allows a governing body to establish a trust fund to receive tax Increment Revenue and other revenues earmarked for redevelopment to finance undertakings of the community redevelopment agency created by that governing body; and

WHEREAS, on June 2, 2003 the City Council adopted Resolution 03-06, which created a new community redevelopment area in the City known as the Destin Harbor CRA; and

WHEREAS, on June 2, 2003 the City Council adopted Resolution 03-07, approving the Destin Harbor CRA Plan, and authorizing the implementation of the Destin Harbor CRA Plan (the "Plan"); and

WHEREAS, on June 16, 2003, on second reading, the City Council adopted Ordinance No. 03-01-CRA, establishing a redevelopment trust fund; and

**CONTRACT: CREATION OF DESTIN  
HARBOR CRA  
CONTRACT NO.: C06-1298-BCC40-81  
CITY OF DESTIN  
EXPIRES: 11/7/2045**

\*Approved by the Okaloosa County BCC on Nov. 15, 2005.

WHEREAS, on June 10, 2003, the County adopted a Resolution 03-83 disputing the City's creation of the Destin Harbor CRA and initiating the conflict resolution procedures in Chapter 164, Florida Statutes; and

WHEREAS, pursuant to Chapter 164, Florida Statutes, known and referred to as the Florida Governmental Conflict Resolution Act, the City and County have engaged in conflict resolution procedures in an effort to settle the dispute; and

WHEREAS, the City, the CRA and the County have agreed to a settlement of the dispute regarding the City's creation of the Destin Harbor CRA, the terms of which are reflected in this Interlocal Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, the County, the CRA and the City agree as follows:

**SECTION 1. Authority.** This Interlocal Agreement is entered into pursuant to the provisions of Chapter 163, Part III, and Chapter 164, Florida Statutes, and other applicable provisions of law.

**SECTION 2. Findings.** The recitals set forth above are hereby approved and incorporated herein.

**SECTION 3. Definitions.** Unless otherwise defined herein, the following words and phrases shall have the following meanings:

A. **"Agency" or "CRA"** means the Community Redevelopment Agency Board, or its successor, a public body corporate and politic.

B. **"Act"** means Part III of Chapter 163 of Florida Statutes (2003).

C. **"Agreement"** means this document and other terms and conditions which are included and the exhibits and documents that are expressly incorporated herein by reference.

D. **"Base Year"** as set forth in Section 4. of Ordinance No. 03-01-CRA the preliminary assessment roll of taxable real property in Okaloosa County, Florida, prepared by the Property Appraiser of Okaloosa County, Florida, and certified pursuant to Section 193.122, Florida Statutes (2001) reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 2002 (the "base year value").

E. **"City"** means the City of Destin, a Municipal Corporation under the laws of the State of Florida.

F. **"County"** means Okaloosa County, Florida, a Political Subdivision of the State of Florida.

G. **"Harbor Community Redevelopment Plan" or "Plan"** means the plan adopted by the City Council by Resolution 03-07 on June 2, 2003 (attached hereto as Exhibit "A") for redevelopment of the District, and any amendments or revisions to such plan as the City Council may from time to time approve in compliance with and subject to the limitations of this Agreement.

H. **"Harbor Community Redevelopment Area" or "Harbor CRA"** means the area located within the corporate limits of the City which was created by the City Council in Resolution No. 03-07 adopted on June 2, 2003, a copy of which Resolution is attached hereto as Exhibit "B."

I. **"Effective Date"** means the date upon which the last party to this Agreement has fully executed same in accordance with the formalities imposed upon such entity required by Florida Law.

J. **"Increment Revenue"** means the amount calculated pursuant to Section 163.387(1), Florida Statutes.

K. **"Project"** means land sales, purchases, proposals, programs, development agreements, and public and private construction related to redevelopment in the District, as set forth in the Plan, unless specifically prohibited by the terms of this Agreement.

#### **SECTION 4. No Litigation.**

In consideration of the actions agreed to and taken by the City and the CRA pursuant to Section 6, the County agrees not to file any administrative or judicial complaint or petition challenging the City's creation of the Area, the Plan for the redevelopment of the Harbor CRA, or the creation of, and funding of, the community redevelopment trust fund for the Area. In addition, the Parties agree not to challenge any Bond Validation instituted by the Agency seeking to validate any bond or indebtedness related to the funding of any improvements contemplated by the Plan.

#### **SECTION 5. Community Redevelopment Area.**

The parties recognize the validity of the existing Harbor CRA created pursuant to City Resolution No. 03-07 adopted June 3, 2003. The following may not occur without the written consent of the County: (1) modification of the boundaries of this District, as set forth and delineated in said Resolution, other than by dissolution of such District; (2) add to or substantially modify any of the projects within the Plan, except by the deletion of the project from the Plan; or (3) extension of the term of the Harbor CRA.

## **SECTION 6. Harbor Community Redevelopment Area.**

All parties agree to the following conditions:

A. The District shall have duration of no more than forty (40) years from the Effective Date of Resolution No. 03-07. However, annual Increment Revenue, if necessary to meet the respective obligations set forth in Section 7 hereof or to secure debt issued to meet such obligation, shall be collected for a period of no more than forty (40) years from the date upon which the City created the District.

B. The membership of the Agency shall consist of the seven (7) members of the City Council, or their designees, and a member of the Board of County Commissioners selected by the County, who shall act as its governing body of the Agency and who shall have all those powers enumerated under the Act, unless otherwise conferred or delegated hereunder. The representative of the Board of County Commissioners shall be deemed to be participating solely in the capacity as a member of the Board of County Commissioners, and shall function in an ex officio non-voting capacity.

C. The parties agree that tax Increment Revenues may be expended to fund the day-to-day operating expenses of the CRA in such amounts as are reasonably necessary to carry out the intent of the Plan, or as may be amended from time to time in accordance with this Agreement. Notwithstanding anything in this agreement to the contrary, the City and County shall equally share in the funding of operating expenses from their contributed tax Increment Revenues. However, the total amount of tax Increment Revenues from both the County and the City that may be used to fund operating expenses shall not exceed a total amount of \$175,000 plus annual increases of three percent (3%) or the Consumer Price Index, whichever is greater.

**SECTION 7. Agreement for Implementing Destin Harbor CRA.** The parties recognize that the effective implementation of the Destin Harbor CRA requires the coordination of each entity and the utilization of the revenue sources as set forth herein:

### **A. Tax Increment Revenues.**

1. The improvements referenced in Table 1, attached hereto as Exhibit C, entitled Harbor Community Redevelopment Area Projected Capital Budget (hereafter "Plan Projects") shall be constructed utilizing tax Increment Revenues and, if available, other sources of revenues such as grants or FDOT gas tax funds. The availability of other sources of revenues does not commit the County to participate in the funding of any portion of the Plan through the use of such other revenues.

2. As to the use of tax Increment Revenues, the City, the Agency, and the County agree as follows:

- (a) By December 15 of each year that the District is in existence, the City shall notify the County in writing as to the amount of its annual tax Increment Revenue due to the Agency, as that amount is calculated as provided in section 163.387(1), Florida Statutes.
- (b) Following notification of the annual amount due from the City, the County and the City shall pay to the Agency from its tax Increment Revenues, an amount equal to the annual amount required to be contributed by the City from its tax Increment Revenue, as that amount is calculated as provided in section 163.387(1), Florida Statutes. Such payments shall be made within thirty (30) days of notification by the City.
- (c) Within thirty (30) days of the approval of this agreement by all parties, the County and the City shall pay to the Agency an amount equal to the annual amount required to be contributed by the City from its tax Increment Revenue for the prior years, as provided for in sections 163.340(22) and 163.387(1), Florida Statutes. In the event the City has already paid to the Agency that amount due for its past years, then the County shall pay from its Increment Revenues an amount equal to the amount paid by the City.
- (d) It is the intent of this agreement that the amount of tax Increment Revenues by the County equal the amount of tax Increment Revenues required to be contributed by the City.

3. To the extent that debt is issued for the funding of projects within the Plan, whether in a single issuance or in phases, the City and County shall cooperate and the issuance of the debt shall be coordinated with the County.

- (a) It is the intention of the City and the County that exclusively pledging the tax increment revenues shall finance the projects within the Plan generated within the Community Redevelopment Agency. However the issuance of any debt which requires the pledge or backing of any other revenue source, other than an equal amount of tax increment revenues as agreed herein, or any other financial guarantees must be approved in writing by the City and the County and shall be shared equally between them. If the issuance of debt requires the pledge or backing of any other revenue source, other than tax increment revenues, or any other financial guarantees, the County and the City shall use their best efforts to agree to the pledge or backing of other revenue sources, or other financial guarantees. Such

agreement shall not be unreasonably withheld. However, neither the County nor the City need agree to provide such additional pledge or backing of other revenue sources or any other financial guarantees if by doing so would adversely impact upon the needs and other responsibilities of the County or the City.

- (b) In the event that any indebtedness is issued for the purpose of the funding of projects within the Plan, which requires the pledge or backing of any other revenue source, other than an equal amount of tax increment revenues as agreed herein, or any other financial guarantees, the County, the City and the CRA agree that such indebtedness shall be issued under the following requirements:
  - (i) The initial indebtedness may be issued based upon projections of tax increment revenues within the CRA as certified by a mutually agreeable independent feasibility consultant. The projection must determine that the maximum annual debt service on the proposed indebtedness must equal or exceed 1.2 times coverage by the 4th year following the issuance of the indebtedness.
  - (ii) The CRA shall create a fund out of surplus tax increment revenue which shall be known as a "TIF Stabilization Fund." The TIF Stabilization Fund shall equal at least twenty-five percent (25%) of the maximum annual debt service for all outstanding indebtedness. In the event there is a shortfall in available tax increment revenues to pay an annual debt service payment, the proceeds within the TIF Stabilization Fund shall be first used to make up any shortfall. In the event that a shortfall in the debt service payments still exists, the debt service reserve account may be used to make up that shortfall. The City, County and CRA shall have one year to replenish the debt service reserve account.
  - (iii) After the initial indebtedness is issued, any future CRA indebtedness shall be based upon a historical coverage requirement of 1.20 times.

- (iv) Following the completion of the projects contained within the Plan, all excess tax increment revenue, above that which is required for operating expenses of the CRA, shall be used to retire all remaining outstanding indebtedness issued to fund projects within the Plan.

4. The parties agree that they shall meet and consider the reduction of the amount of contributed tax Increment Revenue required from the County and the City, in the event that all of the projects of the Plan have been completed or otherwise abandoned.

**B. Other Provisions.**

1. The County, the City and the Agency further agree:

- (a) To assist with applications for grant funding for qualifying projects in the Plan, and for new projects that have the consent of the County.
- (b) To otherwise cooperate with and assist in the implementation of the Plan.
- (c) To cooperate with and assist in the implementation of the terms of this Agreement.
- (d) To consider the addition of other projects not currently in the Plan to the extent that such additional projects are approved by the membership of the Agency.
- (e) To apply for and/or diligently pursue all permits and approvals necessary to implement the Destin Harbor CRA Plan from any governmental agency with jurisdiction over the permitting of the identified Plan improvements.

2. The City and the Agency agree to provide notice to the County of all meetings of the Destin Community Redevelopment Agency, and of all other matters pertaining to the County's participation in Destin Harbor CRA partnership funding.

**SECTION 8. Records and Reporting.** For Projects within the Harbor Community Redevelopment Area the Agency shall:

A. Maintain books, records, documents, and other evidence according to generally accepted governmental accounting principles, procedures, and practices which sufficiently and properly reflect all costs and expenditures of any nature, incurred by the City and/or Agency in connection with the Projects or otherwise paid or to be paid from



either incremental revenues or the proceeds of increment obligations, and said books, records, documents and other instruments shall be retained by the City and the Agency for a period of three full years after termination of this Agreement. However, notwithstanding the above, construction records, documents, and reports shall be retained by the City and the Agency for a period of five (5) full years after completion of any such Project, unless said records, documents, and reports are required to be maintained pursuant to federal income tax regulations for arbitrage rebate calculation purposes, upon which said records, documents, and reports shall be retained for a period of three years after termination of this Agreement; and

B. Provide to the County and the City, within forty five (45) days after March 31, and September 30 of each year, a report which shall contain a narrative description of the work completed on any Projects according to the project schedule, a description of any change orders then pending or executed, and a budgetary summary detailing planned expenditures and actual expenditures; and

C. Provide the County and the City upon completion of construction of any Project with a certification to the County from a professional engineer licensed to practice in the State of Florida, that the improvements have been completed according to the plans and specifications approved for such Project; and

D. Within one hundred twenty (120) days after the end of each fiscal year, provide the County and the City a report for the preceding fiscal year itemizing all expenditures made by the City and/or Agency from proceeds of Increment Revenue, increment obligations, setting forth all interest earnings from the investment of proceeds of Increment Revenue, increment obligations,, and calculating the balance of any unexpended proceeds.

#### **SECTION 9. Audit.**

A. The County shall have the right from time to time at its sole expense to audit the compliance by the City and the Agency with the terms, conditions, obligations, limitations, restrictions and requirements of this Agreement, and such right shall extend for a period of three (3) years after termination of this Agreement. However, notwithstanding the above, the right to audit from time to time for compliance by the City and the Agency with the terms, conditions, obligations, limitations, restrictions, and requirements of this Agreement as it relates to construction of Projects shall extend for a period of five (5) years after the completion of the Projects.

B. The County shall have full access, for inspection, review, and audit purposes, to all items referred to in the preceding paragraph.

C. The City and the Agency shall insure that all aforementioned recordkeeping, reporting, and audit requirements are included in any contracts and subcontracts entered into by the City and/or Agency with any party for the construction, purchase, sale or lease related to a project authorized in this Agreement.

D. During the term of this Agreement, or any amended term of this Agreement, the City and the Agency shall provide to the County an annual report as required by Sections 163.387(8) and 163.356(3), Florida Statutes.

#### **SECTION 10. Representations and Warranties.**

A. The City does hereby represent and warrant to the County and the CRA that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, make any payment contemplated hereby, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

B. The County does hereby represent and warrant to the City and the CRA that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

C. The Agency does hereby represent and warrant to the City and the County that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, make any payment contemplated hereby, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

**SECTION 11. Amendments.** Neither this Agreement nor any portion of it may be modified or waived orally. The provisions hereof may be amended or waived only pursuant to an instrument in writing, approved by the City Commission, the Governing Board of the Agency, and the County's Board of County Commissioners, and jointly executed by the parties hereto. This Agreement shall be enforced and be binding upon, and insure to the benefits of, the parties hereto and their respective successors and assigns, if any. Any party to this Agreement shall have the right, but not obligation, to waive any right or rights, limitation or limitations, or condition or conditions herein reserved or intended for the benefit of such party without being deemed to have waived other rights, limitations, or conditions. However, any such waiver shall be valid only if expressly granted in writing as described above.

#### **SECTION 12. Dispute Resolution.**

A. The parties shall attempt to resolve any disputes that arise under this Agreement in good faith and in accordance with the provisions of the "Florida Governmental Conflict Resolution Act".

B. To the extent that the parties are unable to resolve this dispute through the provisions of the "Florida Governmental Conflict Resolution Act," then within thirty (30)

days, the parties shall be required to participate in mediation. The cost of the mediation shall be borne equally between the parties.

C. In the event that the matter is not resolved through the mediation process, each party shall be free to pursue any of its available remedies.

**SECTION 13. Severability.** If any one or more of the covenants, agreements or provisions of this Agreement shall be held contrary to any express provision of law or contrary to any policy of express law, although not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then this Agreement shall terminate without any action required to be taken by any party.

**SECTION 14. Controlling Law.** All covenants, stipulations, obligations and agreements of the County, the CRA, and the City contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of each of the County, the CRA, and the City to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida. The laws of the State of Florida shall govern any and all provisions of this Agreement and any proceeding seeking to enforce or challenge any provision of this Agreement. Venue for any proceeding pertaining to this Agreement shall be Okaloosa County, Florida.

**SECTION 15. Notice.** If written notice to a party is required under this Agreement, such notice shall be given by hand delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested, to the County as follows:

County Administrator  
1840 Lewis Turner Blvd.  
#400  
Fort Walton Beach, Fl 32540

and as to the City as follows:

City Manager  
City of Destin  
4200 Two Trees Road  
Destin, FL 32541

and as to the Agency as follows:

CRA Manager  
City of Destin  
4200 Two Trees Road  
Destin, FL 32541

**SECTION 16. No Member Liability.** Neither the members of the governing body of the County, the CRA or the City, nor any official executing this Agreement, shall be liable personally or shall be subject to any accountability for reason of the execution by the County, the CRA or the City or any act pertaining thereto.

**SECTION 17. Force Majeure.** A party's timely performance of its obligations under this Agreement, only to the extent it is specifically affected thereby, shall be suspended, without forfeiture of any performance bond or the incurring of any financial liability, when and only for as long as performance of such obligations is prevented by reasons of any of the following cases: (i) acts of God, including without limitation severe weather events, (ii) operation of law, and (iii) any other event beyond the reasonable control of the party whose performance is affected, to the extent not caused by such party's willful or negligent acts or omissions, except in those cases where the party could have reasonably foreseen and reasonably avoided the occurrence. The party affected by any such event shall give written notice thereof to the other party as soon as practicable after it becomes aware of such an event and, to the extent practicable, shall specify the anticipated length of the delay. The affected party shall use reasonable efforts to minimize the impact of that delay on that party's performance. Neither party shall be liable to the other for damages caused by such events. This provision shall not apply to obligations to make payments under Paragraph 6 of this Agreement.

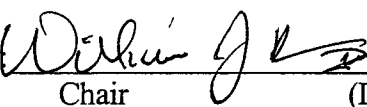
**SECTION 18. Filing.** The City, the CRA and the County are hereby authorized and directed after approval of this Agreement by the County, the CRA and the City and the execution thereof by the duly qualified and authorized officers of each of the parties hereto, to file this Agreement with the Clerk of the Circuit Court of Okaloosa County, Florida, for recording in the public records of Okaloosa County, Florida, as provided in Section 163.01(11), Florida Statutes.

**SECTION 19. Term of Harbor Community Redevelopment Area and Agreement.** The term of the District for purposes of completing all Projects contemplated hereunder shall be not later than forty (40) years following the fiscal year in which the Harbor Community Redevelopment Plan was adopted by the Destin City Council. In the event that all of the projects included within the Plan have been constructed and all indebtedness to fund such projects, in whatever form agreed to, and other contractual obligations involving County funds have been fully satisfied, then the District shall be terminated. The City shall notify the County of such intent to terminate the District at least 180 days prior to such termination.

**SECTION 20. Effective Date.** This Agreement shall become effective immediately upon the execution by the appropriate officers of the County, the CRA, and the City, and the filing of this Agreement as provided in Section 11.


IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year first above written.

**BOARD OF COUNTY COMMISSIONERS  
OKALOOSA COUNTY, FLORIDA**


By:   
Chair (Date) 7-15-05



**CITY OF DESTIN, FLORIDA**

By:   
Mayor (Date) \_\_\_\_\_

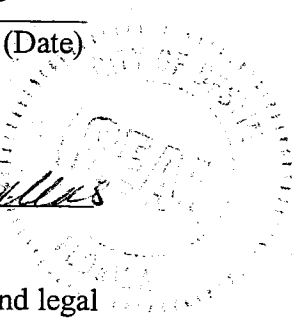
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By:   
Deputy Clerk

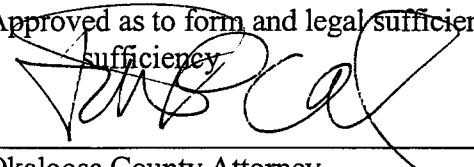


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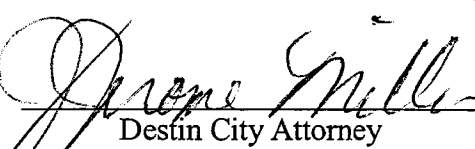
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City Clerk



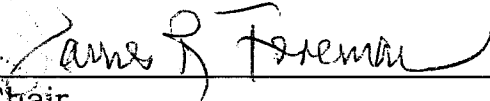
Approved as to form and legal sufficiency

  
Okaloosa County Attorney

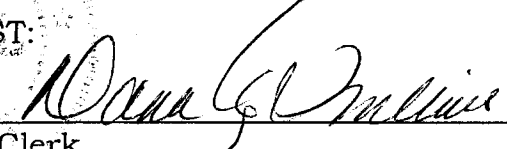
Approved as to form and legal

  
Destin City Attorney

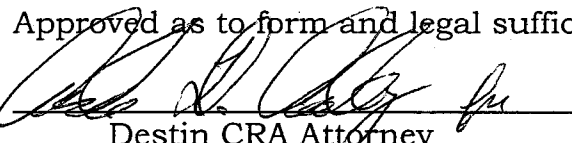
**DESTIN COMMUNITY REDEVELOPMENT AGENCY**

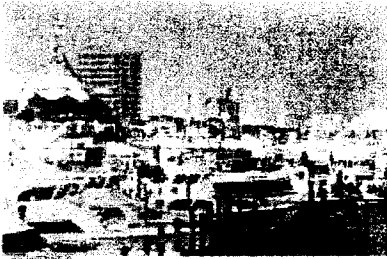
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Clerk

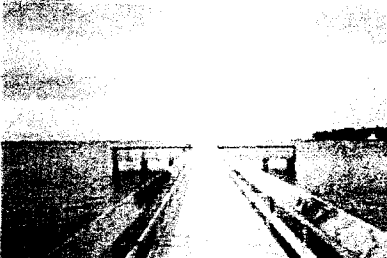
Approved as to form and legal sufficiency

  
Destin CRA Attorney



City of Destin

# H A R B O R



## Community Redevelopment Plan



May 23, 2003

The Cardwell Law Firm

**Real Estate** RESEARCH  
CORPORATION

**Real Estate**

Exhibit "A"

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## 1.0 Introduction

### 1.1 Background

Over the last several months, the City has organized a redevelopment initiative, which addresses the Redevelopment Area. This area has become generally known or referred to as "Harbor Community Redevelopment Area." The name and the concept generally encapsulate a vision for the entire Redevelopment Area as the principal tourist and business corridor within the City. This vision represents the community's commitment to revitalization and anticipates addressing and/or mitigating the constraints or conditions associated with site and/or structure deterioration, economic decline, inadequate street layout, harbor and bay access, transportation and parking facilities, functional deterioration or obsolescence and other conditions of "blight" as described in the *Harbor Finding of Necessity Report*.

The task of documenting and then implementing such a redevelopment initiative is complex and addresses numerous variables. From the outset, the City's policy has been to structure an approach that focuses upon creating a favorable public foundation for redevelopment while fostering an environment that induces and encourages substantial participation and commitment from the private sector. The City's objective is to limit its direct economic participation to leveraging and reinvesting various revenues that accrue to the specific benefit of the redevelopment area itself. These include primarily tax increment revenues derived from the Redevelopment Area but might also include other special programs that might not otherwise be directed to this area but for its special status. Private sector contributions in the form of direct capital investments, contributions, assessments or other vehicles may be partially offset by or combined with tax increment revenues or other public sources of funds.

The City has expressed its desire to create a redevelopment framework that can address potential redevelopment in not only the Redevelopment Area, but throughout Destin. The availability of tax increment revenues in support of community redevelopment initiatives is one of the most attractive elements within the community redevelopment regime. Tax increment is a means of capturing additional, or a share of additional, new tax revenues generated by redevelopment and revitalization in a specific redevelopment area and which might be used to fund projects or to repay debt incurred in promoting the redevelopment. The envisioned

approach will have the CRA aggressively apply its special resources to a series of public programs that seek or induce the flow of private capital.

In the present case, this approach offers the City substantial opportunity to leverage significantly underutilized assets. To the degree that much of the new or prospective development might not occur without substantial public investments to mitigate either site specific or area wide deterioration, it is important to understand that the incremental revenue identified herein might also never be generated.

## **1.2 Finding of Necessity Overview**

Determining if blight conditions exist within a Redevelopment Area is the first step in ascertaining an area's appropriateness as a community redevelopment area. The *Harbor Finding of Necessity Report* describes the various physical, economic, and regulatory conditions within the Harbor Redevelopment Area that potentially are associated with blight or its causes and discusses the need for a community redevelopment area. Based on this analysis, there is a conclusion that there are blighted conditions within the Redevelopment Area, and that the repair, rehabilitation, and/or redevelopment of such areas is in the interest of public health, safety, and welfare.

A resolution adopted by the local governing body finding that such conditions exist is the required first legal step in initiating the full redevelopment regime envisioned under Section 163 Florida Statutes. Subsequent actions consist of the preparation of a community redevelopment plan for the area designated in the finding of necessity resolution. This community redevelopment plan provides physical information on the Redevelopment Area, identifies potential project types that can diminish or eradicate blighted conditions, and establishes a legal framework for a series of specific programmatic and policy actions that advance these projects.

Section 163.340 (8) Florida Statutes identifies fourteen criteria associated with blight or blighting conditions. The *Finding of Necessity Report* documents a minimum of six conditions present in the Harbor Redevelopment Area that are retarding its immediate and longer term social, economic and physical development. The legal tests described in Section 163 and pertinent to the City of Destin require that at least two of these criteria be satisfied. These criteria and their related conditions include the following.

***Predominance of defective or inadequate street layout.*** (Section 163.340 (8) (a) Florida Statutes). The totality of the Harbor Redevelopment Area is comprised of a road grid that functions below current standards and requires substantial budgetary commitment to maintain and/or upgrade over time.

The absence of satisfactory internal connections forces local traffic onto US 98, which adds unnecessary and potentially dangerous trips to this arterial road. US 98 is not yet at capacity year round but the level of service does not consider how conditions might change should the area be developed to its allowable intensity. Though improvements are being discussed conceptually for US 98, the funds have not been committed to budgets or plans.

Localized ponding is known to occur in certain neighborhoods within the Redevelopment Area. It remains unclear if this occurs as the result of inadequate controls or poor execution. Regardless of its origin, periodic ponding is in need of correction and such intervention is frequently through some kind of public action or vehicle. Such drainage solutions usually occur in conjunction with road (re)construction.

The absence of sidewalks is deemed to be not only a safety issue but also further evidence of inadequate transportation. The condition of the existing road grid precludes the provision of sidewalks without costly reconstruction.

There is a documented parking deficiency in excess of 400 spaces. As a result, the City has observed that most visitors simply park where they can find space on private business property, whether they are patrons or not, and walk around the harbor area. The fact that there is no public parking visible from US 98 is an issue. Motorists that park their vehicles on the north side of US 98 must cross this busy corridor and/or parking lots with speeding motorists.

The observed traffic patterns during the busy tourist seasons in Destin, clearly, contributes much to circulation and to the safety conditions within the Harbor Redevelopment Area. Vehicular stacking remains a problem within the Harbor Redevelopment Area. This is especially true on the intersection of US 98 and Stahlman Avenue, near the East Pass Bridge. The stacking that occurs in this area is very problematic because of the aforementioned proximity to the bridge. The East Pass Bridge serves as the major conduit for commuters between the Destin area

and the Fort Walton Beach area. The abrupt start and stop motion, typically present in a stacking situation, can easily lead to numerous vehicular accidents.

***Faulty layout in relation to size, adequacy, accessibility and usefulness.*** (Section 163.340 (8) (c) Florida Statutes). The commercial lots suffer from inadequacies as a result of their size, a condition partially reflected in the number of vacant or underutilized parcels. Where properties are, in fact, developed, depth and width limitations that force an increased number of ingress and egress points on major roads are observed. The typical lot dimensions, in conjunction with immediate proximity to residential areas, preclude adequate space for landscaping or other treatments that might buffer these residential zones. In today's competitive environment, contemporary development practices favor larger sites to vary and mix uses and activities. Although each non-residential site may be buildable, in the aggregate the commercial lots are largely economically dysfunctional or deteriorated because they simply do not meet contemporary design and investor requirements. It is highly likely that only aggressive actions to assemble lots can solve some of these site deficiencies.

There are numerous properties along the south side of US 98, as well as the west side of Calhoun Avenue that restrict access to the harbor and to Choctawhatchee Bay, respectively. A visual inspection of property lines in the aforementioned areas reveal that certain properties exist that preclude other properties from being accessed from the main roads. Private easements or agreements between property owners are most likely the form in which specific property owners can access their properties through other people's properties.

An analysis of land value, relative to total taxable value, suggests that many real estate assets are not adequately utilized. Individually and collectively, properties with such characteristics may be neither adequate, accessible nor useful.

***Unsanitary or unsafe conditions.*** (Section 163.340 (8) (d) Florida Statutes). Insufficient sidewalks pose an immediately identifiable problem within all the neighborhoods that comprise the Redevelopment Area and along US 98. While accidents will occur, whatever safeguards are put in place, clearly having sidewalks for pedestrians on which to walk and a visible pedestrian-designated space wherein motorists are alert and vigilant, will diminish the number of accidents involving pedestrians. Left unchecked, the frequency of accidents will most likely continue to escalate.

Because parts of the sub-areas are not connected, the existing grid forces local traffic onto the perimeter arterials. Not only is capacity diminished, the unnecessary loading for local travel subjects more cars to the potential of accidents. Today's contemporary planning approaches recognize the need to capture internal trips as a means of achieving neighborhood safety.

***Deterioration of site or other improvements.*** (Section 163.340 (8) (e) Florida Statutes). As noted in the "*Findings*", most *buildings* within the Redevelopment Area are physically sound overall. The primary concern is deterioration in context and setting, which will discourage long-term sustainability and lead to a reduction in useful life more rapidly than will be the case in a stable residential and commercial environment

The context and setting is defined in large part by the quality of the public infrastructure. Among the most noticeable deficiencies are the lack of sidewalks and other pedestrian-oriented amenities, the perceived traffic stacking, the lack of adequate public parking, and the inability of the current stormwater system to prevent localized flooding. Individually, these conditions appear to be somewhat innocuous, but collectively they present a real challenge to redevelopment within the Harbor Redevelopment Area.

As for many of the commercial improvements, many simply do not meet current demands of the marketplace. Although they may not be deteriorated from a physical standpoint, many are nearing, or have reached, the end of their useful economic life and are functionally deteriorated. Parking and access conditions are clearly deficient.

***Inadequate and outdated building patterns.*** (Section 163.340 (8) (f) Florida Statutes). Conditions of inadequate and outdated building patterns are literally self evident based on the most casual inspection of the Redevelopment Area.

Many contemporary designs or regulatory practices are violated by conditions in the Harbor Redevelopment Area. Among the deficiencies that speak to inadequate and outdated building patterns are the following:

- Planned intensity relative to the size and adequacy of platted lots
- Absence or deterioration of infrastructure

- Poor connectivity among neighborhoods prompting the use of regional arterials for local travel
- No sidewalks
- No designated public spaces
- Unrestricted and divided ingress and egress among numerous commercial properties
- Commercial intrusion into residential areas stemming from inadequate lot depth, poor design controls, and the absence of transitional zones that preclude opportunities to insert buffering.
- No view corridors

***Diversity of Ownership.*** (Section 163.340 (8) (m) Florida Statutes). Arguably, the Redevelopment Area's diverse ownership is among its most onerous and fractious problems. Given the number of owners, the non-resident status of these owners, the pattern of small lots, and the demands of contemporary market or building requirements, it will be difficult for private interests to acquire sufficient property to alter the established patterns of development and use. Aggressive intervention will be needed to assemble parcels or holdings adequate in size such that the larger community is evidently committed to changing the Redevelopment Area's social, physical and economic character.

### **1.3 Intent of the Community Redevelopment Plan**

The intent of this Plan is to serve as a framework for guiding development and redevelopment of the Harbor Community Redevelopment Area over the next 40 years. This Plan identifies redevelopment objectives, programs and capital projects to be undertaken to reverse blighting trends within the Harbor Redevelopment Area. This Plan addresses financing and implementation strategies as well as management and administration opportunities. These strategies will continue to be refined as they are implemented. It is clearly intended that special assessments and other revenues must be used in conjunction with available tax increment revenue to achieve stated goals. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study and action by the CRA as specific projects are initiated, refined and implemented.

The Plan's focus is mitigation or correction of various transportation, parking, waterfront access and safety issues documented in the Harbor Finding of Necessity Report. Changing conditions could warrant the modification of this Plan.

The Harbor Community Redevelopment Plan describes objectives, initiatives, and a financial plan to mitigate or correct blight factors and concludes with a demonstration of how this Plan is consistent and complementary with the City of Destin's Comprehensive Plan and other studies done for the Harbor redevelopment area.

## **2.0 Legal Boundary Description of CRA**

A parcel of land lying and being in unsectionalized township 2 South, range 22 West, City of Destin, Okaloosa County, Florida, being more particularly described as follows:

Commence at the Southeast Corner of Sandpiper Cove Phase I as recorded in Plat Book 1 Page 146 of the Public Records of Okaloosa County, Florida, thence proceed along the approximate mean high water line of Destin Harbor N-78°46'39"-W, 420 feet to the Point Of Beginning (POB). Thence N-13°49'-E, 493 feet to the South Right Of Way (ROW) of U.S. Highway 98 East, thence westerly along U.S. Highway 98 East to the intersection of Beach Drive, thence Northerly along Beach Drive to the Southeast corner of Sea Hills Third Addition as recorded in Plat Book 5 Page 104 of the Public Records of Okaloosa County, Florida, thence follow the South boundary of Sea Hills Third Addition, N-82°10'54"-W, 1048.41 feet, thence South, 24.88 feet, thence West, 139.75 feet, thence North, 130.4 feet to the South ROW of Legion Drive, thence Westerly along Legion Drive to the South intersection of the centerline of Benning Drive, thence Southerly to the North extension of the ROW line at the intersection with Azalea Drive, thence Northwest along the North ROW to the Southwest corner of Etretat Subdivision as recorded in Plat Book 10 Page 6 of the Public Records of Okaloosa County, Florida, thence North, 114.49 feet to the Southeast corner of Gulf Manor First Addition as recorded in Plat Book 8 Page 9 of the Public Records of Okaloosa County, Florida, thence N-76°9'22"-W, 720.19 feet, thence N-0°05'50"-W, 51.44 feet, to the Southeast corner of Ridge Wood Manor as recorded in Plat Book 12 Page 69 of the Public Records of Okaloosa County, Florida, thence N-76°07'54"-W, 955 feet, thence N-50°23'11"-E, 124.12 feet, thence N-39°41'11"-W, 307.92 feet, thence N-50°20'52"-E, 800 feet to the South ROW of Pine Street, thence Northwesterly along the South ROW of Pine Street to the West ROW of Calhoun Avenue, thence Southwesterly along the West ROW of Calhoun Avenue to the Northwest corner of lot 14, Moreno Point Military Reservation as recorded in Plat Book 26 Page 172 of the Public Records of Okaloosa County, Florida, thence N-59°05'37"-W, 468.3 feet to the approximate high water line of Choctawhatchee Bay, thence Southwesterly along the approximate high water line to Destin Harbor thence easterly along the approximate high water line to the POB; said parcel contains 397.34 acres more or less.\*

\*Note: Acreage will vary depending on actual mean high water level and shoreline conditions at time of survey.

# Harbor Community Redevelopment Plan

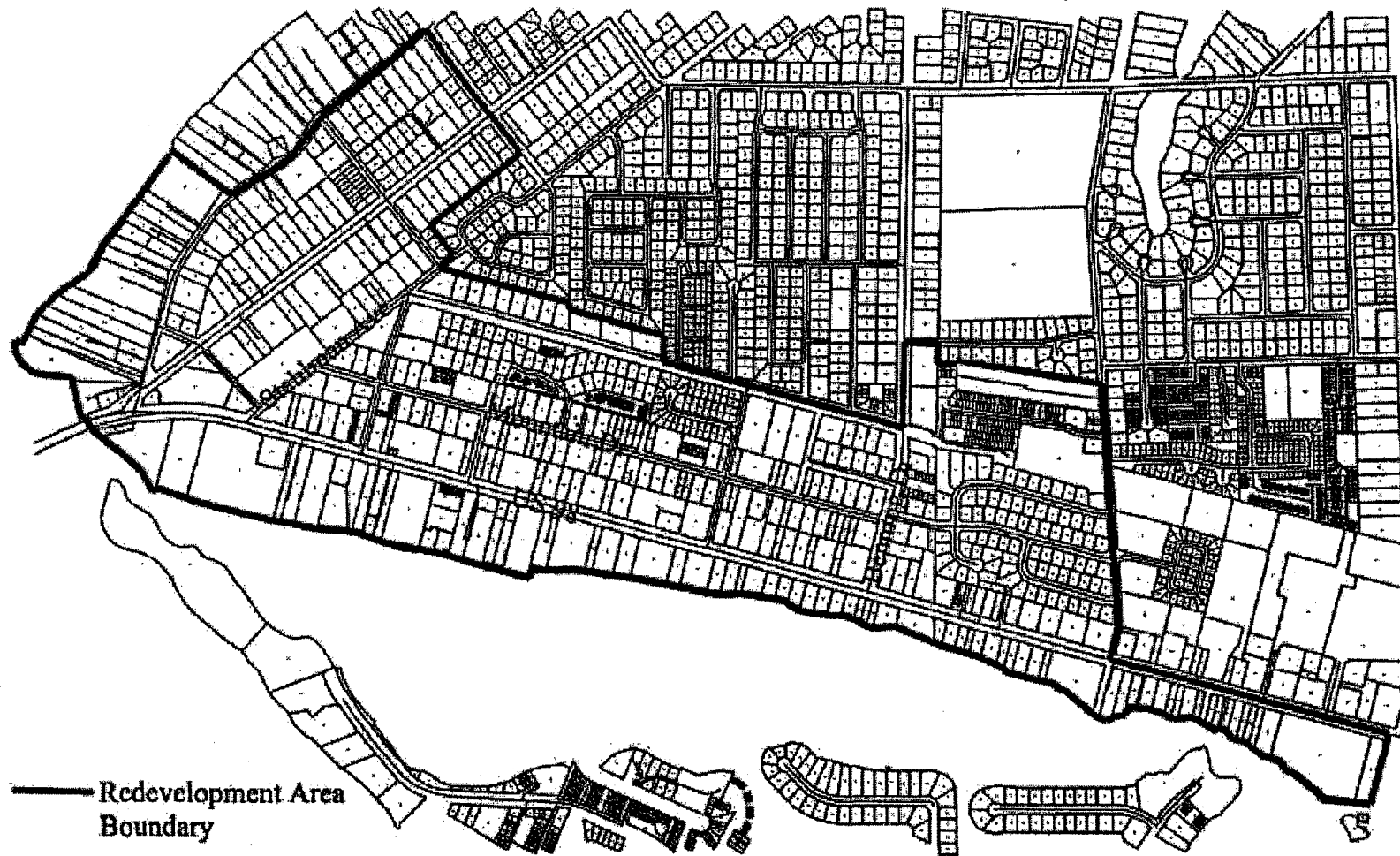


Figure 1: Boundary Map of Proposed CRA

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CONSULTANTS





### **3.0 Harbor Redevelopment Initiatives**

The Harbor Redevelopment Area is to be redeveloped as an easily accessible, economically sustainable and attractive waterfront oriented district that provides safe transportation, pedestrian and recreation facilities in a manner that promotes a favorable identity for the City of Destin.

#### **3.1 REDEVELOPMENT OBJECTIVES**

In partnership with the private sector and other governmental entities, the Harbor redevelopment initiative will reverse the observed blighting conditions within the Harbor Area over a 40-year period by leveraging public assets to improve the overall economic condition and the physical condition of the Redevelopment Area. Strategic initiatives are to be identified and placed into action to address and remove blighting conditions that might forestall the achievement of these redevelopment objectives. Ultimately, the Harbor Area will be revitalized to benefit residents, businesses, property owners and visitors.

The objectives and redevelopment initiatives contained in this section address blight conditions within the Redevelopment Area as identified in the Finding of Necessity Report. These objectives are supported by the City's recently amended Comprehensive Plan and Land Development Code in addition to past studies performed for and by the City of Destin. The objectives shall be viewed as sound planning steps in the realization of the redevelopment initiative.

**3.1.1 Objective 1 - Transportation and Pedestrian Safety.** The transportation condition of US 98 and the lack of safe pedestrian facilities are among the identifiable blighting conditions within the Harbor Redevelopment Area. Its condition shall be seen as a priority in the implementation of this Plan. To address this priority an enhanced and interconnected network of right-of-way and other infrastructure projects that focuses on improving pedestrian movement, shall be planned. To spotlight and establish the area as an attractive and competitive destination in the larger regional framework, existing transportation, and access points shall be enhanced. Ingress/egress and evacuation routes along US 98 and its major connectors throughout the year and during periods of peak visitations or periods of emergency or distress shall be realized.

**3.1.2 Objective 2 – Parking Improvements.** Parking shall be made available to support development and access points throughout the Harbor Redevelopment Area and the US 98 corridor in particular.

**3.1.3 Objective 3 – Harbor Access, Open Space and Recreation.** The waterfront is one of Destin's premier assets; yet the public access, open space and recreation opportunities within the Harbor Redevelopment Area are limited. Redevelopment initiatives shall be implemented that promote access to the Harbor and provide adequate open space and recreation facilities to meet citizen and visitor demand.

**3.1.4 Objective 4 – Urban Design and Infrastructure.** The first impression of the "quality of life" in the Harbor Redevelopment Area is expressed through the overall visual characteristic of the Harbor Redevelopment Area's built environment. There are numerous properties that limit the ability to redevelop in an orderly and integrated fashion due to their condition, size and orientation. The City, through redevelopment initiatives, shall encourage owners of private properties to improve their sites. Public rights-of-way and property shall be improved in order to create a sense of place for the Harbor Redevelopment Area while enhancing basic infrastructure, specifically sidewalks, stormwater and utilities.

**3.1.5 Objective 5 – Funding, Financing, Management and Promotion.** The funding and financing portion of this objective calls for a creative, efficient, practical and equitable funding and financing mechanism to properly implement this Plan. It is perceived that these will be tied to the expected flow of tax increment dollars at the very least. The CRA shall implement programs that provide proper management of the redevelopment initiatives and promotion of the Harbor Redevelopment Area.

The remainder of this section identifies redevelopment programs and capital projects that when implemented support the redevelopment objectives as presented in this Plan. The capital and program costs of implementing the redevelop initiatives are addressed in Section 4.2 of this Plan.

## **3.2 TRANSPORTATION AND PEDESTRIAN SAFETY REDEVELOPMENT INITIATIVES**

Improving transportation and pedestrian safety will positively transform the visual and general perception of the Harbor Redevelopment Area. The following initiatives shall be considered in improving transportation and pedestrian safety within the Redevelopment Area. Each of these initiatives will be amplified in an annual work program undertaken by the City of Destin and the CRA.

### **3.2.1 Transportation and Pedestrian Safety Program Initiatives**

The following provides descriptions of potential programs that shall encourage improving transportation and pedestrian safety in the Harbor Redevelopment Area. Many of these programs are time sensitive while others are on going in nature. Programs such as the transportation study referenced in 3.2.1.2 will result in the identification of specific capital projects that shall be undertaken to realize redevelopment results.

**3.2.1.1 *Transportation and Pedestrian Safety Design Guidelines.*** The CRA shall establish design guidelines and/or standards that contain the following.

- Establish driveway spacing to prevent a motorist from encountering more than one conflict at a time.
- Address corner clearance and wherever practical control distance between driveways and the corner of an intersection.
- Develop driveway designs to allow vehicles to quickly exit the through lane.
- For wider driveways, the use of a driveway median shall be encouraged to provide a safe space for pedestrians, help to provide positive guidance to motorists and allow beautification and signing opportunities.
- Use medians and other innovative design methods to reduce the turning movements across lanes as well as provide a safe haven for pedestrians crossing the roadway.
- Develop and incorporate lighting and landscape standards to design a safe and inviting environment.

These guidelines/standards shall be drafted in coordination with the urban design standards referenced later in this Plan.

**3.2.1.2 Transportation Enhancement Study.** The CRA shall complete a transportation study to determine the most effective manner in which to control traffic, access and safety on US 98 and its major connectors. The transportation study shall include pedestrian, bicycle and other multi-modal transportation elements in addition to identifying ways to enhance emergency evacuation. The transportation study shall consider past transportation studies and recommendations in addition to evaluating other innovative methods to accomplish this objective.

**3.2.1.3 Access Management Program Initiatives.** Investigate alternative or innovative access management solutions for transportation problems. Pursue agreements allowing joint access, cross access, or other innovative uses between adjacent property owners to help control the number of access points on the road network.

### **3.2.2 Transportation and Pedestrian Safety Capital Improvement Projects.**

**3.2.2.1 Roadway Improvements.** As indicated in the study referenced in 3.2.1.2, the CRA shall, in partnership with other agencies as deemed appropriate, implement the roadway improvement recommendations contained in the transportation study. Roadway improvements may include improvements on US 98, Stahlman Avenue, Mountain Drive, Benning Drive, and Beach Ridge Drive.

**3.2.2.2 Multimodal Transportation Improvements.** To provide safe and easy access for bicyclists and pedestrians, as well as motorists, traveling through the Redevelopment Area the CRA shall, in partnership with other government agencies as deemed appropriate, implement the multi-modal transportation improvement recommendations contained in the transportation study referenced in 3.2.1.2. Multimodal transportation improvements will include bike paths and other multimodal access improvements concurrent with roadway improvements.

**3.2.2.3 Pedestrian Sidewalks and Crosswalks.** An enhanced and interconnected network or right-of-way and other infrastructure projects that focus on improving pedestrian movement, parking, ingress/egress and evacuation routes along US 98 and its major connectors shall be realized. The CRA shall, in partnership with other government agencies as deemed appropriate, implement the sidewalk and crosswalk improvement recommendations contained in the transportation study referenced in 3.2.1.2. Projects will also include Bluff Ridge Walk, and Harbor Walk.

**3.2.2.4 Evacuation Improvements.** The CRA shall, in partnership with other government agencies as deemed appropriate, implement the emergency evacuation improvement recommendations contained in the transportation study referenced in 3.2.1.2.

### **3.3 PARKING REDEVELOPMENT INITIATIVES**

Parking concerns addressed comprehensively will improve the function, appearance and safety of the Harbor Redevelopment Area. Furthermore, it is expected that any additional parking provided will increase property utilization in the area, substantially increase the number of spaces available and encourage cooperative public/private partnerships. Each of these initiatives will be amplified in an annual work program undertaken by the City of Destin and the CRA.

#### **3.3.1 Parking Program Initiatives**

The following provides descriptions of programs that shall improve parking in the Harbor Redevelopment Area. Many of these programs are time sensitive while others are on-going in nature. Programs such as the parking study referenced in 3.3.1.1 will result in the identification of specific capital projects that shall be undertaken to realize redevelopment results.

**3.3.1.1 Parking Study.** The City of Destin has performed several assessments identifying parking deficiencies within the Harbor Redevelopment Area, specifically the US 98 corridor. The City shall prepare a parking implementation plan. In drafting the implementation plan the City shall review past studies, update the deficiencies based on this review and current conditions and then prepare an action plan that specifies capital improvements, programs and other methods to eliminate parking problems and promote redevelopment within the Harbor Redevelopment Area. The parking study shall include the identification of locations where shared parking will work, an evaluation of the City's parking codes and the need to provide public parking and perhaps even the construction of parking garages or structures to increase capacity in critical areas.

### **3.3.2 Parking Capital Improvements**

**3.3.2.1 Parking Improvements.** As indicated in the study referenced in 3.3.1.1, the CRA shall, in partnership with other government agencies, organizations or individuals as deemed appropriate, implement the parking improvement recommendations contained in the parking study. Parking improvements will include on-street parking concurrent with roadway improvements, and public parking garages and lots.

### **3.4 HARBOR ACCESS, OPEN SPACE AND RECREATION**

The opportunity exists for the Harbor Redevelopment Area to provide prime recreation programs and facilities within the general community, specifically along the waterfront. Open space areas shall be present throughout the redevelopment area on both private and public lands. The design and placement of open space will provide the opportunity to intertwine pedestrian facilities throughout the corridor creating an environment that is walkable. Each of these initiatives will be amplified in an annual work program undertaken by the City of Destin and the CRA.

#### **3.4.1 Harbor Access, Open Space And Recreation Program Initiatives**

**3.4.1.1 Recreational Programs and Special Events.** The CRA shall support holding recreational programs and special events within the Harbor Redevelopment Area to promote Destin as a destination in addition to meeting local recreational needs.

#### **3.4.1.2 Programs and Activities Supporting Commercial Access to the Harbor.**

The Destin area was founded as a fishing village and many of its residents want to preserve and protect the commercial fishing industry. The CRA shall evaluate measures to support the economic stability of the commercial and sport fishing industries

#### **3.4.2 Harbor Access, Open Space and Recreation Capital Improvements**

The following open space and recreational improvements have been derived through conversations with community leaders and from past studies performed for and by the City of Destin for the Harbor Redevelopment Area.

**3.4.2.1 Harbor Boardwalk.** The City of Destin has undertaken numerous planning initiatives to improve the functionality, aesthetics and long-term prosperity of the City. During these planning exercises one of the highest ranked projects is the development of a boardwalk along the north shore of the Destin Harbor. The City of Destin has created a committee comprised of property owners along the north shore of the Destin Harbor, formally called the North Shore Landowners Committee. Their sole mission was to draft a proposal to the City that will result in the voluntary conveyance of public easement along the water's edge in order to construct a continuous boardwalk. The CRA shall support the initiatives of the North Shore Landowners Committee as they complete the planning process. The committee is currently completing Phase I of the Harbor Boardwalk Proposal. Phase II will be to complete an economic and parking demand analysis of the boardwalk project. The parking assessment can be completed as part of the parking study referred to in 3.3.1.1. Phase III will be the actual engineering and construction of the boardwalk. The completion of the boardwalk area will enhance the provision of access to the waterfront, provide recreation opportunities and serve as an economic stimulator.

**3.4.2.2 Other Water Access Improvements.** The CRA shall consider other physical improvements that will advance access to the Harbor for not only the general public but the commercial industries dependent on the Destin Harbor for their livelihood. Such improvements will include marinas, boat ramps, fishing piers and supporting infrastructure such as parking and utilities.

**3.4.2.3 Special Events Area.** Create a special events area that serves to unify existing civic facilities at Stahlman Avenue and US 98. This space will serve as an area for special events and programs to provide recreation and promote the Harbor Redevelopment Area as a destination point of interest.

**3.4.2.4 Other Open Space and Recreation Improvements.** Improvements to Taylor Park shall be planned and implemented in addition to the creation of a new harbor side park with access from US 98. Open space can be provided and enhanced through the establishment of landscape promenade to serve the US 98 corridor and Harbor. Other improvements include a Visitor Center.

### **3.5 URBAN DESIGN AND INFRASTRUCTURE**

The aesthetic or design framework of an urban area is a composite of its various visual and planning elements. Each of these elements may have a different visual character or use when perceived separately. When viewed together, these discrete elements can determine the overall visual character or "image" of an urban area. The individual elements that help to define the character of an urban area may include major roadways, streetscape, public rights-of-way, buildings, landmarks, signage, greenspace, recreational areas, conservation areas and the edges of separate distinct areas.

The Finding of Necessity Report documented that the majority of commercial development is functionally obsolescent throughout the Redevelopment Area. The current proliferation of private signage and lack of uniform landscaping creates a visual blight that detracts from the area's aesthetic environment.

In general the urban design initiatives presented in this Plan will abide by the overall goals, objectives and policies, including type, size, density, massing and building height, as outlined in the City of Destin's Comprehensive Plan and Land Development Code. The following emphasizes urban design and infrastructure strategies that can greatly enhance the aesthetic and infrastructure conditions within the Harbor Redevelopment Area. Each of these initiatives will be amplified in an annual work program undertaken by the City of Destin and the CRA.

#### **3.5.1 Urban Design and Infrastructure Programs**

**3.5.1.1 Evaluation of the Urban Design Framework.** The Destin Harbor Area Master Plan addresses the Harbor Redevelopment Area's urban design framework. The framework initiated by the Master Plan, shall be evaluated to ensure that the urban design framework correctly captures the desired enhancements for gateways, roadways, streetscape, right-of-way, parking, building and site components, location of open space and recreational areas, waterfront access, land uses and zoning. The urban design framework is a planning tool that establishes the foundation and tone for all planned improvements within the Harbor Redevelopment Area. The urban design framework evaluation shall result in a base plan that will guide the redevelopment as it relates to aesthetics in addition to function. The City of Destin's Land Development Code, which is expected to be adopted by the end of 2003, shall also address the redevelopment area's urban design framework.



**3.5.1.2 Design Standards.** The City shall encourage improved appearance and design of public and private projects as a means of encouraging more investment throughout the Harbor Redevelopment Area. The City shall prepare a document that presents the development regulations and design standards in a simple design manual format for public use. The design manual shall address streetscape, architectural, site, landscape, signage, public art and open space to provide visual continuity and a positive environment throughout the Redevelopment Area. Design standards establish a harmonious design vocabulary throughout an area for both new and existing facilities. The City's Comprehensive Plan discusses development intensities, densities, maximum height, and buffers. This shall be considered when developing design standards for the Harbor Area. The City's anticipated land development code shall be tested to insure that they do the following.

- Create an environment that is attractive and safe for pedestrians, bicyclists and motorists.
- Promote the use of proper construction materials that impart a sense of quality and permanence.
- Balance aesthetic values with function and economic realities.

**3.5.1.3 Beautification Programs.** Beautification programs such as Adopt-A-Median or Adopt-A-Right-of-Way can assist in the implementation and maintenance of landscaped areas within the Redevelopment Area. City sponsored beautification will be provided through the implementation of streetscape and gateway improvements. The beautification program will also include the preservation and enhancement of existing open spaces and natural features within the Redevelopment area.

**3.5.1.4 Incentives for Site and Structure Improvements.** The City through the CRA initiative will encourage private properties to improve their sites and structures. The City can provide non-monetary incentives such as code waivers and special exemptions to private parties to upgrade and maintain their properties. The CRA can also provide assistance in identifying and pursuing CDB Grants (Community Development Block Grants) and other funding sources to assist private property improvements.

### **3.5.2 Urban Design and Infrastructure Capital Improvements**

**3.5.2.1 Streetscape Improvements.** Incorporate streetscape strategic planning in all projects to improve access, pedestrian and bicycle facilities and overall beautification for US 98 and other major roads within the Redevelopment Area. Streetscape planning shall provide a typical section for each roadway using consistent design guidelines throughout the Redevelopment Area. Any roadway and streetscape planning must include a phasing/prioritization plan to construct the recommended improvements. Streetscape improvements may include improvements on US 98, Stahlman Avenue, Mountain Drive, Benning Drive, and Beach Ridge Drive.

**3.5.2.2 Gateway/Signage/Wayfinding System.** Promote the location of important destinations in the Redevelopment Area through a gateway/signage/wayfinding system. Such a visual directional system, besides giving the Harbor Redevelopment Area an identity, is particularly important in its relationship to neighborhoods that are predominately residential and wish to enhance their security and integrity.

**3.5.2.3 Stormwater and Utilities Improvements.** All new development is required to provide adequate on-site stormwater and utility upgrades for the required development. The City of Destin's City-wide Stormwater Management Plan will include the Harbor redevelopment area and address stormwater issues. This plan is anticipated to be completed by the end of the year 2003. Specific projects will be reviewed as part of an annual work program that will be undertaken by the City of Destin and the CRA.

### **3.6 GENERAL STRATEGY FOR FUNDING FINANCING, MANAGEMENT AND PROMOTION PROGRAMS**

The following programs and activities address the funding, financing, management and promotion of the Harbor Redevelopment Area. Detailed funding, financing, and management strategies will be provided in the annual work program that will describe the timing and components of the activities or improvements to be supported by the City and CRA.

#### **3.6.1 Identification and Securing Equitable Funding and Financing Mechanisms**

Identify and secure all feasible sources of funding to support the redevelopment initiatives described in this Plan. Such mechanisms can include, but are not limited to, tax increment revenues, ad valorem revenue, non-ad valorem assessment revenue, taxable or non-taxable bonds, other public instruments, grants and public/private partnerships.

#### **3.6.2 Property Assembly Program**

The intent of the property assembly program is to provide suitable sites for parking and associated commercial development by aggregating specially targeted or adjacent substandard lots to create larger parcels. Parcel aggregation is an expensive proposition, especially in the case of waterfront property. Nonetheless, the City of Destin and CRA must develop an acquisition approach. Decisions to aggregate must substantially support the vision, objectives and initiatives as indicated in this Plan and public money allocated for aggregation shall be returned at resale when feasible. Because of the high cost of land acquisition and limited tax increment financing capabilities, the City shall have a multi-faceted approach to acquiring properties for redevelopment. When feasible, encourage acquisition and subsequent redevelopment by the private market; second, explore land acquisition by either the CRA or the City for the Redevelopment Area properties. Other program include:

- Identify and inventory all relevant substandard properties.
- Document and analyze over all parking demands and constraints throughout the Redevelopment Area.

- Document site criteria for modern commercial developments by business type to facilitate the understanding of contemporary developer site and parking requirements.
- Map and index all commercial properties in the Redevelopment Area to provide detailed information on parcel boundaries, sizes, and ownership.
- The City shall facilitate aggregation and redevelopment of "problem" or constrained parcels or groups of parcels.
- The CRA and City shall assist in the purchase, sale, negotiation and coordination of land assembly.
- To assure the City's and CRA's success, public resources must be dedicated to fund the mapping and indexing of all properties in the Redevelopment Area; funding to research or otherwise obtain contemporary site development requirements; provision of City resources and staff time to negotiate acquisitions and public/private partnerships with potential developers; and, funding to finance land acquisitions by either the City or the CRA (some of which will be recovered or rolled over as properties are resold).

### **3.6.3 Branding and Promotion**

Create a logo and identify package that can be used to identify the Harbor Redevelopment Area on literature, banners, gateways and promotional campaigns.

### **3.6.4 Comprehensive Plan, Land Use and Zoning Changes**

As redevelopment initiatives are implemented, the CRA shall evaluate the impact of such initiatives on the City's comprehensive plan, existing/future land use and zoning.

### **3.6.5 Programs that Encourage Public-Private Partnerships**

The CRA shall develop programs and identify opportunities for public-private partnerships in the redevelopment of the Harbor Redevelopment Area. The establishment and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms from financial partnering to technical support to the promotion of the area. Each partnership opportunity shall be evaluated on a case-by-case basis for its overall value and impacts.

An interesting opportunity public-private partnership opportunity is identified in the Comprehensive Plan Policy 2-1.3.6: Promote Destin Harbor Water Taxi Service. The City shall coordinate with the private sector to encourage the development of a water taxi service within the Destin Harbor. The intent is to encourage the development of water taxi service as an alternate mode of transportation.

### **3.6.6 Programs that Maintain a Safe and Clean Environment**

The CRA shall consider programs that enhance the safety or perception of safety within the Redevelopment Area. The following are a few recommended programs.

**3.6.6.1 Community Policing.** The Florida Community Redevelopment Act encourages "community policing innovation." This is defined as policing techniques or strategies designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol, storefront police stations or intensified motorized patrol. The intent of these programs will be to improve the actual and perceived security, building safety and appearance of the Redevelopment Area. The following principles, based upon the experience of other communities, shall be established to guide these programs, they include: addressing environmental problems which cause or encourage criminal activity; involve local citizens in the campaign against crime; make the police force approachable and trusted and foster an image of the community as a safe place to live, work and do business. To realize the full intent of the community-policing, the following initiatives shall be undertaken.

- Law enforcement officers will circulate throughout the Redevelopment Area on a regular basis to meet visitors, residents and business owners, listen to their security concerns and ask for their ideas to solve crime problems. Whenever possible, officers shall attend community meetings and special events.
- Periodically analyze the crime "blotter" to assess the numbers and types of law enforcement responses within the Redevelopment Area. This analysis can be used to identify problems and trends.
- Create a special patrol or "beat" for the Redevelopment Area to provide a stronger law enforcement presence, additional door checks, bicycle patrols and like alternatives.

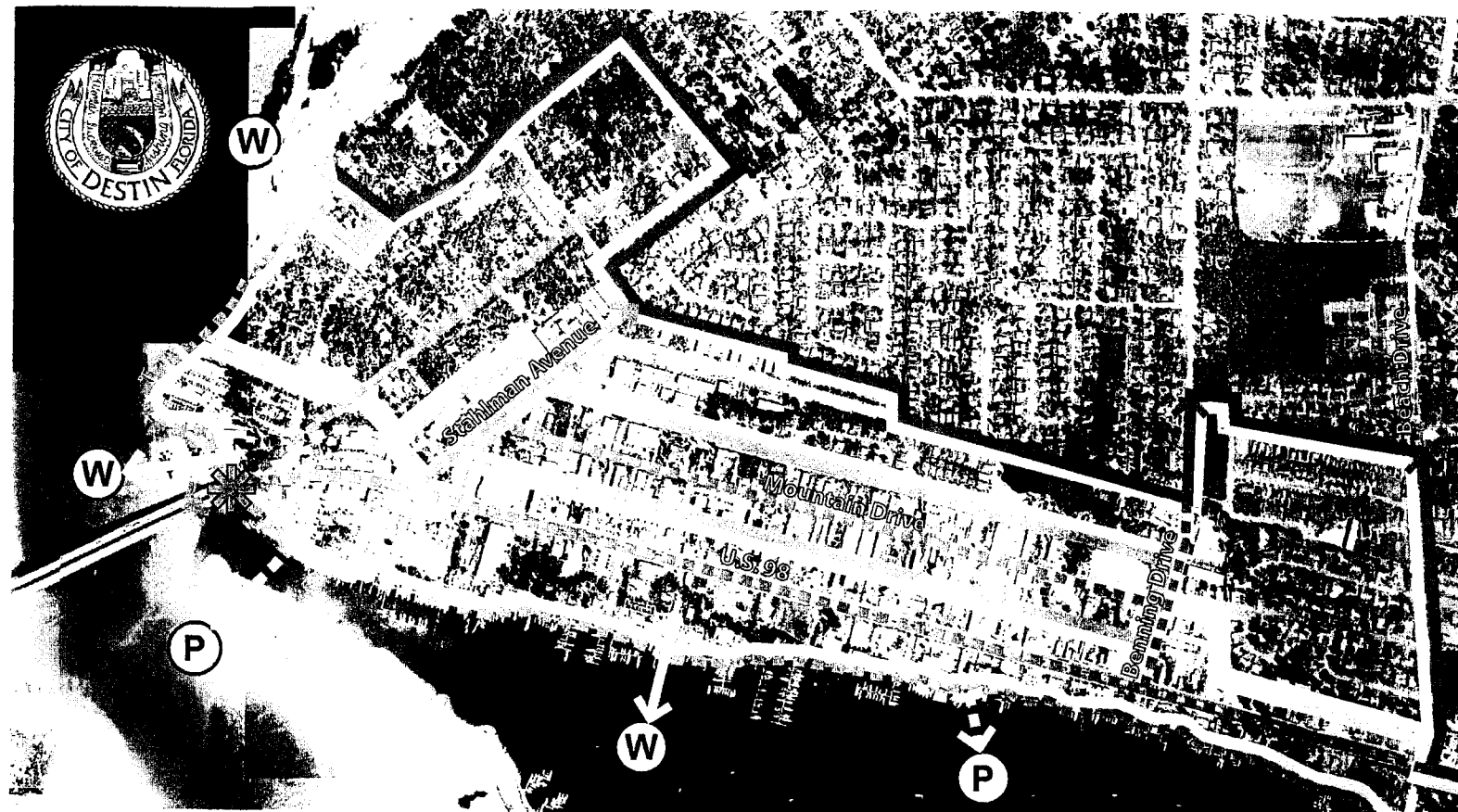
- Develop innovative techniques to address special needs of visitors.
- Develop and implement Crime Prevention Through Environmental Design (CPTED) standards to correct any security problems related to site improvements such as lighting and vegetation. These standards can be printed and distributed throughout the Redevelopment Area. The CPTED standards can be developed as part of the design guidelines for the Redevelopment Area.

**3.6.6.2 Code Enforcement.** In addition to community policing, the City shall evaluate the potential of more aggressive code enforcement activities both within, and near, the Redevelopment Area. This will be undertaken to assist in elimination of substandard zoning, building, landscaping and signs. It is important to assure the surrounding and adjacent properties are treated in the same manner. The following are implementation strategies for code enforcement activities.

- The City can evaluate existing and proposed codes for the Redevelopment Area and develop a more focused code enforcement program in order to respond to the specific needs of this area.
- To accomplish these strategies the City will need to develop and refine a code enforcement program and use code enforcement staff as required. The City in developing and enhancing the code enforcement program within the Redevelopment Area may use redevelopment funds.

### **3.6.7 Maintenance of Redevelopment Area Database**

Creating and maintaining a public database will encourage businesses to remain, relocate or start-up within the Redevelopment Area. The creation and maintenance of such a database will consist of compiling and regularly updating a database of available land and commercial building space to provide prospective recruits with detailed location information. The database shall include the address and parcel identification number, total square footage, proposed projects, available square footage and price for each available housing, retail, office and industrial property in the Redevelopment Area. It shall also include information on property contacts and a brief property description. The database shall also include prospective tenants, owners and developers as a complement to the available space database described. This database can help identify potential recruits who fit the profiles shown in the market analysis and the spaces shown in the available database. Among the information to be compiled will be the sites, location and price range criteria of potential recruits.



# HARBOR REDEVELOPMENT PLAN

FIGURE 2 - REDEVELOPMENT INITIATIVES DIAGRAM

## LEGEND

Roadway/Infrastructure  
Multi-Modal/Streetscape Improvements

Mixed Commercial/Tourist

Mixed Residential

Mixed Industrial

Public Open Space/  
Special Events/Recreation

Harbor Boardwalk Extension



Improved/Enhanced Waterfront Access/Pier  
(Public/Private)



Gateway/Wayfinding



Improved/Enhanced Parking (Public/Private)



Area Boundary

The Cardwell Law Firm



Real Estate RESEARCH  
CONSULTANTS

## **4.0 FINANCIAL ANALYSIS AND PLANNING**

Among the most powerful tools associated with Part III Section 163, Florida Statutes, is the availability of tax increment financing to support a wide range of redevelopment initiatives. While tax increment is the single source of revenue enabled through the legislation, it is anticipated in most cases that a variety of revenue sources will be strategically assembled to meet the overall redevelopment objectives of this plan. When used in conjunction with these other means of funding or financing, tax increment, in effect, leverages the dollars that might otherwise be available.

This section of the plan provides some perspective on the tax increment that could accrue to the City of Destin's benefit under assumed conditions. This money will become available to support or further the program framework generally described in this Plan. This section also describes the funding and financing arrangements that are the most prudent means to support redevelopment activities. As noted in Section 3.6, the financial analysis necessarily requires greater detail, specific to the program or components contained in the annual work program. As the annual work program is prepared, financial analysis and funding strategies will be prepared to reconcile to each activity.

### **4.1. Tax Increment Revenue Forecasts**

Estimates of prospective tax increment revenue that might be generated in the Harbor Redevelopment Area, assuming this redevelopment plan is implemented as anticipated, were completed by the City's economic advisor, RERC. The stream of prospective revenue is dependent on several factors, including the pace of development which occurs in the Harbor Redevelopment Area, the content of that development, its assessed and taxable value, the millage levied against the taxable base and the rate of appreciation in the existing tax base and the level of public intervention. Together, these many variables suggest a wide range of outcomes, all possible depending on the specific conditions imputed into the analysis. RERC illustrated these many possibilities by producing alternative estimates and projections that incorporate high, medium and low assumptions. The alternative sets reflect a range of parameters in which sound financial planning shall occur.



The analysis is based on Okaloosa County Property Appraiser tax roll data for 2002. The data indicates a taxable value for all properties within the Harbor Redevelopment Area of approximately \$198,800,000. It is assumed, for the purposes of this Plan, that the base year will reflect this sum as the base year valuation. Given the probability of some variability in the data set, the actual base is likely to differ from this sum. Any differences, however, that might occur through inclusion or exclusion will be relatively immaterial in the context of total valuation.

Specific increases in the tax base area shown in terms of expected development and its value. This expected development is based exclusively on past patterns of activity within the area as well as the anticipated development of Harborwalk Village – a 14.70-acre mixed-use development consisting of condominiums/time shares and commercial facilities – and two other condominium type projects (Marbella and Sides Marina Point). Developers for Harborwalk Village have secured a non-binding, preliminary assessment of their project from the Okaloosa County Property Appraiser's office. Coupled with input from the developer regarding potential timing of the aforementioned project, this preliminary assessment was used to assist in ascertaining valuations for near-term future development of other projects. Beyond these specific projects, the analysis is largely trend based and could be conservative.

RERC reviewed the improvements that have been developed within the Harbor Redevelopment Area since 1998 to estimate some trends that might reasonably be incorporated in this mix of future development. Generally, the high scenario assumes that most, if not all, development (Harborwalk Village, Marbella and Sides Marina Point) that is now being discussed with City officials will be built in the next five years, in part because of expectation about the area's newly envisioned set of public improvements. Further, in the high scenario, it is assumed that the Harbor Redevelopment Area could achieve improvements that are similar to the highest values associated with development since 1998. The medium scenario reflects a lower number of development projects in the redevelopment area in the long term (past 2010), compared to the high scenario. The low scenario represents the lowest development activity, as reported in the last five years of development within the Harbor Redevelopment Area. Both the medium and low scenarios include Harborwalk Village, but exclude Marbella and Sides Marina Point because even with approved development orders, the timing for these two projects are at least moderately speculative at this point. The absence of these other major projects, again are reflected in the medium and low scenarios.

Even with input from the developers of Harborwalk and City staff, any development occurring beyond 2010 shall be considered largely conjectural in all of the scenarios because the basis for such growth is speculative at this point. Given the nature of economic cycles and future uncertainties, the near term analysis shall be considered materially more reliable than the term extending past the year 2010. The Legislation allows this revenue stream to accrue to the benefit of the Harbor Redevelopment Area for 40 years. At this point, it is uncertain what the future will hold beyond that shown in the short term. This analysis, while useful for planning, shall be repeated periodically to account for major changes, additions and deletions as they occur. Over the next several years, an analysis that extends the tax increment evaluation to a full 40-year period will be more valid. In any case, the probability of achieving the pace of development identified herein is highly dependent on the City achieving its redevelopment goals. While the high scenario might be achieved, the low scenario is consistent with an absence of planned intervention.

The creation and use of mass appraisal data maintained by the Okaloosa County Property Appraiser is for ad valorem taxation purposes. Such database reflects a modern and professionally maintained public asset. The cooperation and assistance of the Okaloosa County Property Appraiser's office is appreciated. However, the use of such data for other purposes, such as economic forecasting, does present certain problems. Among the primary difficulties of the analysis is the manner in which Okaloosa County maintains its historical tax record information.

The *year built* is frequently omitted from records, especially as it pertains to condominiums and timeshares, so the City's economic advisor had to draw inferences about the period(s) during which various properties were added to the rolls. In contrast, the tax rolls appear to be very reliable regarding the year a commercial property and single-family house was placed in service.

For perspective on the growth in the Harbor Redevelopment Area's potential valuations, as mentioned earlier and as required by Part III Section 163, Florida Statutes, RERC reviewed tax roll data from the last 5 years, ending in 2002. That review revealed that taxable additions to the Redevelopment Area ranged from \$609,000 to \$7,800,000 on an annual basis. These figures were used as a guide to project reasonable growth figures for development beyond 2010.

In most cases, development will occur where various buildings have already been cleared from a site. While in a specific situation the ratables associated with these

parcels could have the effect of a diminution, the impact will most likely be immaterial relative to the total assumed values of approximately \$198,800,000. Further, any additions reflected on the tax rolls are based on structural values only, not underlying land which, though potentially understated, is included in the base evaluation. The City's (1.800) and the County's (4.250) current operating millage rates (i.e. those for FY 2003) are incorporated in the analysis and these are held constant over the planning horizon. For the last several years, the operating millages of Okaloosa County and City of Destin have been relatively unchanged.

As for the structure of the revenues that might be accrued, only the taxable value(s) net of the base year taxable value is considered in calculating current or future tax increment revenue. The general procedures used to calculate available revenue are shown in the following equations.

1. Assessed values, including new construction, LESS exemptions or exclusions EQUAL current taxable values.
2. Current taxable value LESS established base year taxable values EQUAL net valuations subject to applicable jurisdictional millages.
3. Net valuations TIMES applicable millages EQUAL tax increment revenue. Pursuant to Section 163.387, Florida Statutes, the maximum revenue available to a community redevelopment trust fund will be 95% of the calculated tax increment.
4. These various calculations are reflected in Tables 1, 2 and 3 in Appendix B.

An examination of each of the three scenarios indicates the value of the Redevelopment Area tax base at the end of 30 years. It ranges from approximately \$652,000,000 to \$924,000,000 depending on the scenario and yields a total of tax increment of \$453,000,000 to \$725,000,000. In the year 2011, the area will generate about \$531,000 to \$768,000 in revenue.

Again, all three scenarios assume development of Harborwalk Village in the relatively near-term future. The main difference among the scenarios is the rate at which taxable properties in the Redevelopment Area are added to the tax rolls. The value of these additions is primarily based on the pattern of growth that occurred within the Redevelopment Area from 1998 to 2002. The high scenario reflects the most aggressive year in terms of additions in that time period, while the low scenario mirrors the lowest period of growth within the redevelopment area.

## **4.2 Capital Improvement Plan and Operating Budget**

This section presents the initial work plan based on redevelopment objectives and capital projects described within this Plan. The identified projects represent capital improvements necessary to realize the objectives contained in this Plan and are meant to be the type of projects to be undertaken within the Harbor Redevelopment Area. As budgets, funding and financial formulas are refined and finalized the sequence for the implementation of the projects in the capital improvement initial work plan may change. The projects listed all those given a priority that reflects practical and logistical efforts required to achieve the desired results. Specific activities will be detailed in the annual work program prepared by the City of Destin and CRA.

The recommended budgets for the capital improvement projects include design and construction costs as well as costs for additional studies, data manipulation or research needed to implement each project. The costs generally do not include the costs of land acquisition or right-of-way.

On-going or annual programs have also been identified under redevelopment initiatives in section 3.2 through 3.6 but are not referenced here since they are not capital projects. Additional projects that serve to implement the objectives contained in this Plan are anticipated. The work plan shall be formalized and reviewed annually as part of the City's and CRA's capital improvement process.

The Capital Work Plan projects and dollar amounts are primarily based on past studies performed for and by the City of Destin. The projects and numbers listed in the work plan and operating budget have been used for budgetary purposes only and are considered to be relatively conservative.

The budget for each project includes the costs of design, associated inventories, construction documents and implementation for each project. While representing and consistent with all analysis and discussions, these projects and their budgets are preliminary.

## Harbor Community Redevelopment Area Projected Capital Budget

	Name of Improvement	Recommended Budget	
<b>A</b>	<b>Roadway Improvements</b>		
	• US 98	\$830,000	
	• Stahlman Avenue	\$400,000	
	• Mountain Drive	\$830,000	
	• Benning Drive	\$230,000	
	• Beach Ridge Drive	\$1,970,000	
	• New Secondary Streets	\$1,780,000	
	• Miscellaneous Secondary Streets	\$270,000	\$6,310,000
<b>B</b>	<b>Multimodal Transportation Improvements</b>		
	• Concurrent with roadway improvements	\$2,380,000	
	• Bike paths	\$1,070,000	\$3,450,000
<b>C</b>	<b>Pedestrian Sidewalks and Crosswalks</b>		
	• Concurrent with roadway improvements	\$5,750,000	
	• Bluff Ridge Walk	\$660,000	
	• Harbor Walk	\$7,990,000	\$14,400,000
<b>D</b>	<b>Streetscape Improvements</b>		
	• Concurrent with roadway improvements	\$5,750,000	\$5,750,000
<b>E</b>	<b>Stormwater and Utilities Improvements</b>		
	• Concurrent with roadway improvements	\$4,360,000	\$4,360,000
<b>F</b>	<b>Evacuation Improvements</b>		
	• Concurrent with roadway improvements	\$60,000	\$60,000
<b>G</b>	<b>Parking Improvements</b>		
	• Concurrent with roadway improvements	\$990,000	
	• Public Parking Garages	\$23,100,000	\$24,090,000
<b>H</b>	<b>Harbor Boardwalk</b>		
	• Bayside Boardwalk and Extension	\$2,650,000	\$2,650,000
<b>I</b>	<b>Water Access Improvements</b>		
	• Other access	\$270,000	\$270,000
<b>J</b>	<b>Special Event Area</b>		
	• Public Plaza	\$5,700,000	\$5,700,000
<b>K</b>	<b>Open Space and Recreation Improvements</b>		
	• Taylor Park	\$740,000	
	• Community Piers	\$1,110,000	
	• Visitor Center	\$390,000	\$2,240,000
<b>L</b>	<b>Gateway/Signage/Wayfinding System</b>		
	• Area wide	\$290,000	\$290,000
	<b>TOTAL COST OF INITIAL CAPITAL PROJECTS</b>		<b>\$69,570,000</b>

**Table 1: Harbor Community Redevelopment Area Projected Capital Budget**

### 4.3 FUNDING SOURCES

To supplement and leverage the funds available through tax increment revenues, the following sources can provide financial support for the implementation of the Harbor Community Redevelopment Plan. Their use and application is a function of specific project initiatives.

- The City is an appropriate source of funds for initial redevelopment planning support through its staff and consultants. These costs could be recovered from the CRA.
- Non-ad valorem assessments could be developed and imposed to fund the construction and maintenance of specific public improvements and essential services. Non-ad valorem assessments can facilitate the underlying credit for issuance of bonds or other financial instruments for anticipated capital improvement programs. A substantial portion of the tax increment revenues can be earmarked to offset or buy down such special assessments.
- The Florida Department of Transportation (FDOT) has a number of programs that could contribute funding for redevelopment efforts involving state highways. These include the Highway Beautification Grants Program, The Highway Safety Grants Program, T-21, Local Government Cooperative Assistance Program and the Adopt-a-Highway Program.
- Criteria considered by FDOT for participation and scheduling is availability of matching community funding which the CRA provides. The City shall approach FDOT regarding the impacts of the CRA and the possibility of FDOT as an additional funding source.
- The Florida Department of Community Affairs sponsors a grant program providing financial assistance to local governments within Florida's coastal counties. Florida Coastal Management Program grants are funded by the National Oceanic and Atmospheric Administration and the US Department of Commerce for such projects as management of coastal development and redevelopment, protection and management of coastal resources and hazard mitigation.

- The Florida Department of Community Affairs can also provide technical and financial assistance through such programs as the Community Development Corporation Support and Assistance Program and Emergency Management Preparedness and Assistance Competitive Grant Program.
- The Northwest Florida Water Management District may provide technical assistance in the design of stormwater improvements.
- The Florida Department of Environmental Protection has a number of sources that may be used in the acquisition and development of recreation and open space facilities.
- The Florida Department of Agriculture and Consumer Services' Florida Small Business Administration Tree Planting Program and the Urban and Community Forestry Matching Grant program offer financial support for tree planting and urban forestry programs.
- The Economic Development Administration of the U.S. Department of Commerce provides funding for public work works projects that create permanent jobs or construction jobs through the Grants and Loans for Public Works and Development Facilities Program through the Public Works Impact Projects Program.
- The Waterfront Florida Community through the DCA makes a total of \$75,000 in funds available to three communities that are designated to help with revitalization efforts in their traditional working waterfront areas.

Many of the sources listed also provide technical support such as expert advice, training or intern staffing for redevelopment initiatives. In addition to these public sources, the CRA shall investigate other state and federal redevelopment programs and funding opportunities involving the private sector to aid in implementing this Plan.

#### 4.4 APPLICATION OF SOURCES

Tax increment revenue by itself will be insufficient to fund or support the range of initiatives identified as project priorities in this Plan. The medium scenario suggests that some \$9,000,000 to \$10,000,000 in debt may be supported, growing to a potential of \$13,000,000 to \$14,000,000 with increased collections. The high scenario enhances debt capacity to \$16,000,000 to \$20,000,000. While likely conservative because of the highly speculative nature of the analysis, the prospective revenues available point to the need to secure and to apply other sources of money(ies) if all program goals are to be achieved. The most likely scenario is a combination of increment and special assessments targeted to properties and structures most benefited by planned improvements. The use of funds unrelated to tax increment or assessments would be applied to projects or activities for which specific dollars may be available.

Some projects are more suited to the use of tax increment revenue than others. Generally, it is our opinion that these revenues be preserved for their ability to leverage other dollars, that they be applied to truly public facilities or services, that they be used for assemblages, and/or that they comprise a source of incentives for projects deemed most commensurate and supportive of the overall plan. Within these broad categories might be considered the acquisition of substandard or well located parcels that might fulfill some stated purpose, the financial support of parking or like facilities, and the direct support of as yet specified private projects if needed or desired.

We also recommend the use of benefit assessments that will be the source of funding for very specific improvements that benefit discrete activities, areas or properties. Among the improvements that can be funded through assessments are streetscape and parking. The assessment strategy will be married to tax increment to maximize impacts and results.

In general, it shall be noted that tax increment is not a viable source of funding for bond debt. Assessments, on the other hand, because they are assured and are secured by real property provide the needed revenue stream to place taxable and tax exempt debt.



## **5.0 Neighborhood Impact Assessment**

The Harbor Redevelopment Area is approximately 601 acres and currently contains a mix of general land uses such as tourist retail and residential, light industrial, single family and multi-family residential. The actual harbor area itself is located south of US 98 and is mainly made up of charter boat rental shops (and related infrastructure such as parking and storage facilities), restaurants, bars and tourist retail shops. The land uses on the north side of US 98 include office, retail and light industrial. The residential component within the Harbor Redevelopment Area is located primarily north of the commercial corridor of US 98. This residential area does not have strong ties to tourist and commercial activities along US 98 but it is dependent upon US 98 for access. A few single-family homes are dispersed along US 98 surrounded by non-residential uses. The location of these low-density uses on harbor front parcels is an underutilization of the land.

An estimated 390 parcels of the total 956 parcels in the Harbor Redevelopment Area are ostensibly used for residential purposes. Of these about 242 are reported as single units with about 29% of these constructed prior to 1970. Only 150 single-family units currently claim the homestead exemption. Many of the residential properties, regardless of their appearance, are either used as second homes and/or rented out to seasonal users.

The residential area north of US 98 is a mix of residential levels; it is cohesive and shall be maintained. This area has infrastructure deficiencies including stormwater problems and the lack of sidewalks. The redevelopment initiatives discussed in Section 4 speak to improving Clement Taylor Park in addition to correcting stormwater problems and improving pedestrian safety throughout this residential area.

Urban design and land use is also addressed in Section 3 of this Plan. For the Harbor Redevelopment Area to revitalize, there needs to be comprehensive efforts to establish a consistent and dynamic land use pattern along the US 98 corridor, specifically the harbor side. The Harbor Redevelopment Area will benefit materially if the single-family uses along US 98 were replaced by higher intensity land use. The existing single-family units along US 98 are not low or moderate housing.

The purpose of redevelopment activities is to improve and enhance parking, transportation, pedestrian safety, harbor access, open space and recreation, urban design and infrastructure in the Harbor Redevelopment Area. These activities will include new construction and improvements that are intended to be beneficial to area residents, property owners, businesses and visitors within the redevelopment area as well as within the region. The Harbor Redevelopment Area is not seen as an area where residential uses are the primary land use. To support the provision of affordable housing the City in accordance with the Comprehensive Plan Policy 1-3.2.5 (4) – Develop Work Force Housing within the North Harbor Mixed Use Area – The City shall develop a market sensitive affordable housing incentive program for the local low wage work force that generally cannot achieve access to the housing market. The affordable housing program shall include innovative approaches that address both demand and supply issues. The affordable housing program shall incorporate non-conventional housing options such as dormitory housing or other alternatives designed to meet the basic housing and supportive amenities and service needs of the local low wage work force.

We do not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Harbor Redevelopment Area.

The displacement of permanent residents is not foreseen; however, if the relocation of permanent residents is required as a result of the development or redevelopment activities, the City of Destin and CRA will consider providing assistance to minimize hardship to those being displaced. Relocation is further discussed in Section 6 of this Plan.

Existing residential properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding greatly to the quality of life by providing a safe and attractive area that has adequate waterfront access, sidewalks, recreation, parking and other needed infrastructure improvements.

## **6.0 Implementation Plan**

### **6.1 The Redevelopment Trust Fund**

Once the Harbor Redevelopment Plan has been adopted by resolution, the City of Destin shall establish a Redevelopment Trust Fund through an appropriate ordinance. The trust fund will receive all tax increment money, grants, gifts or profits generated by redevelopment activities in the Harbor CRA.

Such ordinance is adopted after the City Council has approved the Redevelopment Plan. The annual funding of the redevelopment trust fund will result from additional incremental taxes collected in the Redevelopment Area by Okaloosa County and the City. Such increment will be determined annually in an amount equal to 95 percent of the difference between:

- (1) The amount of ad valorem taxes levied each year by the County, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
- (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the City and County, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by the City and County prior to the effective date of the ordinance providing for the funding of the trust fund.

### **6.2 Redevelopment Powers**

The City of Destin Resolution Number \_\_\_\_\_ created and established the Destin Community Redevelopment Agency, pursuant to Section 163.356, Florida Statutes. The Community Redevelopment Agency is authorized to exercise all of the powers conferred by Section 163, Part III, Florida Statutes, which are necessary and convenient to carry out and effectuate the purposes of the Harbor Community Redevelopment Plan. The Community Redevelopment Agency will appoint an advisory board to assist the Agency in evaluating redevelopment initiatives and carrying out redevelopment activities in the Harbor CRA.

### **6.3 Relocation Procedures**

The intent of the Harbor Community Redevelopment Plan centers on the revitalization of the tourist commercial area, enhancing the safety within the corridor and providing public access to the harbor. The redevelopment envisions substantial capital improvements relating to the right-of-way, harbor access, parking and recreational facilities. There is limited permanent residential use within the Redevelopment Area. The displacement of permanent residents is not foreseen; however, if the relocation of permanent residents is required as a result of the development or redevelopment activities, the City and CRA will provide assistance to minimize hardship to those being displaced.

Displacement is also addressed in the City's Comprehensive Plan Policy 3-1.7.1 – Provide Alternate Housing Sites for Displaced Structures and Residents. The City shall continue to enforce its Displacement and Relocation Ordinance. The City shall assist any person who is required to move from any real property as a direct result of the City's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City shall assess the degree of displacement that may occur. Destin shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions.

The CRA shall follow the relocation policies and procedures established by the Federal Department of Housing and Urban Development when Federal dollars are involved.

### **6.4 Duration of the Plan**

The redevelopment initiatives and work program described in the Harbor Community Redevelopment Plan funded through tax increment revenues must occur within 40 years after the fiscal year in which this plan is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

## **6.5 Plan Modification**

The Harbor Community Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the City of Destin Community Redevelopment Agency deems that the Harbor Community Redevelopment Plan be amended, it shall make a recommendation to the City of Destin. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations. The City of Destin shall hold a public hearing after giving proper public notice.

## **6.6 Severability**

If any provision of the Harbor Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of the Harbor Community Redevelopment Plan.

## **6.7 Safeguards, Controls, Restrictions or Covenants**

All redevelopment activities under taken in the Harbor Redevelopment Area must be consistent with this Plan, the City's Comprehensive Plan and applicable land development regulations; all redevelopment plans will undergo review by the City.

Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls would be expected to be in the form of covenants running with any land sold or leased for private use.

## **6.8 Consistency with Other Plans**

The Harbor Community Redevelopment Plan is consistent with the City of Destin's adopted Comprehensive Plan. The City of Destin at this time is currently undergoing the process of amending their Comprehensive Plan, which is anticipated to be adopted in September 2003. The Redevelopment Plan will be consistent with the Goals and Objectives that are included in the Comprehensive Plan that is being amended at this time. At the time of the adoption of the amended Comprehensive Plan in September 2003, the Harbor Community Redevelopment Plan will be consistent with the Goals and Objectives that are included herein:

### **6.8.1 Future Land Use Element**

*Goal 1-1:* Ensure that the character and location of land uses incorporate best management practices and principles of resource conservation, smooth and orderly land use .....

*Obj. 1-1.1:* Urban Design Principles. Within one year from the adoption .....

*Policy 1-1.1.1:* Standards Design Criteria. Design criteria to be adopted in the LDC are intended to ensure that new development .....

*Policy 1-1.1.3:* Major Natural and Manmade Corridors. ....best management principle and practices for preserving and/or improving the character of major natural and manmade corridors, including:

1. Destin Harbor
5. US Highway 98

*Policy 1-1.1.4:* Scenic Vistas and Waterfront Views. A special design study or studies may be prepared by the City to identify view corridors as well as .....

*Policy 1-1.2.1:* Protect Residential Areas

*Policy 1-1.3.3:* Major Mixed Use and Commercial Activity Centers

1. Harbor Area Festive Market Place and Boardwalk

*Policy 1-1.7.3:* Underground Utilities.

*Policy 1-3.2.5:* Tier 3 Development Incentives.

2. South Harbor Off-Site Garage Parking
3. Improve Harbor Access and Preserve Significant View of the Gulf and Harbor
4. Develop Work Force Housing within the North Harbor Mixed Use Area

5. Relocation and Conversion of Above Ground Utilities to Below Ground Locations
6. Construct Open Space Malls and Arcades Equipped with Pedestrian-Oriented Furniture and Streetscape that Serve as Gathering Spaces for the General Public
7. Create and/or Reinforce a Pedestrian Friendly Transit System

*Policy 1-3.4.1:* Revitalizing Harbor Area. The City shall pursue the establishment of a CRA program and seek additional funding sources to implement redevelopment of the North and South Harbor Areas. The City shall continue Destin Harbor redevelopment planning using the proposed Destin Harbor Area Master Plan as a preliminary foundation for further consensus building. ....

*Policy 1-3.4.2:* Preserving Harbor Access

*Policy 1-3.4.4:* Grants for Improvements

*Policy 1-3.4.5:* Public and Private Sector Partnerships

*Policy 1-3.4.6:* Reinforce and Enhance Appearance of City Gateway along the US 98 Corridor

*Policy 1-3.4.7:* Code Enforcement Activities

*Policy 1-3.4.8:* Prioritization of Capital Improvements

*Policy 1-3.5.7:* Promote Compact Development

*Policy 1-3.9.3:* Hurricane Evacuation and Roadway Improvements

*Policy 1-3.12.8:* Urban Design and Community Appearance

## **6.8.2 Transportation Element**

*Goal 2-1:* Multimodal Transportation System. Develop an efficient, high quality, multimodal transportation system that balances community circulation needs with regional travel demand.

*Policy 2-1.1.1:* Additional Access Roads. ....These access roads shall include an east/west roadway parallel to and north of US 98 to relieve existing congestion on US 98 by providing an alternative for traffic.

*Policy 2-1.2.2:* Manage Access Points. The City shall limit new access points .....by continuing to enforce distance requirements for driveways and median cuts.....

*Policy 2-1.2.3:* Shared Access

*Policy 2-1.3.1:* Bicycle and Pedestrian Facilities. The City shall develop bicycle and pedestrian facilities .....to link residential

areas and recreational commercial areas in a safe, comfortable, and convenient manner.....

*Policy 2-1.3.6:* Promote Destin Harbor Water Taxi Service

*Policy 2-1.4.3:* Coordinate Pedestrian Crossing System with FDOT. The City shall work with FDOT to ensure that new computerized traffic signal control system along US 98 provides adequate phase time .....

*Policy 2-1.4.4:* Additional Pedestrian Access Points. The City shall identify and design pedestrian crossing on US 98 between Stahlman and Benning Drive. ....

#### **6.8.3 Housing Element**

*Goal 3-1:* Quality Residential environment. Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and projected future population and assist the private sector in providing affordable quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.

*Obj. 3-1.1.1:* Provide adequate and affordable housing for current and future populations.

*Policy 3-1.1.2:* Assist Affordable Housing Provisions

*Policy 3-1.2.1:* Enforce Building Codes and Zoning Regulations

*Policy 3-1.3.3:* Provision of Diverse Housing Types

*Obj. 3-1.5:* Conserve Neighborhood Quality and Existing Housing Stock. The useful life of existing housing stock shall be conserved through .....

*Policy 3-1.5.2:* Maintain Active Code Enforcement

*Policy 3-1.5.3:* Minimize Potential Blighting Influences

*Policy 3-1.7.1:* Provide Alternate Housing Sites for Displaced Structures and Residents

#### **6.8.4 Public Facilities Element**

*Goal 4-1:* Safe Water Supply. The City of Destin.....

*Goal 4-2:* .....to ensure that a safe wastewater collection, treatment and disposal system with sufficient quantity and quality to serve the City.

*Policy 4-2.1.4:* Elimination of Septic Tanks



- Goal 4-3:* Solid Waste Services. ....
- Goal 4-4:* Stormwater Management Services. Minimize stormwater runoff into Destin Harbor.
- Goal 4-5:* Flood Management. Provide adequate stormwater drainage to protect against flood conditions and prevent degradation of quality receiving waters
- Policy 4-5.1.4:* Roadway Drainage Facilities
- Policy 4-5.1.6:* Citywide Drainage Study
- Goal 4-6:* Protect Natural Groundwater Recharge Areas. Provide for the recharge of.....

#### **6.8.5 Conservation Element**

- Goal 5-1:* Natural and Environmental Resources. To conserve, manage, use, and protect the natural and environmental resources.....
- Obj. 5-1.4:* Protection of Natural Resources.
- Policy 5-1.4.7:* Managing Stormwater Runoff
- Policy 5-1.5.2:* Connection to Central Sewer Systems and Limited Use of Septic Tanks

#### **6.8.6 Coastal Management Element**

- Goal 6-1:* Coastal Management. Restrict development activities that would damage or destroy coastal resources, protect human life, and limit public expenditures in areas subject to destruction by natural disasters.
- Obj. 6-1.1:* Protect coastal resources, wetlands, estuaries, living marine resources, and coastal wildlife habitats.
- Policy 6-1.2.1:* Stormwater System Improvements
- Policy 6-1.4.2:* Preservation of Public Shoreline Access
- Obj. 6-1.9:* Hurricane Evacuation. The City shall coordinate with .....
- Policy 6-1.9.4:* Designated Evacuation Routes

### **6.8.7 Recreation & Open Space Element**

*Goal 7-1:* Provide Adequate Recreation and Open Space. Insure provision of an adequate comprehensive system of public and private recreation and open space sites which meet the needs of existing and projected populations.

*Obj. 7-1.4:* Adequate Recreation Facilities and Park Design

*Policy 7-1.1.5:* New Neighborhood Parks

*Policy 7-1.1.6:* Maintain Beach and Shoreline Access Points

*Policy 7-1.3.1:* Coordinate Recreation Plans with Transportation Plans and Improvements

*Policy 7-1.3.6:* Beach and Park Directional Signage

### **6.8.8 Intergovernmental Coordination Element**

*Goal 8-1.1:* Provide for Improved Intergovernmental Coordination

### **6.8.9 Capital Improvements Element**

*Goal 9-1:* Management of Capital Improvements. The City of Destin shall undertake actions necessary to ensure that needed facilities and services are adequately provided.....

*Policy 9-1.1.2:* Capital Improvement Program. To set forth a financing program that identifies potential funding sources, including but not limited to:

- a. ad valorem taxes/general obligation bonds

Every effort has been made to prepare the Harbor Community Redevelopment Plan consistently with the City of Destin's Comprehensive Plan 2003, as demonstrated above. Other plans past studies done by or for the City of Destin have also been extensively reviewed for consistency to this plan.

## **6.9 Conclusions**

The Harbor Community Redevelopment Plan provides a framework for an easily accessible, economically sustainable and attractive waterfront oriented district that provides safe transportation, pedestrian and recreation facilities in a manner that promotes a favorable identity for the City of Destin. Many projects have been identified. To realize effective redevelopment community leaders, businesspersons and residents alike must unilaterally support the redevelopment objectives and continue to do so over time and changing administrations.

Realization of the plan is a 40-year, time certain effort and it is anticipated that the CRA will update, or amend the plan on a regular basis to keep the redevelopment plan requirements focused and timely. The City of Destin and CRA will undertake an annual work program to focus and prioritize any activities or improvements within the Harbor Redevelopment Area.

## **Appendix**

- A. Definitions
- B. Tax Increment Financing Tables
- C. Resolutions and Ordinance

## Appendix A Definitions

As used in the Harbor Community Redevelopment Plan, the following terms shall have the meanings as defined herein unless the context requires otherwise:

- (1) **"Agency" or "Community Redevelopment Agency"** means a public agency created by, or designated pursuant to, section 163.356 or section. 163.357 Florida Statutes.
- (2) **"Public body" or "taxing authority"** means the state or any county, municipality, authority, special district as defined in s. 165.031(5), or other public body of the state, except a school district.
- (3) **"Governing body"** means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) **"Mayor"** means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) **"Clerk"** means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) **"Federal Government"** includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) **"Slum area"** means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:
  - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
  - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
  - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) **"Blighted area"** means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:
  - (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
  - (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
  - (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
  - (d) Unsanitary or unsafe conditions;
  - (e) Deterioration of site or other improvements;
  - (f) Inadequate and outdated building density patterns;

- (b) The functions related to the acquisition and disposal of real property pursuant to section 163.370(3).
  - (c) The development of affordable housing for residents of the area.
  - (d) The development of community policing innovations.
- (13) **"Real property"** means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.
- (14) **"Bonds"** means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.
- (15) **"Obligee"** means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.
- (16) **"Person"** means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.
- (17) **"Area of operation"** means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.
- (18) **"Housing authority"** means a housing authority created by and established pursuant to chapter 421.
- (19) **"Board" or "commission"** means a board, commission, department, division, office, body or other unit of the county or municipality.
- (20) **"Public officer"** means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.
- (21) **"Debt service millage"** means any millage levied pursuant to s. 12, Art. VII of the State Constitution.
- (22) **"Increment revenue"** means the amount calculated pursuant to s. 163.387(1).
- (23) **"Community policing innovation"** means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

## GENERAL POWER OF ATTORNEY

**NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.**

TO ALL PERSONS, be it known that I,  
of  
the undersigned Grantor, do hereby make and grant a general power of attorney to  
, of

and do thereupon constitute and appoint said individual as my attorney-in-fact.

My attorney-in-fact shall act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through an agent:

(NOTICE: The grantor must write his or her initials in the corresponding blank space of a box below with respect to each of the subdivisions (A) through (M) below for which the grantor wants to give the agent authority. If the blank space within a box for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision.)

- [ ] (A) Real estate transactions
- [ ] (B) Chattel and goods transactions
- [ ] (C) Bond, share and commodity transactions
- [ ] (D) Banking transactions
- [ ] (E) Business operating transactions
- [ ] (F) Insurance transactions
- [ ] (G) Estate transactions
- [ ] (H) Claims and litigation
- [ ] (I) Personal relationships and affairs
- [ ] (J) Benefits from military service
- [ ] (K) Records, reports and statements
- [ ] (L) Full and unqualified authority to my attorney-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney-in-fact shall select
- [ ] (M) All other matters

- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

(9) **"Community redevelopment" or "redevelopment"** means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) **"Community redevelopment area"** means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment.

(11) **"Community redevelopment plan"** means a plan, as it exists from time to time, for a community redevelopment area.

(12) **"Related activities"** means:

- (a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a community-wide plan or program pursuant to s. 163.365.



Table 1

## Development Anticipated In Study Area Over Planning Horizon, By Year Completed

Estimated Taxable Value of Additions Completed During Tax Year By Scenario			
Year	High Scenario	Medium Scenario	Low Scenario
July, 2003 - July, 2004	\$0	\$0	\$0
July, 2004 - July, 2005	\$0	\$0	\$0
July, 2005 - July, 2006	\$0	\$0	\$0
July, 2006 - July, 2007	\$30,244,800	\$30,244,800	\$30,244,800
July, 2007 - July, 2008	\$46,325,900	\$11,325,900	\$11,325,900
July, 2008 - July, 2009	\$26,178,400	\$14,178,400	\$14,178,400
July, 2009 - July, 2010	\$5,028,700	\$5,028,700	\$5,028,700
July, 2010 - July, 2011	\$8,000,000	\$4,000,000	\$2,000,000
July, 2011 - July, 2012	\$8,000,000	\$4,000,000	\$2,000,000
July, 2012 - July, 2013	\$8,000,000	\$4,000,000	\$2,000,000
July, 2013 - July, 2014	\$8,000,000	\$4,000,000	\$2,000,000
July, 2014 - July, 2015	\$8,000,000	\$4,000,000	\$2,000,000
July, 2015 - July, 2016	\$8,000,000	\$4,000,000	\$2,000,000
July, 2016 - July, 2017	\$8,000,000	\$4,000,000	\$2,000,000
July, 2017 - July, 2018	\$8,000,000	\$4,000,000	\$2,000,000
July, 2019 - July, 2020	\$8,000,000	\$4,000,000	\$2,000,000
July, 2021 - July, 2022	\$8,000,000	\$4,000,000	\$2,000,000
July, 2022 - July, 2023	\$8,000,000	\$4,000,000	\$2,000,000
July, 2023 - July, 2024	\$8,000,000	\$4,000,000	\$2,000,000
July, 2024 - July, 2025	\$8,000,000	\$4,000,000	\$2,000,000
July, 2025 - July, 2026	\$8,000,000	\$4,000,000	\$2,000,000
July, 2026 - July, 2027	\$8,000,000	\$4,000,000	\$2,000,000
July, 2027 - July, 2028	\$8,000,000	\$4,000,000	\$2,000,000
July, 2028 - July, 2029	\$8,000,000	\$4,000,000	\$2,000,000
July, 2029 - July, 2030	\$8,000,000	\$4,000,000	\$2,000,000
July, 2030 - July, 2031	\$8,000,000	\$4,000,000	\$2,000,000
July, 2031 - July, 2032	\$8,000,000	\$4,000,000	\$2,000,000
July, 2032 - July, 2033	\$8,000,000	\$4,000,000	\$2,000,000
July, 2033 - July, 2034	\$8,000,000	\$4,000,000	\$2,000,000
July, 2034 - July, 2035	\$8,000,000	\$4,000,000	\$2,000,000

Table 2A

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**Estimated Taxable Value of Development Anticipated In Study Area Over Planning Horizon, Low Scenario**


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Year	Estimated Taxable Value of Study Area for Tax Purposes	Base Year Appreciation	Taxable Value of Additions Certified and Completed During Tax Year
July, 2002	\$198,811,700	\$0	\$0
July, 2003	\$204,776,051	\$204,776,051	\$0
July, 2004	\$210,919,333	\$210,919,333	\$0
July, 2005	\$217,246,913	\$217,246,913	\$0
July, 2006	\$223,764,320	\$223,764,320	\$30,244,800
July, 2007	\$261,629,393	\$230,477,249	\$11,325,900
July, 2008	\$281,143,952	\$237,391,567	\$14,178,400
July, 2009	\$304,182,023	\$244,513,314	\$5,028,700
July, 2010	\$318,487,045	\$251,848,713	\$2,000,000
July, 2011	\$330,101,656	\$259,404,175	\$2,000,000
July, 2012	\$342,064,706	\$267,186,300	\$2,000,000
July, 2013	\$354,386,647	\$275,201,889	\$2,000,000
July, 2014	\$367,078,246	\$283,457,946	\$2,000,000
July, 2015	\$380,150,593	\$291,961,684	\$2,000,000
July, 2016	\$393,615,111	\$300,720,535	\$2,000,000
July, 2017	\$407,483,565	\$309,742,151	\$2,000,000
July, 2018	\$421,768,072	\$319,034,415	\$2,000,000
July, 2019	\$436,481,114	\$328,605,448	\$2,000,000
July, 2020	\$451,635,547	\$338,463,611	\$2,000,000
July, 2021	\$467,244,614	\$348,617,519	\$2,000,000
July, 2022	\$483,321,952	\$359,076,045	\$2,000,000
July, 2023	\$499,881,611	\$369,848,326	\$2,000,000
July, 2024	\$516,938,059	\$380,943,776	\$2,000,000
July, 2025	\$534,506,201	\$392,372,089	\$2,000,000
July, 2026	\$552,601,387	\$404,143,252	\$2,000,000
July, 2027	\$571,239,428	\$416,267,550	\$2,000,000
July, 2028	\$590,436,611	\$428,755,576	\$2,000,000
July, 2029	\$610,209,709	\$441,618,243	\$2,000,000
July, 2030	\$630,576,001	\$454,866,791	\$2,000,000
July, 2031	\$651,553,281	\$468,512,794	\$2,000,000

Table 2B

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**Estimated Taxable Value of Development Anticipated In Study Area Over Planning Horizon, Medium Scenario**


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Year	Estimated Taxable Value of Study Area for Tax Purposes	Base Year Appreciation	Taxable Value of Additions Certified and Completed During Tax Year
July, 2002	\$198,811,700		\$0
July, 2003	\$204,776,051	\$204,776,051	\$0
July, 2004	\$210,919,333	\$210,919,333	\$0
July, 2005	\$217,246,913	\$217,246,913	\$0
July, 2006	\$254,916,464	\$223,764,320	\$30,244,800
July, 2007	\$274,229,635	\$230,477,249	\$11,325,900
July, 2008	\$297,060,276	\$237,391,567	\$14,178,400
July, 2009	\$311,151,645	\$244,513,314	\$5,028,700
July, 2010	\$324,606,194	\$251,848,713	\$4,000,000
July, 2011	\$338,464,380	\$259,404,175	\$4,000,000
July, 2012	\$352,738,312	\$267,186,300	\$4,000,000
July, 2013	\$367,440,461	\$275,201,889	\$4,000,000
July, 2014	\$382,583,675	\$283,457,946	\$4,000,000
July, 2015	\$398,181,185	\$291,961,684	\$4,000,000
July, 2016	\$414,246,621	\$300,720,535	\$4,000,000
July, 2017	\$430,794,019	\$309,742,151	\$4,000,000
July, 2018	\$447,837,840	\$319,034,415	\$4,000,000
July, 2019	\$465,392,975	\$328,605,448	\$4,000,000
July, 2020	\$483,474,764	\$338,463,611	\$4,000,000
July, 2021	\$502,099,007	\$348,617,519	\$4,000,000
July, 2022	\$521,281,977	\$359,076,045	\$4,000,000
July, 2023	\$536,920,437	\$369,848,326	\$4,000,000
July, 2024	\$553,028,050	\$380,943,776	\$4,000,000
July, 2025	\$569,618,891	\$392,372,089	\$4,000,000
July, 2026	\$586,707,458	\$404,143,252	\$4,000,000
July, 2027	\$604,308,682	\$416,267,550	\$4,000,000
July, 2028	\$622,437,942	\$428,755,576	\$4,000,000
July, 2029	\$641,111,081	\$441,618,243	\$4,000,000
July, 2030	\$660,344,413	\$454,866,791	\$4,000,000
July, 2031	\$680,154,745	\$468,512,794	\$4,000,000

Table 2C

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**Estimated Taxable Value of Development Anticipated In Study Area Over Planning Horizon, High Scenario**


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Year	Estimated Taxable Value of Study Area for Tax Purposes	Base Year Appreciation	Taxable Value of Additions Certified and Completed During Tax Year
July, 2002	\$198,811,700		\$0
July, 2003	\$204,776,051	\$204,776,051	\$0
July, 2004	\$210,919,333	\$210,919,333	\$0
July, 2005	\$217,246,913	\$217,246,913	\$0
July, 2006	\$223,764,320	\$223,764,320	\$30,244,800
July, 2007	\$261,629,393	\$230,477,249	\$46,325,900
July, 2008	\$317,193,952	\$237,391,567	\$26,178,400
July, 2009	\$353,673,523	\$244,513,314	\$5,028,700
July, 2010	\$369,463,290	\$251,848,713	\$8,000,000
July, 2011	\$388,787,188	\$259,404,175	\$8,000,000
July, 2012	\$408,690,804	\$267,186,300	\$8,000,000
July, 2013	\$429,191,528	\$275,201,889	\$8,000,000
July, 2014	\$450,307,274	\$283,457,946	\$8,000,000
July, 2015	\$472,056,492	\$291,961,684	\$8,000,000
July, 2016	\$494,458,187	\$300,720,535	\$8,000,000
July, 2017	\$517,531,932	\$309,742,151	\$8,000,000
July, 2018	\$541,297,890	\$319,034,415	\$8,000,000
July, 2019	\$565,776,827	\$328,605,448	\$8,000,000
July, 2020	\$590,990,132	\$338,463,611	\$8,000,000
July, 2021	\$616,959,836	\$348,617,519	\$8,000,000
July, 2022	\$643,708,631	\$359,076,045	\$8,000,000
July, 2023	\$671,259,890	\$369,848,326	\$8,000,000
July, 2024	\$699,637,687	\$380,943,776	\$8,000,000
July, 2025	\$728,866,817	\$392,372,089	\$8,000,000
July, 2026	\$758,972,822	\$404,143,252	\$8,000,000
July, 2027	\$789,982,006	\$416,267,550	\$8,000,000
July, 2028	\$821,921,467	\$428,755,576	\$8,000,000
July, 2029	\$854,819,111	\$441,618,243	\$8,000,000
July, 2030	\$888,703,684	\$454,866,791	\$8,000,000
July, 2031	\$923,604,794	\$468,512,794	\$8,000,000

Table 3A

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**Estimated Tax Collections Anticipated In Study Area Over Planning Horizon, Low Scenario**


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<b>Year</b>	<b>Estimated Taxable Value of Study Area for Tax Purposes</b>	<b>Less: Base Year</b>	<b>Subject to Tax Increment Calculations/ Millage</b>	<b>County</b>	<b>City</b>	<b>Estimated Tax Increment Collections</b>
July, 2002	\$198,811,700					
July, 2003	\$204,776,051	\$198,811,700	\$5,964,351	\$25,348	\$46	\$24,124
July, 2004	\$210,919,333	\$198,811,700	\$12,107,633	\$51,457	\$93	\$48,973
July, 2005	\$217,246,913	\$198,811,700	\$18,435,213	\$78,350	\$141	\$74,566
July, 2006	\$223,764,320	\$198,811,700	\$24,952,620	\$106,049	\$191	\$100,928
July, 2007	\$261,629,393	\$198,811,700	\$62,817,693	\$266,975	\$481	\$254,083
July, 2008	\$281,143,952	\$198,811,700	\$82,332,252	\$349,912	\$630	\$333,015
July, 2009	\$304,182,023	\$198,811,700	\$105,370,323	\$447,824	\$806	\$426,198
July, 2010	\$318,487,045	\$198,811,700	\$119,675,345	\$508,620	\$916	\$484,059
July, 2011	\$330,101,656	\$198,811,700	\$131,289,956	\$557,982	\$1,004	\$531,037
July, 2012	\$342,064,706	\$198,811,700	\$143,253,006	\$608,825	\$1,096	\$579,425
July, 2013	\$354,386,647	\$198,811,700	\$155,574,947	\$661,194	\$1,190	\$629,264
July, 2014	\$367,078,246	\$198,811,700	\$168,266,546	\$715,133	\$1,287	\$680,599
July, 2015	\$380,150,593	\$198,811,700	\$181,338,893	\$770,690	\$1,387	\$733,474
July, 2016	\$393,615,111	\$198,811,700	\$194,803,411	\$827,914	\$1,490	\$787,935
July, 2017	\$407,483,565	\$198,811,700	\$208,671,865	\$886,855	\$1,596	\$844,029
July, 2018	\$421,768,072	\$198,811,700	\$222,956,372	\$947,565	\$1,706	\$901,807
July, 2019	\$436,481,114	\$198,811,700	\$237,669,414	\$1,010,095	\$1,818	\$961,318
July, 2020	\$451,635,547	\$198,811,700	\$252,823,847	\$1,074,501	\$1,934	\$1,022,614
July, 2021	\$467,244,614	\$198,811,700	\$268,432,914	\$1,140,840	\$2,054	\$1,085,749
July, 2022	\$483,321,952	\$198,811,700	\$284,510,252	\$1,209,169	\$2,177	\$1,150,778
July, 2023	\$499,881,611	\$198,811,700	\$301,069,911	\$1,279,547	\$2,303	\$1,217,758
July, 2024	\$516,938,059	\$198,811,700	\$318,126,359	\$1,352,037	\$2,434	\$1,286,747
July, 2025	\$534,506,201	\$198,811,700	\$335,694,501	\$1,426,702	\$2,568	\$1,357,806
July, 2026	\$552,601,387	\$198,811,700	\$353,789,687	\$1,503,606	\$2,706	\$1,430,997
July, 2027	\$571,239,428	\$198,811,700	\$372,427,728	\$1,582,818	\$2,849	\$1,506,384
July, 2028	\$590,436,611	\$198,811,700	\$391,624,911	\$1,664,406	\$2,996	\$1,584,032
July, 2029	\$610,209,709	\$198,811,700	\$411,398,009	\$1,748,442	\$3,147	\$1,664,009
July, 2030	\$630,576,001	\$198,811,700	\$431,764,301	\$1,834,998	\$3,303	\$1,746,386
July, 2031	\$651,553,281	\$198,811,700	\$452,741,581	\$1,924,152	\$3,463	\$1,831,234
<b>Total</b>				<b>\$12,245,299</b>	<b>\$22,042</b>	<b>\$25,279,327</b>
<b>Annual Average</b>				<b>\$408,177</b>	<b>\$735</b>	<b>\$842,644</b>

Table 3B

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**Estimated Tax Collections Anticipated In Study Area Over Planning Horizon, Medium Scenario**


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<b>Year</b>	<b>Estimated Taxable Value of Study Area for Tax Purposes</b>	<b>Less: Base Year</b>	<b>Subject to Tax Increment Calculations/ Millage</b>	<b>County</b>	<b>City</b>	<b>Estimated Tax Increment Collections</b>
July, 2002	\$198,811,700					
July, 2003	\$204,776,051	\$198,811,700	\$5,964,351	\$25,348	\$46	\$24,124
July, 2004	\$210,919,333	\$198,811,700	\$12,107,633	\$51,457	\$93	\$48,973
July, 2005	\$217,246,913	\$198,811,700	\$18,435,213	\$78,350	\$141	\$74,566
July, 2006	\$254,916,464	\$198,811,700	\$56,104,764	\$238,445	\$429	\$226,931
July, 2007	\$274,229,635	\$198,811,700	\$75,417,935	\$320,526	\$577	\$305,048
July, 2008	\$297,060,276	\$198,811,700	\$98,248,576	\$417,556	\$752	\$397,393
July, 2009	\$311,151,645	\$198,811,700	\$112,339,945	\$477,445	\$859	\$454,389
July, 2010	\$324,606,194	\$198,811,700	\$125,794,494	\$534,627	\$962	\$508,809
July, 2011	\$338,464,380	\$198,811,700	\$139,652,680	\$593,524	\$1,068	\$564,863
July, 2012	\$352,738,312	\$198,811,700	\$153,926,612	\$654,188	\$1,178	\$622,597
July, 2013	\$367,440,461	\$198,811,700	\$168,628,761	\$716,672	\$1,290	\$682,064
July, 2014	\$382,583,675	\$198,811,700	\$183,771,975	\$781,031	\$1,406	\$743,315
July, 2015	\$398,181,185	\$198,811,700	\$199,369,485	\$847,320	\$1,525	\$806,403
July, 2016	\$414,246,621	\$198,811,700	\$215,434,921	\$915,598	\$1,648	\$871,384
July, 2017	\$430,794,019	\$198,811,700	\$231,982,319	\$985,925	\$1,775	\$938,315
July, 2018	\$447,837,840	\$198,811,700	\$249,026,140	\$1,058,361	\$1,905	\$1,007,253
July, 2019	\$465,392,975	\$198,811,700	\$266,581,275	\$1,132,970	\$2,039	\$1,078,259
July, 2020	\$483,474,764	\$198,811,700	\$284,663,064	\$1,209,818	\$2,178	\$1,151,396
July, 2021	\$502,099,007	\$198,811,700	\$303,287,307	\$1,288,971	\$2,320	\$1,226,727
July, 2022	\$521,281,977	\$198,811,700	\$322,470,277	\$1,370,499	\$2,467	\$1,304,317
July, 2023	\$536,920,437	\$198,811,700	\$338,108,737	\$1,436,962	\$2,587	\$1,367,571
July, 2024	\$553,028,050	\$198,811,700	\$354,216,350	\$1,505,419	\$2,710	\$1,432,723
July, 2025	\$569,618,891	\$198,811,700	\$370,807,191	\$1,575,931	\$2,837	\$1,499,829
July, 2026	\$586,707,458	\$198,811,700	\$387,895,758	\$1,648,557	\$2,967	\$1,568,948
July, 2027	\$604,308,682	\$198,811,700	\$405,496,982	\$1,723,362	\$3,102	\$1,640,141
July, 2028	\$622,437,942	\$198,811,700	\$423,626,242	\$1,800,412	\$3,241	\$1,713,470
July, 2029	\$641,111,081	\$198,811,700	\$442,299,381	\$1,879,772	\$3,384	\$1,788,998
July, 2030	\$660,344,413	\$198,811,700	\$461,532,713	\$1,961,514	\$3,531	\$1,866,793
July, 2031	\$680,154,745	\$198,811,700	\$481,343,045	\$2,045,708	\$3,682	\$1,946,921
<b>Total</b>				<b>\$13,698,633</b>	<b>\$24,658</b>	<b>\$27,862,519</b>
<b>Annual Average</b>				<b>\$456,621</b>	<b>\$822</b>	<b>\$928,751</b>

Table 3C

## Estimated Tax Collections Anticipated In Study Area Over Planning Horizon, High Scenario

Year	Estimated Taxable Value of Study Area for Tax Purposes	Less: Base Year	Subject to Tax Increment Calculations/ Millage	County	City	Estimated Tax Increment Collections
July, 2002	\$198,811,700					
July, 2003	\$204,776,051	\$198,811,700	\$5,964,351	\$25,348	\$46	\$24,124
July, 2004	\$210,919,333	\$198,811,700	\$12,107,633	\$51,457	\$93	\$48,973
July, 2005	\$217,246,913	\$198,811,700	\$18,435,213	\$78,350	\$141	\$74,566
July, 2006	\$223,764,320	\$198,811,700	\$24,952,620	\$106,049	\$191	\$100,928
July, 2007	\$261,629,393	\$198,811,700	\$62,817,693	\$266,975	\$481	\$254,083
July, 2008	\$317,193,952	\$198,811,700	\$118,382,252	\$503,125	\$906	\$478,829
July, 2009	\$353,673,523	\$198,811,700	\$154,861,823	\$658,163	\$1,185	\$626,380
July, 2010	\$369,463,290	\$198,811,700	\$170,651,590	\$725,269	\$1,305	\$690,246
July, 2011	\$388,787,188	\$198,811,700	\$189,975,488	\$807,396	\$1,453	\$768,407
July, 2012	\$408,690,804	\$198,811,700	\$209,879,104	\$891,986	\$1,606	\$848,912
July, 2013	\$429,191,528	\$198,811,700	\$230,379,828	\$979,114	\$1,762	\$931,833
July, 2014	\$450,307,274	\$198,811,700	\$251,495,574	\$1,068,856	\$1,924	\$1,017,241
July, 2015	\$472,056,492	\$198,811,700	\$273,244,792	\$1,161,290	\$2,090	\$1,105,212
July, 2016	\$494,458,187	\$198,811,700	\$295,646,487	\$1,256,498	\$2,262	\$1,195,821
July, 2017	\$517,531,932	\$198,811,700	\$318,720,232	\$1,354,561	\$2,438	\$1,289,149
July, 2018	\$541,297,890	\$198,811,700	\$342,486,190	\$1,455,566	\$2,620	\$1,385,277
July, 2019	\$565,776,827	\$198,811,700	\$366,965,127	\$1,559,602	\$2,807	\$1,484,289
July, 2020	\$590,990,132	\$198,811,700	\$392,178,432	\$1,666,758	\$3,000	\$1,586,271
July, 2021	\$616,959,836	\$198,811,700	\$418,148,136	\$1,777,130	\$3,199	\$1,691,312
July, 2022	\$643,708,631	\$198,811,700	\$444,896,931	\$1,890,812	\$3,403	\$1,799,505
July, 2023	\$671,259,890	\$198,811,700	\$472,448,190	\$2,007,905	\$3,614	\$1,910,943
July, 2024	\$699,637,687	\$198,811,700	\$500,825,987	\$2,128,510	\$3,831	\$2,025,725
July, 2025	\$728,866,817	\$198,811,700	\$530,055,117	\$2,252,734	\$4,055	\$2,143,950
July, 2026	\$758,972,822	\$198,811,700	\$560,161,122	\$2,380,685	\$4,285	\$2,265,721
July, 2027	\$789,982,006	\$198,811,700	\$591,170,306	\$2,512,474	\$4,522	\$2,391,146
July, 2028	\$821,921,467	\$198,811,700	\$623,109,767	\$2,648,217	\$4,767	\$2,520,334
July, 2029	\$854,819,111	\$198,811,700	\$656,007,411	\$2,788,031	\$5,018	\$2,653,397
July, 2030	\$888,703,684	\$198,811,700	\$689,891,984	\$2,932,041	\$5,278	\$2,790,453
July, 2031	\$923,604,794	\$198,811,700	\$724,793,094	\$3,080,371	\$5,545	\$2,931,620
Total				\$18,284,305	\$32,912	\$39,034,645
Annual Average				\$609,477	\$1,097	\$1,301,155

Source: Okaloosa Co. Property Appraiser; City of Destin;  
Real Estate Research Consultants, Inc.

22-172/TIF Tables 30 yr/Tax calculations

RESOLUTION 03-06

**A RESOLUTION OF THE CITY OF DESTIN, FLORIDA,  
RELATING TO COMMUNITY REDEVELOPMENT;  
FINDING THE EXISTENCE OF BLIGHT CONDITIONS IN  
AN AREA OF THE CITY; MAKING CERTAIN FINDINGS  
AND DETERMINATIONS; FINDING THE EXISTENCE OF  
A COMMUNITY REDEVELOPMENT AGENCY;  
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a study has been done of the conditions in that part of the City of Destin, Florida (known and referred to herein as the "City") as more particularly described on Exhibit "A" hereof (such area being referred to herein as the "Area"); and

WHEREAS, the results of that study have been presented to the City Council of the City for its consideration and included in the public record; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Area and has received and considered such other evidence of the conditions in the Area as have been presented to it, the City Council has determined that certain actions are appropriate and necessary and should be taken to address the conditions now present and expected to be present in the Area;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF DESTIN, FLORIDA:**

**Section 1. Findings of Conditions.** Based upon the evidence, data and facts presented to it, the City Council does hereby find:

- (a) A predominance of inadequate or defective street layout exists within the Area;  
and
- (b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness exists within the Area; and
- (c) Unsafe and unsanitary conditions exist within the Area; and
- (d) Deterioration of site and other improvements has occurred and is occurring within the Area; and
- (e) Inadequate and outdated building patterns.
- (f) Diversity of ownership.



**Section 2. Finding of Necessity.** The City Council does hereby expressly find that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area are necessary and in the interest of the public health, safety, morals or welfare of the residents of the City.

**Section 3. Community Redevelopment Area.** Based upon facts presented to it and contained in the public record, the City Council does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (2002), and that such area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2001).

**Section 4. Community Redevelopment Agency.** The City Council does hereby expressly find that a community redevelopment agency was created by Resolution 98-09 to carry out community redevelopment as contemplated by Part III, Chapter 163, Florida Statutes, to further, cause, promote and encourage rehabilitation, conservation and redevelopment within the community redevelopment area defined in such resolution. The community redevelopment agency shall be responsible for carrying out community redevelopment in the Area described in this resolution.

**Section 5. Effective Date.** This resolution shall take effect immediately upon its approval.

ADOPTED THIS \_\_\_\_ DAY OF JUNE, 2003.

By:

\_\_\_\_\_  
Craig H. Barker, Mayor

ATTEST:

\_\_\_\_\_  
Dana L. S. Williams, City Clerk

RESOLUTION 03-06

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA,  
RELATING TO COMMUNITY REDEVELOPMENT;  
FINDING THE EXISTENCE OF BLIGHT CONDITIONS IN  
AN AREA OF THE CITY; MAKING CERTAIN FINDINGS  
AND DETERMINATIONS; FINDING THE EXISTENCE OF  
A COMMUNITY REDEVELOPMENT AGENCY;  
PROVIDING AN EFFECTIVE DATE.

WHEREAS, a study has been done of the conditions in that part of the City of Destin, Florida (known and referred to herein as the "City") as more particularly described on Exhibit "A" hereof (such area being referred to herein as the "Area"); and

WHEREAS, the results of that study have been presented to the City Council of the City for its consideration and included in the public record; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Area and has received and considered such other evidence of the conditions in the Area as have been presented to it, the City Council has determined that certain actions are appropriate and necessary and should be taken to address the conditions now present and expected to be present in the Area;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

Section 1. Findings of Conditions. Based upon the evidence, data and facts presented to it, the City Council does hereby find:

- (a) A predominance of inadequate or defective street layout exists within the Area;  
and
- (b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness exists within the Area; and
- (c) Unsafe and unsanitary conditions exist within the Area; and
- (d) Deterioration of site and other improvements has occurred and is occurring within the Area; and
- (e) Inadequate and outdated building patterns.
- (f) Diversity of ownership.

Section 2. Finding of Necessity. The City Council does hereby expressly find that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area are necessary and in the interest of the public health, safety, morals or welfare of the residents of the City.

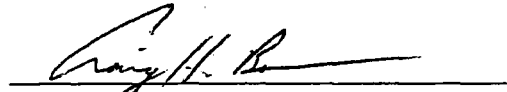
Section 3. Community Redevelopment Area. Based upon facts presented to it and contained in the public record, the City Council does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (2002), and that such area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2001).

Section 4. Community Redevelopment Agency. The City Council does hereby expressly find that a community redevelopment agency was created by Resolution 98-09 to carry out community redevelopment as contemplated by Part III, Chapter 163, Florida Statutes, to further, cause, promote and encourage rehabilitation, conservation and redevelopment within the community redevelopment area defined in such resolution. The community redevelopment agency shall be responsible for carrying out community redevelopment in the Area described in this resolution.

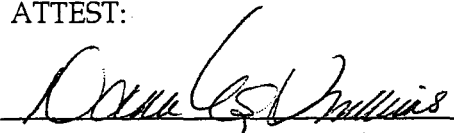
Section 5. Effective Date. This resolution shall take effect immediately upon its approval.

ADOPTED THIS 2<sup>ND</sup> DAY OF JUNE 2003.

By:

  
Craig H. Barker, Mayor

ATTEST:

  
Dana L. S. Williams, City Clerk

RESOLUTION NO. 03-07

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA,  
RELATING TO COMMUNITY REDEVELOPMENT;  
MAKING FINDINGS; APPROVING A COMMUNITY  
REDEVELOPMENT PLAN FOR THE HARBOR  
COMMUNITY REDEVELOPMENT AREA;  
AUTHORIZING AND DIRECTING THE COMMUNITY  
REDEVELOPMENT AGENCY TO IMPLEMENT THE  
PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 2, 2003, the City Council adopted Resolution No. 03-06, which found the existence of a blighted area in the corporate limits of the City of Destin (the "Harbor Area") and a depiction of such Harbor Area is attached hereto as Exhibit "A"; and

WHEREAS, in accordance with the Part III, Chapter 163, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (the "Redevelopment Act"), a plan for the redevelopment of the Harbor Area has been prepared and reviewed in accordance with Redevelopment Act; and

WHEREAS, the Agency has considered the proposed redevelopment plan and has recommended to the City Council that the proposed plan be approved; and

WHEREAS, the City Council has convened a public hearing after notice to the public and to each taxing authority as provided in the Redevelopment Act concerning the proposed redevelopment plan;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF DESTIN, FLORIDA:

**Section 1. Findings.** The City Council does hereby find, after the public hearing concerning the proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit "B", that the Plan:

(a) Conforms to the comprehensive plan for the municipality under the Local Government Comprehensive Planning and Land Development Regulation Act.

(b) Is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Harbor Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provides for the development of affordable housing in the Harbor Area, or states the reasons for not addressing the development of affordable housing in the Harbor Area.

**Section 2. Additional Findings.** The City Council does hereby find that with respect to the Plan:

(a) A feasible method exists in the Plan for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The Plan conforms to the general plan of the county or municipality as a whole;

(c) The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Harbor Area;

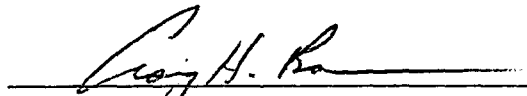
(d) The Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Harbor Area by private enterprise; and

**Section 3. Plan Implementation.** The Community Redevelopment Agency is hereby authorized and directed to proceed with the implementation of the Plan.

**Section 4. Effective Date.** This resolution shall take effect immediately upon its approval.

ADOPTED THIS 2<sup>ND</sup> DAY OF JUNE 2003.

By:



Craig H. Barker, Mayor

ATTEST:



Dana L. S. Williams, City Clerk

ORDINANCE NO. 03-01-CRA

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, ESTABLISHING A REDEVELOPMENT TRUST FUND; PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND FOR COMMUNITY REDEVELOPMENT WITHIN THE HARBOR COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND; DETERMINING THE TAX INCREMENT TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA FOR TAX INCREMENT PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATION OF THE TAX INCREMENT BY TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEES OF THE REDEVELOPMENT TRUST FUND; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 03-06 adopted by the City Council of Destin, Florida (the "City Council") on June 2, 2003, it was determined that a blighted area existed within the City of Destin, Florida (the "City"), and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, by Resolution No. 98-09 adopted by the City Council on March 3, 1998, the City Council created the Community Redevelopment Agency of Destin, Florida (the "Agency"); and

WHEREAS, by Resolution No. 03-07 adopted by the City Council on June 2, 2003, the City Council adopted a community redevelopment plan (the "Plan") for the Harbor community redevelopment area as fully described in that Resolution and in Exhibit "A" attached hereto and made a part hereof (the "Harbor Redevelopment Area"); and

WHEREAS, in order to plan and implement community redevelopment within the Harbor Redevelopment Area it is necessary that a redevelopment trust fund be established and created for said area as provided in Section 163.387, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (the "Act"); and

WHEREAS, notice of the City Council's intention to enact an ordinance creating a redevelopment trust fund for the Harbor Redevelopment Area has been published in a local newspaper of general circulation and mailed to all "taxing authorities" (as hereinafter defined) in accordance with Section 163.346, Florida Statutes (2001);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

**SECTION 1.** There is hereby established and created, in accordance with the provisions of the Act, a Community Redevelopment Trust Fund (the "Fund") for the Harbor Redevelopment Area, which fund shall be utilized and expended for the purposes of and in accordance with the Plan, including any amendments or modifications thereto, and the Act, including any "community redevelopment," as that term is defined in Section 163.340(9), Florida Statutes (2001), under the Plan.

**SECTION 2.** The monies to be allocated to and deposited into the Fund shall be used to finance "community redevelopment" within the Harbor Redevelopment Area according to tax increment revenues attributed to the Harbor Redevelopment Area, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Fund for community redevelopment purposes as provided in the Plan and as permitted by law. The Fund shall exist for the duration of the "community redevelopment" undertaken by the Agency pursuant to the Plan to the extent permitted by the Act. Monies shall be held in the Fund by the City, for and on behalf of the Agency, and disbursed from the Fund as provided by the Agency.

**SECTION 3.** There shall be paid into the Fund each year by each of the "taxing authorities," as that term is defined in Section 163.340(2), Florida Statutes (2001) levying ad valorem taxes within the Harbor Redevelopment Area, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 5 of this Ordinance and the Act, based on the base tax year established in Section 4 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment").

**SECTION 4.** The most recent assessment roll used in connection with the taxation of property prior to the effective date of this Ordinance shall be the preliminary assessment roll of taxable real property in Okaloosa County, Florida, prepared by the Property Appraiser of Okaloosa County, Florida, and certified pursuant to Section 193.122, Florida Statutes (2001) reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 2002 (the "base year value"), and all deposits into the Fund shall be in the amount of tax increment calculated as provided in Section 5 hereof based upon increases in valuation of taxable real property from the base year value as reflected on the preliminary assessment roll of taxable real property in the Harbor Redevelopment Area in Destin, Florida, prepared by the Property Appraiser of Okaloosa County, Florida, filed with the Department of Revenue pursuant to Section 193.1142, Florida Statutes (2001).

**SECTION 5.** The tax increment shall be determined and appropriated annually by each taxing authority, and shall be an amount equal to ninety-five percent (95%) of the difference between:

(a) That amount of ad valorem taxes levied each year by all taxing authorities on taxable real property located within the geographic boundaries of the Harbor Redevelopment Area; and

(b) That amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities, upon the total of the assessed value of the taxable real property in the Harbor

Redevelopment Area as shown upon the assessment roll used in connection with the taxation of such property by all taxing authorities, prior to the effective date of this Ordinance.

SECTION 6. All taxing authorities shall annually appropriate to and cause to be deposited in the Fund the tax increment determined pursuant to the Act and Section 5 of this Ordinance at the beginning of each fiscal year thereof as provided in the Act. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Fund shall commence immediately upon the effective date of this Ordinance and continue to the extent permitted by the Act.

SECTION 7. The fund shall be established and maintained as a separate trust fund by the Agency so that the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan.

SECTION 8. The governing body of the Agency shall be the trustees of the Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investment and proper application of all monies paid into the Fund.

SECTION 9. Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

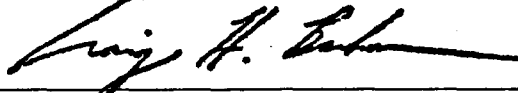
SECTION 10. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

SECTION 11. The Clerk of the City of Destin, Florida, is hereby authorized and directed to send a certified copy of this Ordinance to each of the taxing authorities and to the Property Appraiser of Okaloosa County, Florida.

SECTION 12. This Ordinance shall take effect immediately upon its passage and adoption.

SO DONE THIS THE 16<sup>th</sup> DAY OF JUNE 2003.

By:



Craig H. Barker, Mayor



  
Dana L.S. Williams, City Clerk

First Reading: 6/2/03

Second Reading: 6/19/03



RESOLUTION NO. 03-14

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; ESTABLISHING A MECHANISM FOR CREATING A HAROBR AREA COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; CHANGING THE NAME OF THE EXISTING COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE TO THE TOWN CENTER AREA COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No.98-09, the City Council of the City of Destin appointed itself as the board of directors of the Community Redevelopment Agency and established a life span for the Agency; and

WHEREAS, in accordance with the Part III, Chapter 163, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (the "Redevelopment Act"), the City Council of the City of Destin adopted Resolution 03-07 which adopted a community redevelopment plan for the Harbor Area; and

WHEREAS, the City Council, acting as the Community Redevelopment Agency, may enlist the help of citizen advisory committees to assist in carrying out the duties of the Community Redevelopment Agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

SECTION ONE. The Destin Community Redevelopment Agency shall collect tax increment finance funds for such period of time as is stated in the adopted community redevelopment plan for the Destin Harbor Redevelopment Area.

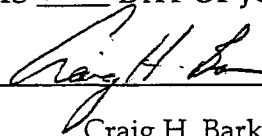
SECTION TWO. That the Community Redevelopment Agency may appoint, upon nomination, members from certain City Advisory Boards and Committees, and from the general public to serve as the advisory committee to the Destin Community Redevelopment Agency, said committee to be known as the Harbor Area Community Redevelopment Agency Advisory Committee.

SECTION THREE. That the existing Community Redevelopment Agency Advisory Committee's name shall hereby be changed and known as the Town Center Redevelopment Agency Advisory Committee.

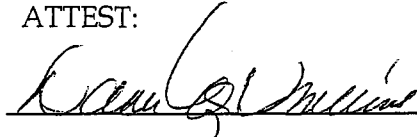
SECTION FOUR. This resolution shall take effect immediately upon approval by Council and signature of the Mayor.

ADOPTED THIS 21<sup>st</sup> DAY OF JULY 2003.

By:

  
Craig H. Barker, Mayor

ATTEST:



Dana L. S. Williams, City Clerk

RESOLUTION NO. 03-07

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA,  
RELATING TO COMMUNITY REDEVELOPMENT;  
MAKING FINDINGS; APPROVING A COMMUNITY  
REDEVELOPMENT PLAN FOR THE HARBOR  
COMMUNITY REDEVELOPMENT AREA;  
AUTHORIZING AND DIRECTING THE COMMUNITY  
REDEVELOPMENT AGENCY TO IMPLEMENT THE  
PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 2, 2003, the City Council adopted Resolution No. 03-06, which found the existence of a blighted area in the corporate limits of the City of Destin (the "Harbor Area") and a depiction of such Harbor Area is attached hereto as Exhibit "A"; and

WHEREAS, in accordance with the Part III, Chapter 163, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (the "Redevelopment Act"), a plan for the redevelopment of the Harbor Area has been prepared and reviewed in accordance with Redevelopment Act; and

WHEREAS, the Agency has considered the proposed redevelopment plan and has recommended to the City Council that the proposed plan be approved; and

WHEREAS, the City Council has convened a public hearing after notice to the public and to each taxing authority as provided in the Redevelopment Act concerning the proposed redevelopment plan;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

Section 1. Findings. The City Council does hereby find, after the public hearing concerning the proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit "B", that the Plan:

(a) Conforms to the comprehensive plan for the municipality under the Local Government Comprehensive Planning and Land Development Regulation Act.

(b) Is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Harbor Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provides for the development of affordable housing in the Harbor Area, or states the reasons for not addressing the development of affordable housing in the Harbor Area.

Section 2. Additional Findings. The City Council does hereby find that with respect to the Plan:

(a) A feasible method exists in the Plan for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The Plan conforms to the general plan of the county or municipality as a whole;

(c) The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Harbor Area;

(d) The Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Harbor Area by private enterprise; and

Section 3. Plan Implementation. The Community Redevelopment Agency is hereby authorized and directed to proceed with the implementation of the Plan.

Section 4. Effective Date. This resolution shall take effect immediately upon its approval.

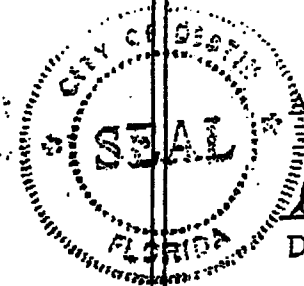
ADOPTED THIS 2<sup>ND</sup> DAY OF JUNE 2003.

By: \_\_\_\_\_

Craig H. Barker, Mayor

ATTEST:

Dana L. S. Williams  
Dana L. S. Williams, City Clerk



# Harbor Community Redevelopment Plan

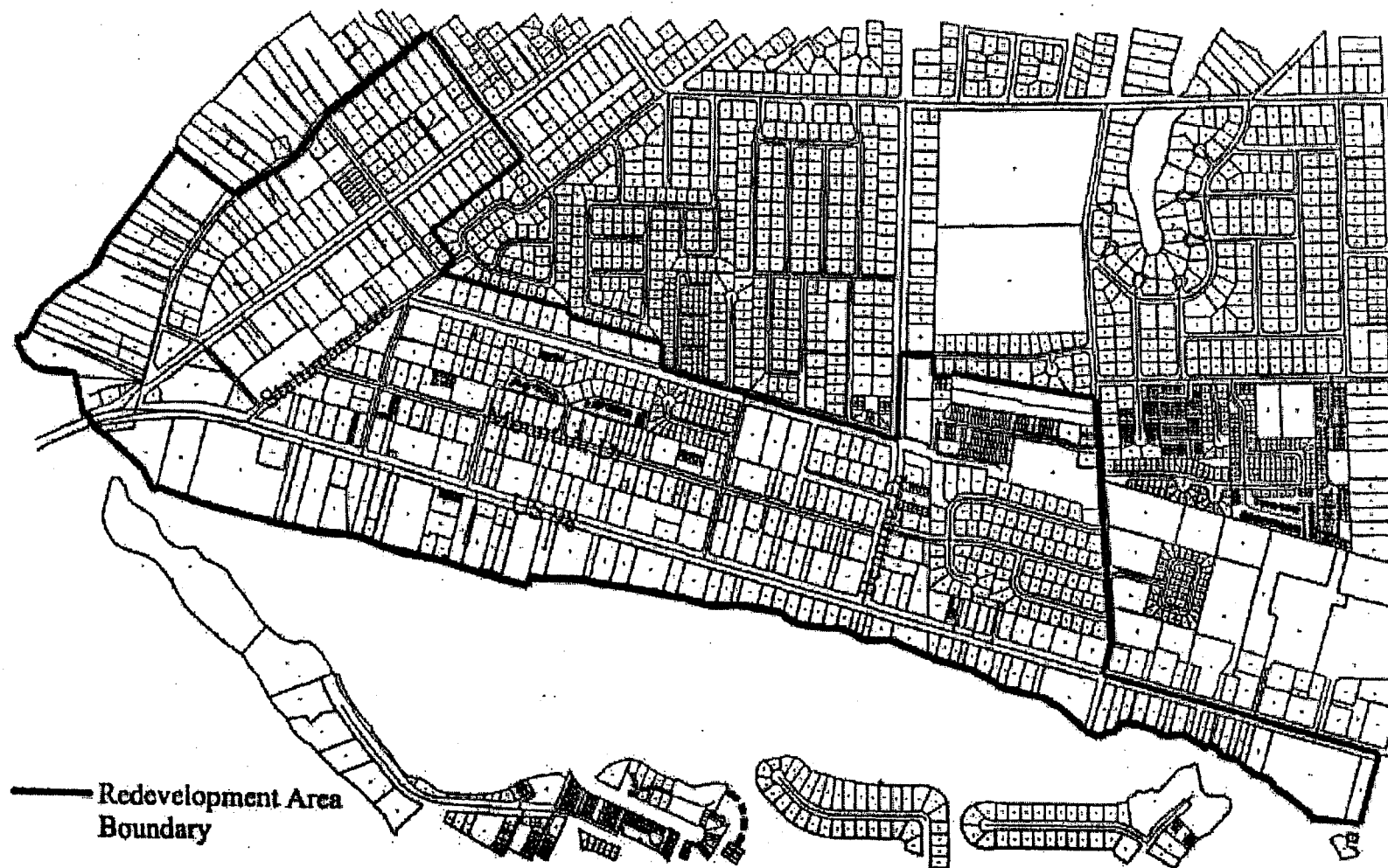


Figure 1: Boundary Map of Proposed CRA

The Cardwell Law Firm

**Real Estate RESEARCH**  
CONSULTANTS



# EXHIBIT C Inter-local Agreement

## Harbor Community Redevelopment Area Projected Capital Budget

	Name of Improvement	Recommended Budget	
<b>A</b>	<b>Roadway Improvements</b>		
	• US 98	\$830,000	
	• Stahlman Avenue	\$400,000	
	• Mountain Drive	\$830,000	
	• Benning Drive	\$230,000	
	• Beach Ridge Drive	\$1,970,000	
	• New Secondary Streets	\$1,780,000	
	• Miscellaneous Secondary Streets	\$270,000	\$6,310,000
<b>B</b>	<b>Multimodal Transportation Improvements</b>		
	• Concurrent with roadway improvements	\$2,180,000	
	• Bike paths	\$1,070,000	\$3,250,000
<b>C</b>	<b>Pedestrian Sidewalks and Crosswalks</b>		
	• Concurrent with roadway improvements	\$5,750,000	
	• Bluff Ridge Walk	\$660,000	
	• Harbor Walk	\$7,990,000	\$14,400,000
<b>D</b>	<b>Streetscape Improvements</b>		
	• Concurrent with roadway improvements	\$5,750,000	\$5,750,000
<b>E</b>	<b>Stormwater and Utilities Improvements</b>		
	• Concurrent with roadway improvements	\$4,360,000	\$4,360,000
<b>F</b>	<b>Evacuation Improvements</b>		
	• Concurrent with roadway improvements	\$60,000	\$60,000
<b>G</b>	<b>Parking Improvements</b>		
	• Concurrent with roadway improvements	\$990,000	
	• Public Parking Garages	\$23,100,000	\$24,090,000
<b>H</b>	<b>Harbor Boardwalk</b>		
	• Bayside Boardwalk and Extension	\$2,650,000	\$2,650,000
<b>I</b>	<b>Water Access Improvements</b>		
	• Other access	\$270,000	\$270,000
<b>J</b>	<b>Special Event Area</b>		
	• Public Plaza	\$5,700,000	\$5,700,000
<b>K</b>	<b>Open Space and Recreation Improvements</b>		
	• Taylor Park	\$740,000	
	• Community Piers	\$1,110,000	
	• Visitor Center	\$390,000	\$2,240,000
<b>L</b>	<b>Gateway/Storage/Wayfinding System</b>		
	• Area Wide	\$290,000	\$290,000
	<b>TOTAL COST OF INITIAL CAPITAL PROJECTS</b>		<b>\$69,570,000</b>

Table 1: Harbor Community Redevelopment Area Projected Capital Budget