

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR.
CITY MANAGER



Crossroads of Flagler County

COMMISSIONERS:

TONYA GORDON

TINA-MARIE SCHULTZ

PETE YOUNG

CRA BOARD MEETING AGENDA
(The City of Bunnell Commission sitting as the CRA Board)

Monday, February 13, 2023 at 6:30 PM
1769 East Moody Boulevard (GSB),
Chambers Room
Bunnell, FL 32110

A. Call the Meeting to Order and Pledge Allegiance to the Flag.

Roll call:

B. Approval of Warrants: None

C. Approval of Minutes:

a. February 14, 2022 Community Redevelopment Agency (CRA) Minutes

D. Director's Report:

a. Report on the Bunnell Community Redevelopment Agency (CRA)

E. Adjournment:

This agenda is subject to change without notice. Please see posted copy at Bunnell Municipal Services Bldg our website www.BunnellCity.us.

NOTICE: If any person decides to appeal any decision made by the City Commission or any of its boards, with respect to any matter considered at any meeting of such boards or commission, he or she will need a record of the proceedings, and for this purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based, 286.0105 Florida Statutes.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at (386) 437-7500 ext.2307 at least 48 hours prior to the meeting date.

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Posted by City Clerk's office on February 6, 2023



City of Bunnell, Florida

Agenda Item No. a.

ATTACHMENTS:

Description
Proposed Minutes

Type
Minutes

CATHERINE D. ROBINSON
MAYOR

JOHN ROGERS
VICE-MAYOR

DR. ALVIN B. JACKSON, JR
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

BOB BARNES

TINA-MARIE SCHULTZ

COMMUNITY REDEVELOPMENT AGENCY MINUTES

(City Commission sitting as CRA Board)

Monday, February 14, 2022 at 6:30 PM

1769 East Moody Boulevard (GSB)

Chambers Room

Bunnell, FL 32110

A. Call the Meeting to Order and Pledge Allegiance to the Flag.

Mayor Robinson called the meeting to order at 6:30 PM and led the Pledge of Allegiance to the Flag.

Roll Call: Mayor Catherine D. Robinson; Commissioner Tonya Gordon; Commissioner Bob Barnes; Commissioner Tina-Marie Schultz; City Attorney John Cary; City Manager Alvin R. Jackson Jr.; Finance Director Shanea Stankiewicz; City Clerk Kristen Bates; Deputy City Clerk Bridgitte Gunnells

Excused: Vice Mayor Rogers

B. Approval of Warrants: None

C. Approval of Minutes:

a. February 8, 2021 Community Redevelopment Agency (CRA) Minutes

Motion: Approve the February 8, 2021 Community Redevelopment Agency (CRA) Minutes

Motion by: Commissioner Barnes

Seconded by: Commissioner Schultz

Board Discussion: None

Public Discussion: None

Vote: Motion carried unanimously

D. Director's Report:

a. Report on the Bunnell Community Redevelopment Agency (CRA)

City Manager Jackson presented the item to the Board. He explained a brief history of the City's CRA and stated the property values for the past few years. At this time, the CRA taxable value is not above that established in 2007. There were no funds generated for the CRA in 2021; however, the taxable value is very close to reaching a level when funds would be generated that would be used to enhance the CRA. Once the CRA starts generating funds, the City will need to develop a plan for the use of those funds.

E. Call for Adjournment.

Motion: Adjourn

Motion by: Commissioner Gordon

Seconded by: Commissioner Barnes

Vote: Motion carried unanimously

Meeting Adjourned: 6:40 PM

Catherine D. Robinson, Mayor

Kristen Bates, CMC, City Clerk

Date

Date

*****The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule*****



City of Bunnell, Florida

Agenda Item No. a.

Document Date: 1/26/2023 Amount:
Department: Community Development Account #:
Subject: Report on the Bunnell Community Redevelopment Agency (CRA)
Agenda Section: Director's Report:

ATTACHMENTS:

Description	Type
CRA Map	Location Map(s)
2011 CRA Visioning & Action Plan	Exhibit

Summary/Highlights:

This is the required annual report on the City of Bunnell Community Redevelopment Agency (CRA). In 2015, the CRA Board decided to meet annually rather than quarterly because there were no funds in the CRA to utilize and no significant changes in the status of the CRA.

Background:

The CRA was established in 2007. The purpose of the CRA was to generate funding based on Tax Increment Financing (TIF). This means if/when taxable value increases in the CRA area, the increase is utilized to fund improvements and projects within the CRA.

Unfortunately, when the CRA was established, the nation was going through a major recession which caused a dramatic drop in real estate market values. The taxable threshold or value for the CRA at the time of its establishment was \$68,433,904.00.

The tax value for the CRA over the years is as follows:

2022: \$67,957,612
2021: \$61,730,775
2020: \$57,417,972
2019: \$52,903,054
2018: \$48,626,025
2017: \$46,821,173
2016: \$44,848,441

The figure above means there are no funds available for CRA projects or initiatives; however, we are \$476,292.00 short of breaking even in values. As a result of the shortfall, the CRA is still essentially inactive.

The CRA has one bank account with a balance of \$3,644.00.

The City pays the annual special district fee of \$200.00 for FY2022/2023. This was paid on December 9, 2022.

The life of a CRA is 30 years. This means the CRA will end in FY2036/2037.

If real estate market values continue to rise, the CRA should see funds next year.

There have been many changes to uses and land use and zoning designations to properties within the CRA. These changes and the possibility of funds coming into the CRA next year, makes it imperative for the the CRA Board to update their action plan over the next 12 months.

Staff Recommendation:

Schedule another CRA Board meeting in six months and direct staff to explore the revision of the 2011 CRA Action Plan.

City Attorney Review:

Appears to be in compliance with Section 163, F.S.

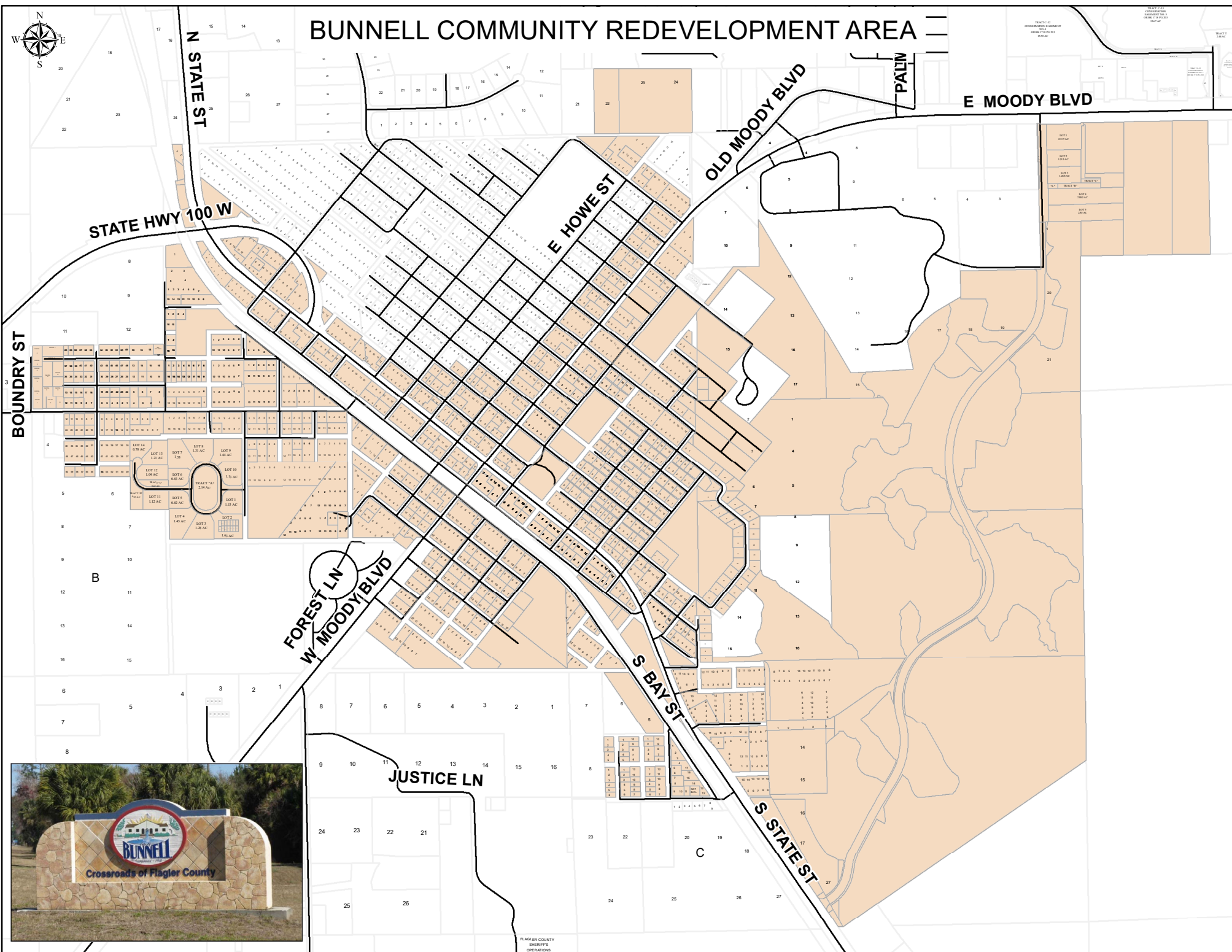
Finance Department Review/Recommendation:

Schedule another CRA Board meeting in six months and direct staff to explore the revision of the 2011 CRA Action Plan.

City Manager Review/Recommendation:

Approved.

BUNNELL COMMUNITY REDEVELOPMENT AREA





City of Bunnell
Community Redevelopment Agency
Visioning and Action Plan

March 2011

Prepared for
City of Bunnell
Community Redevelopment Agency
1769 East Moody Boulevard
Bunnell, Florida 32110

Prepared in cooperation by

BH
BELLOMO
HERBERT
AND COMPANY, INC.

LANDSCAPE ARCHITECTS

&

LAND DESIGN INNOVATIONS
Incorporated

1770 Fennell Street, Suite 200
Maitland, Florida 32751
Phone: 407-975-1273
Fax: 407-975-1278
www.landbiz.com



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I. Introduction

The City of Bunnell established the Community Redevelopment Agency, in 2007 with the adoption of Resolutions 2007-04 and 2007-10, to oversee the redevelopment activities within the Community Redevelopment Area (CRA). The CRA encompasses the downtown area, which is depicted on **Map 1**. The CRA is approximately 810 acres in size, which includes a large number of the City's historic structures, the City's original commercial corridor and gateways leading to the heart of the City.

All CRA's within the state are required to have a CRA Plan that outlines the characteristics of the CRA, programs and improvements to enhance the area. Bunnell's CRA Plan was completed and adopted in 2007. The plan includes the requisite information required by the state. However, the plan did not include an action plan or a list of prioritized projects.

A. Purpose of the Visioning and Action Plan

The purpose of the CRA visioning and action plan is to assist the CRA Board in determining prioritized projects and programs to help catalyze redevelopment activities within the CRA. This process was designed to be community driven, and built on previous planning efforts and initiatives. This CRA Action Plan is intended to supplement and be a component of the 2007 Redevelopment Plan and function as an update of the 2007 CRA Plan. Additionally, this plan is formulated to be utilized as a resource guide for implementing the goals of the CRA, which includes existing CRA conditions, prioritized projects, alternative funding sources information and a conceptual timeframe for project completion.

II. Previous Plans and Studies

This section provides summaries of previous planning studies and activities. In order to establish a Community Redevelopment Area there are specific steps required by the Florida Statutes. The following subsections include summaries of the establishing documents and additional activities completed following the adoption of the CRA plan.

A. Finding of Necessity

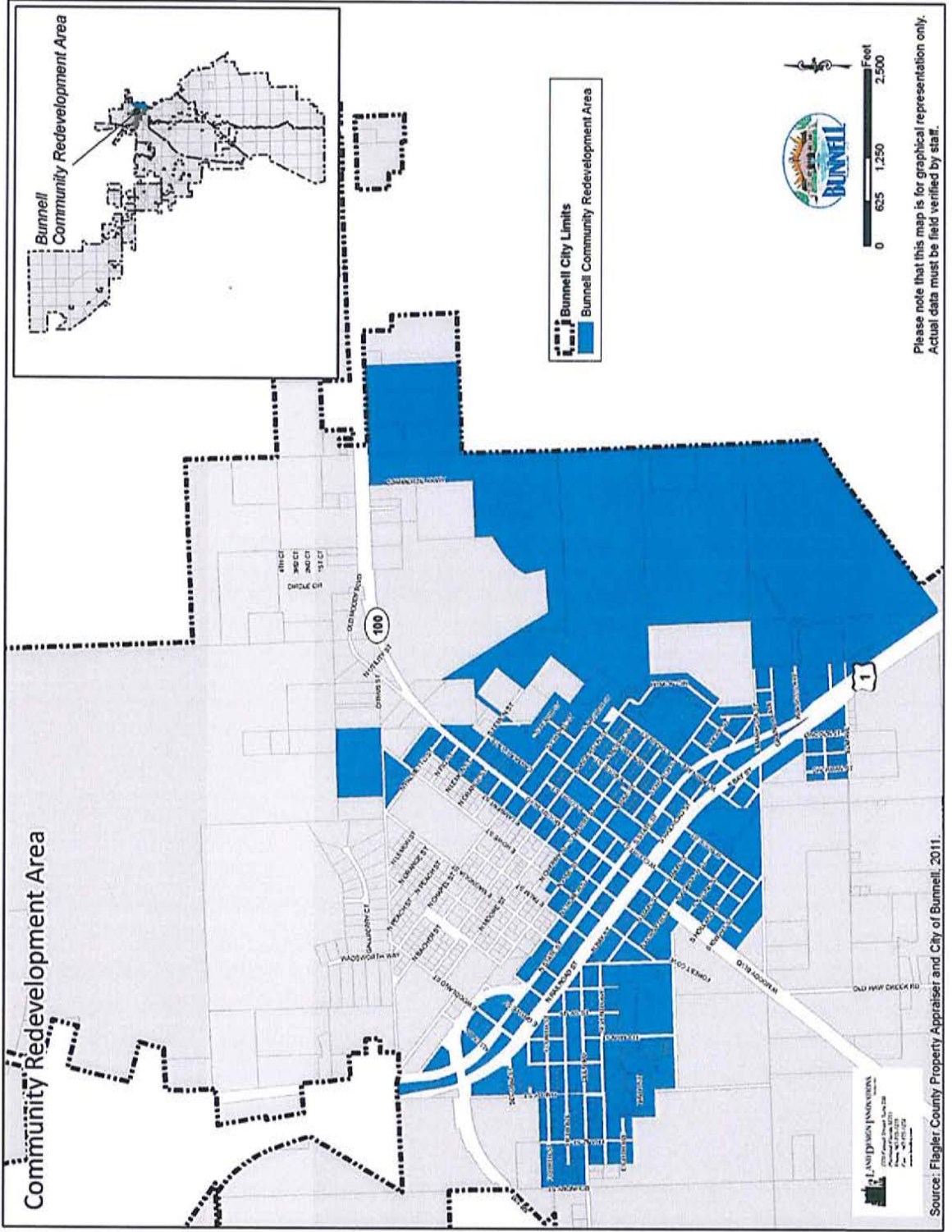
The first step is to determine if a specific geographic area constitutes blight conditions. Blight conditions are defined by state Statutes as "*an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property*". The document is referred to as the Finding of Necessity and/or Blight Study. In 2007, the City of Bunnell engaged in the Finding of Necessity process and determined the area generally in and around the original core of the City, or downtown, as the area demonstrating blight conditions. The area determined by the Finding of Necessity became the CRA boundary, which is shown on **Map 1**. The approximate size of the CRA boundary is 810 acres.

During the Finding of Necessity process, the CRA Advisory Committee met regularly on a monthly basis. The committee was the guiding force for the adoption of the 2007 Bunnell CRA Redevelopment Plan. The Finding of Necessity and CRA Board Creation Resolution (Resolution No. 2007-04) was adopted in March of 2007.





Map 1: Community Redevelopment Area



Please note that this map is for graphical representation only. Actual data must be field verified by staff.



B. Bunnell Community Redevelopment Plan

The CRA Plan was drafted and adopted by the City of Bunnell in June 2007 through Resolution 2007-15. The Bunnell Community Redevelopment Agency's Tax Increment Trust Fund was established in 2007 through the adoption of Ordinance 2007-28. The CRA Plan is another document required by Florida Statute chapter 163.360. A CRA Plan, according to Florida Statutes, is required to have sections addressing consistency with local comprehensive planning documents, planned land acquisition, building demolition and removal, building renovation, redevelopment, improvements, zoning and planning changes and rehabilitation that may be conducted within the CRA. The CRA Plan took a toolbox approach to projects. This approach provides a general framework for the CRA to work under rather than identifying specific projects and timeframes.

The City of Bunnell's CRA Plan provides all of the requisite detailed information as required by the state. In addition to the statutory requirements, the City conducted a visual survey (VS) during the outset of the plan creation and created a CRA advisory board to assist in the drafting of the Plan. The VS process utilizes photograph examples of development in other communities. The VS included systematic polling of participants to establish the community's preference for types of commercial and residential development, street design, parking form, and signage aesthetics. A summary of the VS is included in the workshop presentation located in **Appendix A**. The CRA Advisory Committee was created to assist the CRA Board (City Commission) by providing recommendations to the board on CRA topics including programs, management, projects and events.



C. Existing Conditions

The existing conditions for the Bunnell CRA are outlined in this section. Further detail is provided on existing land use, future land use, zoning, and environmental characteristics.

1. Existing Land Use

Existing land uses are those uses that currently exist on each parcel within the CRA. Each parcel is unique, in that a Department of Revenue (DOR) code is assigned to each parcel, which provides the present dominant use of the property, as shown on **Map 2**. Vacant property accounts for the largest use within the CRA, which is approximately 65% of the total area. The existing land use distribution for the CRA can be found in **Table 1**.

Table 1: Existing Land Use

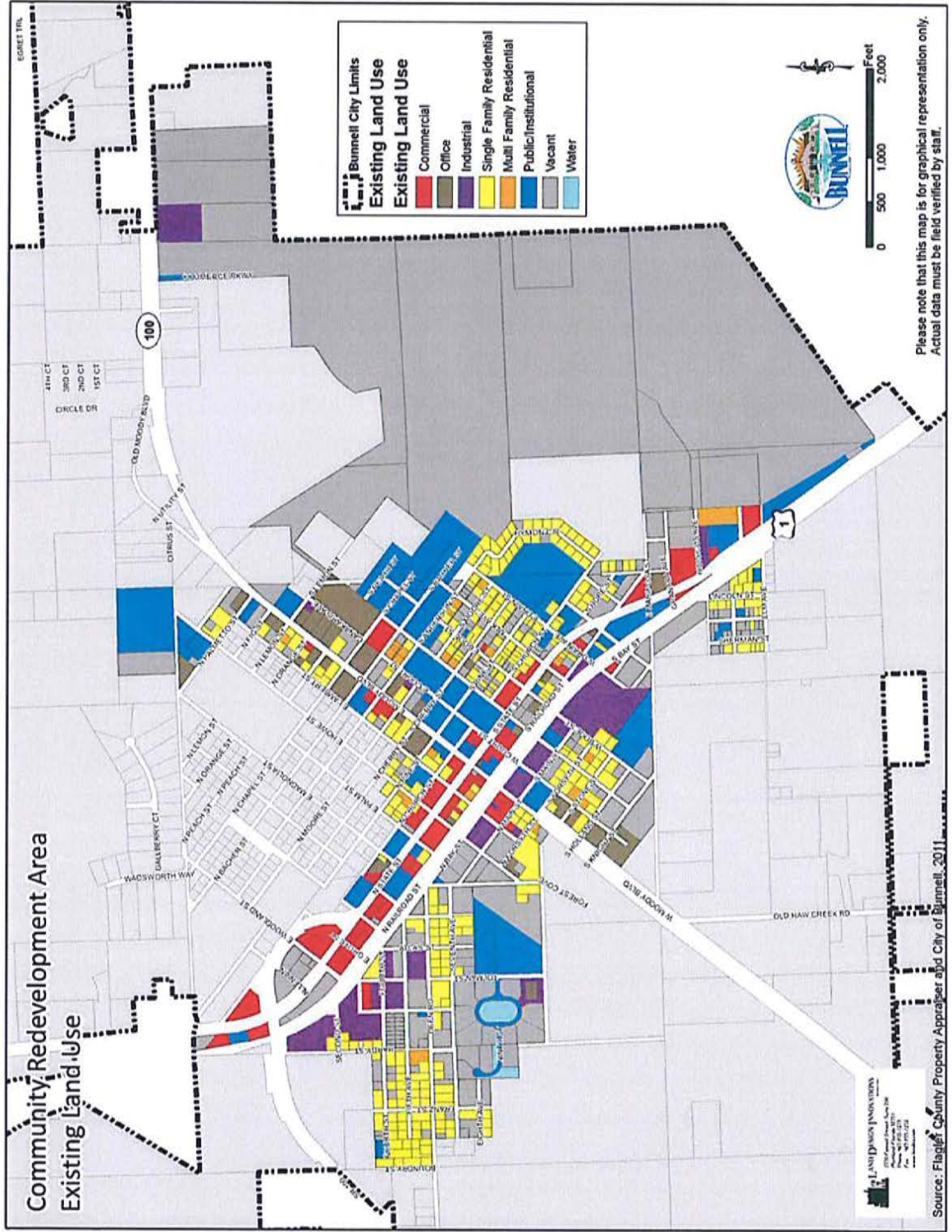
Land Use	Acres	Percent
Commercial	32.56	4%
Office	26.08	3%
Industrial	34.61	4%
SFR	76.94	9%
MFR	7.24	1%
Public	101.99	13%
Vacant	529.77	65%
Water	3.39	0%
Total	812.59	100%

Source: Flagler County Property Appraiser, 2011.





Map 2: Existing Land Use





2. Future Land Use

Future Land Use designations are derived from the City’s adopted Future Land Use Map contained in the adopted Comprehensive Plan. The designated use for each parcel is the projected use for the next 10 to 20 years, as displayed on **Map 3**. The predominant Future Land Use (FLU) designation within the CRA is the Commercial category, which comprises approximately 144 acres. The second largest FLU designation is Industrial, which totals approximately 120 acres. The remaining FLU distribution within the CRA is contained in **Table 2**.

Table 2: Future Land Use

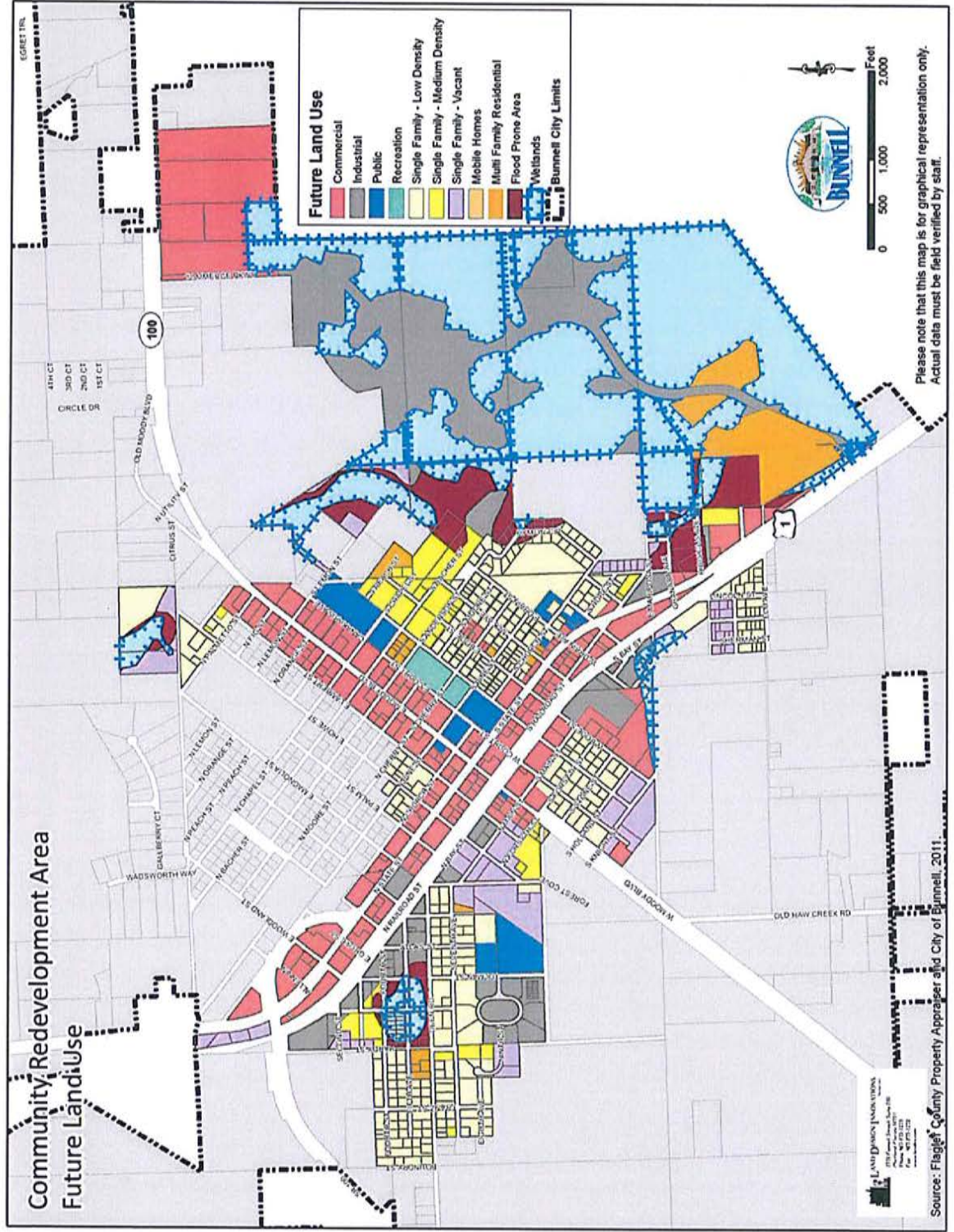
Future Land Use Category	Acres	Percent
Commercial	143.77	18%
Flood Prone Area	37.29	5%
Industrial	120.64	15%
Mobile Homes	0.11	0%
Multi-Family	36.85	5%
Public	22.20	3%
Recreation	4.68	1%
Single Family - Low Density	112.72	14%
Single Family - Medium Density	27.35	3%
Single Family - Vacant	40.96	5%
Undefined	2.50	0%
Wetlands ¹	262.05	32%
Total	811.13	100%

Source: City of Bunnell, 2011.

¹ Includes Conservation lands.



Map 3: Future Land Use





3. Zoning

A zoning district provides the development regulations to each property, as illustrated on **Map 4**. The zoning district is typically consistent with the Future Land Use Map. The regulations are specific to each district and include setbacks, building height, permitted uses, impervious surface ratios and other requirements for development. The CRA includes 7 zoning districts and an undesignated category, which is an area that has not been given a zoning classification. As shown in **Table 3**, the Light Industrial (L-1) zoning district comprises over half of the CRA at approximately 413 acres. The next largest zoning district within the CRA is the Business category that includes the B-1 and B-2 districts, which accounts for approximately 158 acres.

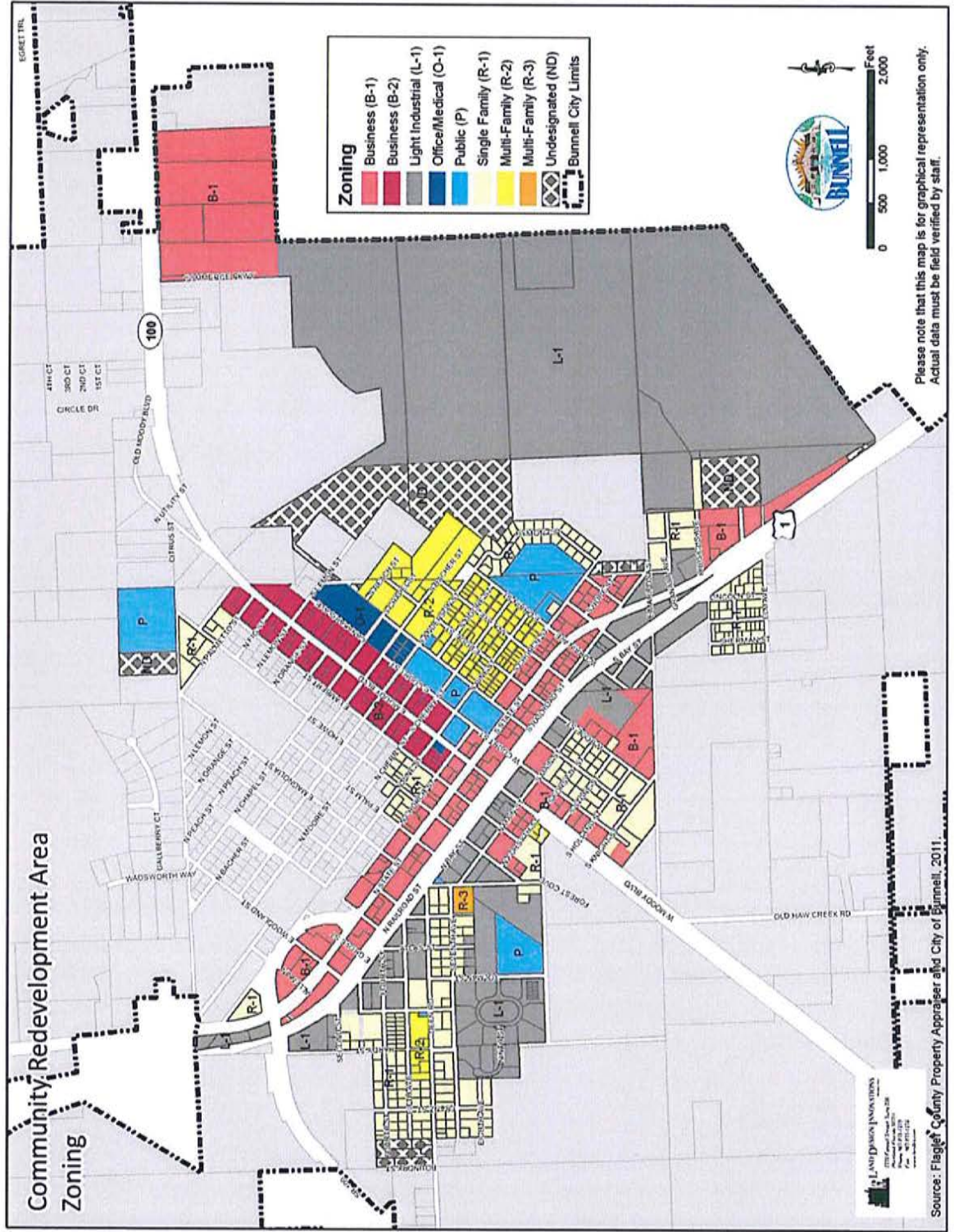
Table 3: Zoning

Zoning District	Acres	Percent
Business (B-1)	127.36	16%
Business (B-2)	30.69	4%
Light Industrial (L-1)	415.52	51%
Multi-Family Residential (R-2)	39.77	5%
Multi-Family Residential Zero Lot Line (R-3)	1.58	0%
Office, Medical & Related Service (O-1)	8.68	1%
Public (P)	38.24	5%
Single-Family Residential (R-1)	92.78	11%
Undesignated (ND)	56.93	7%
Total	811.57	100%

Source: City of Bunnell, 2011.



Map 4: Zoning





4. Wetlands

Wetlands are prevalent in Flagler County extending across much of the county landscape. The City of Bunnell and the CRA also contain wetlands throughout each boundary, as shown on **Map 5**. The CRA includes approximately 268 acres of wetlands, which accounts for approximately 1/3 of the CRA total area. The majority of those wetlands are present along the eastern portion of the CRA, where an extended system continues to Palm Coast, Flagler County Airport and to the Intracoastal Waterway.

Wetland mitigation may be a necessary measure to maximize the development potential some of the properties with wetlands present. There are three options for wetland mitigation banking available to the CRA as described below.

Utilization of Mitigation Banks and Programs

Although minimizing negative environmental impacts should always be the first priority, one of the tools available to mitigate the impact of potential development of wetland areas are mitigation banks. By purchasing available credits from the mitigation banks that service the CRA area, developers may mitigate the impacts associated with the development of wetlands. The CRA is located in the Crescent Lake mitigation basin. The mitigation areas that service the CRA are: the Barberville mitigation bank; the Brick Road mitigation bank and the Fish Tail Swamp mitigation bank. The following table, **Table 4**, details the mitigation banks' credits availability, uses, and current contact information.

Wetland mitigation banks allow developers to buy wetland credits for wetlands that are going to be disturbed or destroyed during the development process. They allow a developer to maximize the use of their site. Because mitigation bank credits are created prior to impacts, purchasing credits from a mitigation bank decreases permitting time. The cost is often lower than acceptable alternatives. Regulatory burden and risk is passed from the developer to the mitigation bank. Regulatory officials favor mitigation banks due to the consolidation of project parcels make monitoring easier for strained agencies.

The Department of Environmental Protection, U.S. Army Corps of Engineers and St Johns River Water Management District are the regulatory agencies regarding wetland mitigation banking for the State and region. These agencies are charged with permitting the mitigation bank through rigorous environmental engineering and coordination. Credits are purchased through the mitigation bank which closely cooperates with the three agencies that monitor the allocation of credits being distributed.



Table 4: Wetland Mitigation Bank Information

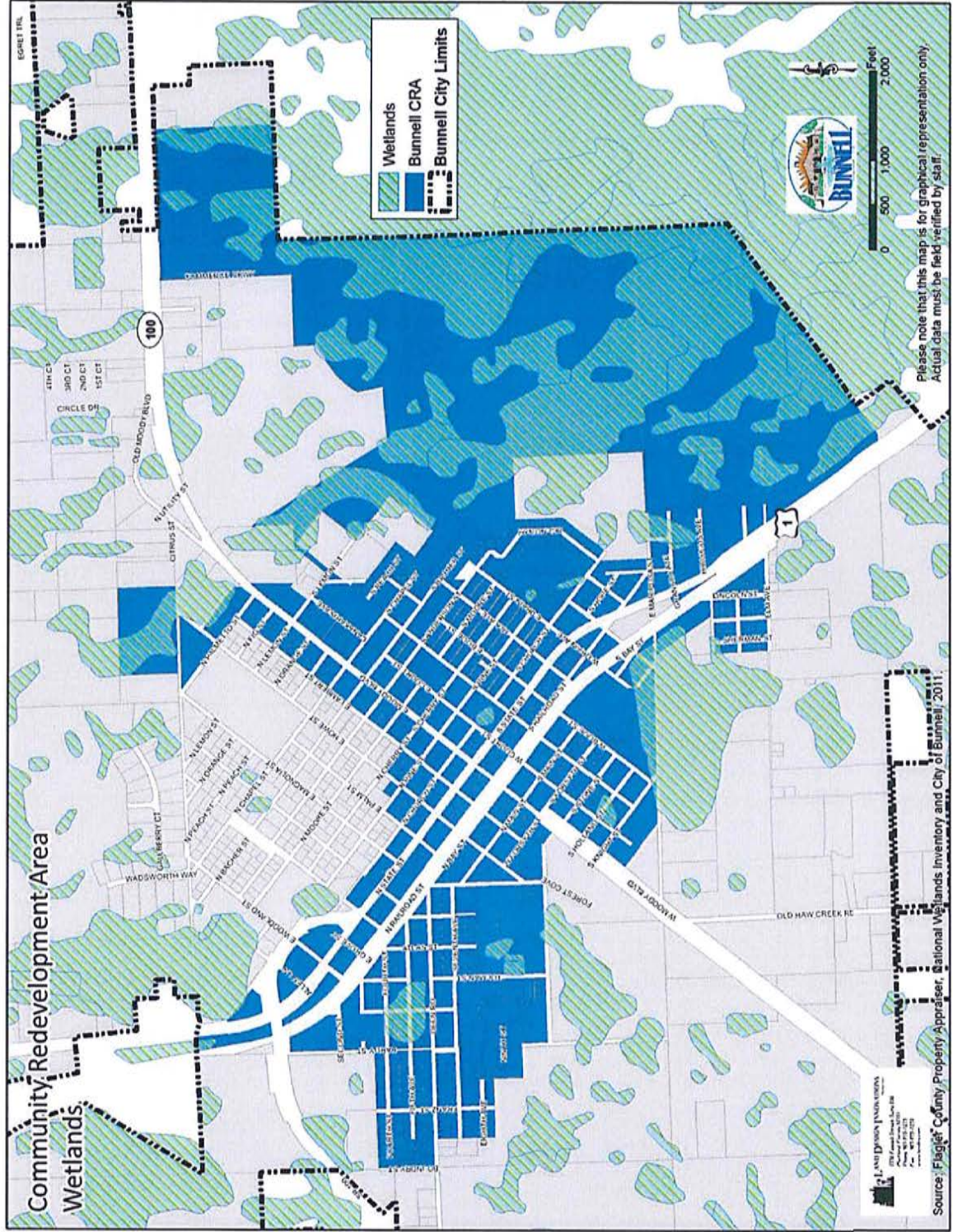
Mitigation Bank	Currently Available Credits	Uses	Contact Information
Barberville	2.84	freshwater wetlands, uplands	Cathy Smith Ph: (386) 736-3799 EPM 125 E. Indiana Avenue Suite A2 DeLand, Florida 32724 trobets@ems-sep.com
Brick Road	49.97	freshwater wetlands	Sheri F. Lewin Ph: (352) 394-1125 Environmental Resource Marketing 614 E. Highway 50, #323 Clermont, Florida 34711 sheri@erm-consultingservices.com
Fish Tail Swamp	28.52	freshwater wetlands	Bill Schroeder Mitigation Development Ph: (904) 536-3386 501 Riverside Avenue Suite 902 Jacksonville, Florida 32202 bill@mitigationdev.com

Source: Army Corps of Engineers, Regulatory In-Lieu Fee and Bank Information Tracking System, 2011.





Map 5: Wetlands





5. Flood Zones

Similar to wetlands, 100-year floodplains or food zones are prevalent in Flagler County extending across much of the county. The City of Bunnell and the CRA also exhibit 100-year floodplains throughout each boundary, as displayed on **Map 6**. The CRA contains approximately 350 acres of land within Flood zone A, which is considered the 100-year floodplain, see **Table 5**. This means just over 40% of the total CRA land area is within a 100-year floodplain. Developed properties within the 100-year floodplain are required to have flood insurance to cover property damage resulting from a storm event.

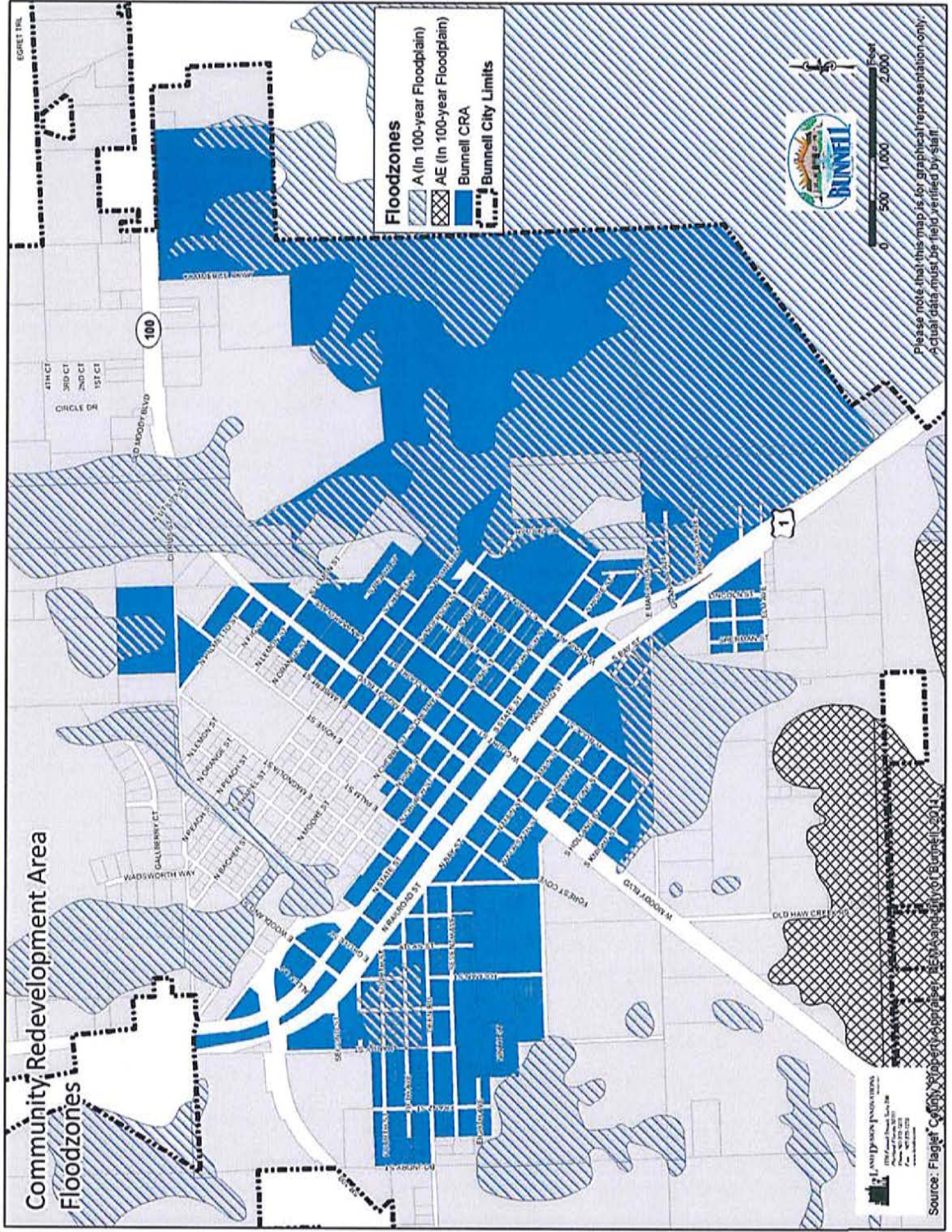
Table 5: Flood Zones

Flood zone	Acres
A (In 100-Year Floodplain)	350.05

Source: Federal Emergency Management Agency, 2011.



Map 6: Flood Zones





III. Stakeholders Meeting

On January 21, 2011, a CRA Stakeholders Meeting was conducted. This meeting focused on the current status of the CRA, planned projects, discussion of CRA priorities and review of previously identified projects.

A. Summary

The meeting included representation from the CRA Advisory Committee, Flagler Bunnell Chamber of Commerce, City of Bunnell, Developers, Local Contractors and Local Designers. A sign in roster of each participant is located in **Appendix B**. The participants were given a list of identified projects, comment forms and base map for geographical purposes.

B. Topics of Discussion

The topics discussed ranged from seeking grant funding, infrastructure improvements, rail projects around the state, beautification and building reuse.

The following items were discussed by the stakeholders group:

- How do we fund these projects?
 - Grants and Stimulus Funding
- Sheriff's Department going into the old Flagler County Courthouse
- Congressman Mica
 - Courthouse eligible for FDOT grant dollars
 - Train depot along Railroad Road
- Utilities projects should be viewed as revenue generators/catalysts and may need to be developed at a more aggressive schedule to accommodate/stimulate new development in the CRA
- CDBG projects
 - Upgrading the water plant better than upgrade lines.
 - Sewer manholes are in the swales and have excessive water intrusion during/after rain events
- Railroad Street reducing the curve on Railroad Street
- Railroad Street (\$1.98M) – submitted PD& E stage scheduled for 2013, subsequent widening, undergrounding utilities and other improvements
- Feds are not going to fund the rail – Amtrak - Jacksonville to Miami and High Speed - Orlando to Tampa.
- US 1
 - North side – Gateway northern end of US 1
 - Automotive Row
 - Automotive entities – along US 1 long term plan to remove or relocate
 - Overpass on US 1 needs to be beautified through FDOT
 - Need to bring the focus to downtown
- Pedestrian Connectivity
 - Bunnell Elementary – pedestrian amenities to residential properties



- Needed Sidewalks
 - US1 Royal Palm south to Bunnell.
- 1 – Way streets or creating pedestrian plazas
- Cohesive municipal complex
- Eminent domain – flip property
 - Get a developer to buy property
 - Public/private partnerships
- Move the SR 100 City entry sign east to the median
- Beautification
 - Adopt a road program
 - Safety vests needed
 - Looking for low cost options for beautification efforts
 - Lowe’s and Home Depot may donate materials for clean up events and allow them to adopt
- Explore opportunities to increase Code compliance (Code Enforcement)
 - Concerns that enhanced code enforcement may potentially generate ill-will towards the City Commission/CRA from the business community
 - Provide for an amnesty period or amortization period (Incremental correction or reduction in violation amount/type over period of time) then potentially levy fines. Possible use of amortization period for long-standing violations that have not been addressed (Lower fine if paid or remedied within a shorter time frame.)
- 36 churches in the city
- Get with Habitat for Humanity to get paint or get recycled paint
- Flagler’s visitors guide circulates 20,000 copies out each year – UK and US distribution – Bunnell should be part of the guide
- Grants Awarded
 - SR 100 - \$587,000.00
 - Belle Terre Parkway to US 1
 - US 1 - \$833,000.00
 - Gateway(s) 5 and Median Upgrades \$98,000 and \$735,000 respectively.
 - Commerce Parkway Roadway \$2,000,000.00
 - PD&E and Construction Start \$430,000 and \$1,570,000 respectively

IV. Visioning Workshop

The CRA Visioning Workshop was held on February 1, 2011 in the old City Hall at 200 Church Street from 1:00 pm to 8:00 pm. The workshop featured a 30 minute presentation that was presented multiple times as groups of individuals accumulated during the day. Base Maps, comment forms and the CRA newsletter were distributed to each workshop participant.



A. Summary

As the groups amassed throughout the seven hour public workshop, the presentation was given and the groups were asked to participate in an exercise to assist the CRA in determining priorities for future projects.

1. Local Advertisements

The workshop was well advertised prior to the public meeting. To stimulate as much interest as possible, the CRA decided to enhance the normal advertising philosophy. The City Hall was posted with a public notice and agenda, which is typical. Going above and beyond the regular practices, staff published 30-second public service announcements and a 30 minute radio show on local radio stations 1550 AM and 106.3 FM. CRA newsletters were circulated with the monthly utility bills on consecutive months, January and February. The CRA newsletter included articles and advertising copy for the workshop. The local newspaper, Daytona Beach News Journal, published an article prior to the workshop and also published a follow-up article detailing the workshop proceedings. In addition to the radio ads and newsletter publication, the CRA circulated flyers with eye-catching graphics and a comment form on the reverse side.

2. Participation

In recent years, the CRA and City Commission have experienced a lack of local participation for local redevelopment planning workshops and meetings. CRA staff made a concerted effort to draw as many residence and individuals with local interests to the workshop to receive true community buy-in. In order to draw more participants than in previous years, the CRA extended the typical workshop duration from 2 hours to 7 hours, provided refreshments and dinner, advertised in the local newspaper, conducted a radio advertisement and published the notice in two CRA newsletters in consecutive preceding months.

Local participation for the CRA visioning workshop far exceeded the normal attendance. Approximately 50 individuals attended the workshop to provide their comments and to weigh in on the prioritization exercise.

The extended advertising efforts and workshop enticements helped to nearly triple the typical attendance at public meetings. The goal for this workshop was to enhance public participation and to have a community driven plan that will guide the improvements in the CRA.

B. Project Prioritization Summary

Following the presentation, workshop participants were asked to prioritize which projects they felt were most important and should be accomplished first. A list of previously identified projects from the CRA Plan and Economic Development Plan was provided. Each participant was asked to rank project priorities by selecting a



first, second and third choice. The top 20 ranked projects based on the participants' rankings are listed and detailed in the following section of this report. The full list of project ranking is contained in **Appendix B**.



V. Prioritized Project Descriptions

This section includes the detailed list of the top 20 projects that were prioritized by the workshop participants in the ranked order. Seeking outside funding sources was the overwhelming choice receiving the most first choice votes and total votes. A total of 62 projects were presented in the list of projects. Of the 62 projects, 26 projects were not identified as priorities. For the complete list of prioritized projects see **Appendix B**. For additional information regarding the conceptual timeframe for each project and potential grant funding sources for each project see **Section VI**.

1. Seek Outside Funding Source

This project was selected as the number one priority for the CRA. Due to the property value decline, the CRA's traditional funding mechanism, Tax Increment Financing (TIF) funds, has not accrued significantly. Seeking alternative funding sources is a necessity to continue the improvements and enhancement of downtown Bunnell. Outside funding sources are sources of funding that do not come directly from the City's general fund or any locally paid taxes (property taxes, sales taxes, fee, etc.). Outside funding sources may include public funding sources (State, County or Federal governments) and private funding sources (Philanthropic groups, foundations, corporate donations, etc.) Grants and donations are the most enticing of the alternative funding sources. The City has and will continue to aggressively pursue grant funding opportunities into the future. Federal earmarks and stimulus money are options that take time and significant coordination with state and federal representatives. Loans or bonds are another source of funding that may be available to the CRA. For more detail regarding potential funding sources see **Section VI**.

2. Commercial Incentives

Commercial incentives are cash or regulatory allowances that are provided to local businesses within the CRA to help fund on-site improvements and improve the economic viability of the project. These incentives can be utilized to expand the existing structure, improve the aesthetics of a structure or site, enhance signage, and other CRA approved improvements that will enhance the CRA and its businesses.

3. Attract People to Downtown

In order to attract people to downtown there has to be a draw to the area that is unique and locally significant. Attracting people to downtown could include a weekly farmer's market, monthly events occurring after hours, marketing campaign, holiday events, and promotional events. As redevelopment and beautification occurs, more services and local businesses will be available to attract people to the area.

4. Reuse of Old Flagler County Courthouse

The old Flagler County Courthouse has been vacant since the new Courthouse and Government Services Buildings were erected in 2008. There



are structural problems due to the considerable age of the building, which is approximately 87 years old and is registered as a state historic property. Reusing this structure will assure that this building continues to be part of the character of downtown Bunnell into the foreseeable future.

5. Sanitary Sewer Retrofits

The City has recently completed the installation and upgrade of the Anderson Street lift-station. Additional sanitary sewer system improvements are needed to fully realize the additional capacity provide by this new lift station and catalyze additional development within the CRA. These system improvements include improvements to the collection system and the relocation of manhole features. Improvements to the collection system are needed to address inflow and infiltration caused by excessive rainfall or groundwater penetration. Inflow and infiltration can consume sewer capacity and may result in overflows, risks to health, damage to the environment and increased conveyance costs. Manhole feature relocations are needed to place the manholes in more accessible locations to make it easier to maintain the system.

6. Historic Preservation Grants/Loans/Other Programs

The City of Bunnell has a well documented history and has completed a historic structure survey that included a survey of 284 historic resources. The City and the CRA share the same devotion to maintaining the historic character the City of Bunnell exhibits. In order to maintain this character, all of the historic properties must be maintained to a level that will ensure their survivability. The CRA can assist property owners with seeking potential funding through the state historic preservation board grant funding programs. There was discussion at the workshop, and at previous CRA meetings regarding the benefits and potential development of a historic district zoning overlay through modifications of the City's land development regulations. Though not identified as a priority at this workshop it is an item that may be revisited for action by the CRA in the future.

7. CRA Director

Having a CRA Director committed to achieving the goals of the CRA is vital to enhancing the conditions within downtown. The director provides guidance to the CRA boards and allocates the appropriate staff resources to accomplishing the goals of the CRA plan. Most, if not all CRAs within the state, operate with a CRA Director. The City of Bunnell currently utilizes a part time CRA Director and Assistant who are also responsible for the administration of the City's Grants programs and Special Projects programs in addition to the administration and operation of the CRA program.

8. Enhance Voluntary Code Enforcement Programs

Enhancing code enforcement vigilance will help in creating a more attractive downtown. This effort works in concert with the beautification efforts that the CRA has already undertaken. Increasing the amount of code



enforcement activity within the downtown is a policy decision that must be determined by the CRA Board and or the CRA Commission.

9. Underground Overhead and Above Ground Utilities throughout Downtown

Undergrounding overhead electric utilities and other above ground utilities (Potable Water and Sanitary Sewer) is another effort that will enhance the beauty of the CRA and free up additional right of way space along pedestrian corridors. This project is also expensive and must be coordinated closely with the utility providers. Strategic planning should be considered when roadway improvements are scheduled to align the undergrounding of utilities as pavement is being removed, augmented or otherwise disturbed.

10. Residential Rehabilitation Program

Many of the homes within the CRA are in disrepair due to age of the structures and lack of capital to keep the properties maintained. The CRA is committed to assisting property owners in accessing local, state and federal programs to assist the owners with rehabilitating the structure.

11. Create Zoning Overlay-Infill/Redevelopment District

An Infill and Redevelopment Zoning Overlay District is a tool that supplements the existing land development regulations by encouraging investment and redevelopment activity within the CRA. Creating a zoning overlay that encompasses the CRA would require drafting the overly, significant City staff coordination, public workshops, and public hearings with the Planning Commission, CRA Board and City Commission.

12. Regional Stormwater Pond

The amount of land available for development within the CRA is limited. Requiring on-site storage of stormwater reduces the economic potential and viability of individual parcels within the CRA and significantly discourages redevelopment of smaller parcels. The use of regional master stormwater ponds are the most efficient use of land within a constricted area. Establishing a regional pond system allows developments to have their required stormwater management and treatment handled off-site. Off-site stormwater allows more use of the land for additional building space and public amenities. A master stormwater system would be an incentive for businesses to develop smaller individual sites.

Additional funds are recommended to retrofit existing pond with water features or fountains. It is also recommended that the CRA set aside funds to be used to upgrade and improve stormwater facilities on a location-by-location basis.

13. Amend Zoning Map - Rezone to Accommodate CRA Development Vision

A zoning district provides the development regulations and permitted uses for a parcel of land. In order to effectively plan for the desired uses within





the CRA, the official zoning map should be amended to accommodate the uses that will enhance the desired atmosphere of downtown. Amending the official zoning map must be coordinated with the affected property owners and the Community Development Department. This may be accomplished quickly with current staff resources and limited expenditures.

14. Automotive Row Façade Improvements

Automotive Row is the section of US 1 that includes car dealerships, automotive repair shops, and outdoor storage of junk vehicles. Many of the structures are in need of general maintenance and repairs. The appearance of properties is also in need of enhancements. This program would focus on property improvements and enhancements that would make the corridor more attractive to motorists traveling to the City. The CRA may assist property owners in pursuing potential funding sources to improve the appearance of their properties.

15. General Streetscaping in Downtown

The City will continue to improve the overall aesthetics and landscaping within the redevelopment area and ensure alternative modes of transportation other than the automobile. The City and CRA are actively pursuing and have been awarded funding for SR 100 and US 1 streetscape projects. These projects are examples of the type of project that can make a strong physical impact and improve pedestrian safety throughout the CRA. Streetscape projects also provide a visual demonstration and example of the desired high level of finish and quality expected from subsequent corridor development within the redevelopment area.

16. Flagler Central Commerce Park

Situated at SR 100 and Commerce Parkway and located within the Bunnell CRA boundaries, the Flagler Central Commerce Park is planned for 1 million square feet of non-residential (commercial and industrial) development and assorted residential units. The development has already secured Wendy's restaurant as the first tenant. Wendy's is planned to open in Mid-April 2011. Build out of the park will largely depend on additional future infrastructure improvements. The City and CRA have been, and will continue to be, active supporters and development partners for this project. The continued development of the Flagler Central Commerce Park will significantly impact the Bunnell Community Redevelopment Agency's operations and the development of the City. These impacts will include the creation of job opportunities for residents, an increased demand for goods and services from companies that are located within the Bunnell CRA and the generation of Tax Increment Fund revenues that may be used for CRA related projects and programs. This project has a prominent location on SR 100 westbound, a primary gateway to downtown Bunnell.



17. Monthly Farmer's Market

As previously mentioned, monthly or weekly farmers markets are great events to attract people to downtown. Farmers markets provide opportunities to local growers to sell their produce locally. Local produce markets have been a recent national trend where people look to purchase locally grown produce, which puts less strain on infrastructure and encourages growers and consumers to think locally.

18. Complete CRA Visioning Plan

The purpose of the CRA visioning and action plan is to assist the CRA Board in determining prioritized projects and programs to help catalyze redevelopment activities within the CRA. This process was designed to be community driven, and built on previous planning efforts and initiatives. This CRA Action Plan is intended to supplement and be a component of the 2007 Redevelopment Plan and function as an update of the 2007 CRA Plan.

19. Recruit Businesses and Developers to CRA

Recruiting businesses and developers to the CRA is an important task that will become much easier when infrastructure, incentive programs, and a marketing campaign are established. Developing a marketing package with a listing of available development sites and incentives will help in attracting businesses and developers to downtown Bunnell.

20. Bunnell Branch Library Demolition, Renovation or Relocation

The Bunnell library has been identified as needing improvements. Three options were provided in the original CRA Plan, which included demolition, renovation or relocation. At this time all three options are available, but no specific actions have been taken. Libraries also provide great opportunities to attract people downtown. Renovating the structure may be the best way to secure a grant through the Department of State.



VI. Potential Funding Sources

As previously mentioned alternate funding sources will be essential to continue achieving the goals that are laid out by CRA Plan. This section provides a description of specific local, state and federal funding opportunities.

A. Florida Recreation Development Assistance Program (FRDAP)

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities. The Florida Department of Environmental Protection (FDEP) accepts grant applications for the FRDAP annually.

<http://www.dep.state.fl.us/parks/oirs/default.htm>

B. Florida Communities Trust (FCT)

FCT is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

The FCT appropriates two grant programs, although only one grant is applicable to the Bunnell CRA: the Parks and Open Space Florida Forever Grant Program. The other grant funding opportunity is for waterfront communities.

<http://www.floridacommunitiestrust.org/>

C. Community Reinvestment Act

The Community Reinvestment Act is a federal law created to encourage commercial banks and savings associations to meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. The Act was passed by Congress in 1977 to reduce discriminatory credit practices against low-income neighborhoods, a practice known as redlining. The Act requires the appropriate federal financial supervisory agencies to encourage regulated financial institutions to meet the credit needs of the local communities in which they are chartered, consistent with safe and sound operation. In order to enforce the statute, federal regulatory agencies examine banking institutions for Community Reinvestment Act compliance, and take this information into consideration when approving applications for new bank branches or for mergers or acquisitions.

Participating Financial Institution in Bunnell include:

Intracoastal Bank

1290 Palm Coast Parkway NW

Palm Coast, Florida 32137



Phone: (386) 447-1662

D. Economic Development Transportation Fund (EDTF)

The Economic Development Transportation Fund, commonly referred to as the “Road Fund,” is an incentive tool designed to alleviate transportation problems that adversely impact a specific company’s location or expansion decision. The elimination of the problem must serve as an inducement for a specific company’s location, retention, or expansion project in Florida and create or retain job opportunities for Floridians.

Eligible projects are those that facilitate economic development by the eradication of location-specific transportation problems (e.g., access roads, signalization, road widening, etc.) on behalf of a specific eligible company (e.g., a manufacturing, corporate/regional headquarters, or recycling facility). Up to \$2,000,000 may be provided to a local government to implement the improvements. The actual amount funded is based on specific job creation and/or retention criteria.

<http://www.eflorida.com/ContentSubpage.aspx?id=472>

E. Rural Economic Development Initiative (REDI)

The Rural Economic Development Initiative (REDI) is a program that is administered by the Office of Tourism, Trade and Economic Development (OTTED). REDI recognizes those rural or economically distressed counties or communities designated as REDI qualified pursuant to sections 288.0656 and 288.06561, Florida Statutes. Flagler County is a designated REDI county. The following programs are included under the REDI initiatives.

- Enterprise Zones

The Florida Enterprise Zone Program encourages revitalization of specific geographic areas by offering tax advantages and incentives to businesses locating and hiring residents within the zone boundaries.

- Florida Opportunity Fund

Initially the "Fund" was setup as a program that invests in venture capital funds. In 2009, the Fund was expanded to create direct investment programs that invest in businesses and infrastructure projects. In 2010, The Florida Opportunity Fund launched a direct investment program with the Florida Energy and Climate Commission.

- Regional Rural Development Grants

The Governor's Office of Tourism, Trade, and Economic Development (OTTED) Regional Rural Development Grant program was established to encourage rural counties and rural communities to leverage limited resources by utilizing regional economic development organizations. Eligible applicants include private organizations made up of two or more rural counties, including municipalities or communities, which agree to cooperatively establish an economic development office.





An organization may receive up to \$35,000 a year, or \$100,000 in a Rural Area of Critical Economic Concern (RACEC). Grants must be matched by an equivalent amount of non-state resources. Applicants must provide letters of support and documentation of financial or in-kind support from each partner listed on the application.

- Rural Infrastructure Fund

The purpose of the Rural Infrastructure Fund Grant is to facilitate the planning, preparing, and financing of traditional economic development or nature-based tourism infrastructure projects that encourage job creation and capital investment in rural communities. The Governor's Office of Tourism, Trade, and Economic Development (OTTED) may award up to 40 percent of total costs for catalyst site projects, and no more than 30 percent of total costs for projects in rural counties that are not located on designated catalyst sites.

- Rural Job Tax Credit Program

A rural job tax credit is an incentive for eligible businesses located within one of 36 designated Qualified Rural Areas to create new jobs. The tax credit ranges from \$1,000 to \$1,500 per qualified employee and can be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax. The credit can only be taken against one of these two taxes.

- Local Government Distressed Matching Grant

The purpose of s. 288.0659 F.S., Local Government Distressed Area Matching Grant Program (LDMG) is to stimulate investment in Florida's economy by assisting Local Governments in attracting and retaining targeted businesses.

Qualified applicants are Local Governments (county or municipality) who plan on offering financial assistance to a targeted business in their area. Targeted businesses must create at least 15 full-time jobs and must be new to the state, expanding its operations, or one that could leave the State without the assistance of the local and state governments.

Applications will be reviewed on the first business day of each odd month (example: January, March, May, July, etc.), until the funds allocated for the program have been exhausted. Ex: applications received on or after the first business day of January will be reviewed on the first business day of March; applications received on or after the first business day of March will be reviewed the first business day of May, etc.

The grant award will equal \$50,000 or 50% (whichever is less) of the amount of assistance provided to a business by the local government following the commitment and payment of that assistance.

Each Division within the Department of State has its own policies for REDI grant applicants. The Divisions of Cultural Affairs, Historic Resources, and Library and Information Services provide additional incentive to REDI designated counties.





Division of Cultural Affairs

- Specific Cultural Project
REDI counties or communities are not required to show cash match. However, REDI applicants are still required to show a 1:1 match of in-kind (donated services or materials, etc.).
- Cultural Facilities
REDI counties or communities may request a 1:1 match instead of the normal 2:1 match.

To request a match reduction or waiver through the Division of Cultural Affairs, applicants must submit a letter from their county government that acknowledges the grant application and requests a waiver on behalf of the applicant organization. This letter must be submitted with the application.

Laura Blischke

llblischke@dos.state.fl.us

(850) 245-6475

<http://www.florida-arts.org/grants/>

Division of Historic Resources

- Historic Preservation Special Category Grants
Requirements for this Special Category grant program are currently under review. REDI waiver or reduction of match does not currently apply to this type of grant, but is under review. This program is in the process of a rule change of Chapter 1A-35, Florida Administrative Code. Upon acceptance of this Rule change, REDI counties and communities, the required match will be reduced from a \$50,000 minimum match to a match equaling 10% of the requested grant amount. Grant requests may range from \$50,000 to \$350,000. (Example: If the grant request is \$50,000 the 10% match would be \$5,000; if the grant request is \$350,000 the 10% match would be \$35,000).
Under the proposed changes, match for this program may be cash or documented in-kind services that will occur during the grant period. Department websites will be updated as changes are approved.
- Historic Preservation Small-Matching Grants
REDI counties or communities may request a complete waiver of grant match requirements.

In order to receive a waiver of match requirements, each application submitted to the Division of Historic Preservation must include a letter from the designated



county or community requesting such a waiver pursuant to Section 288.0651, Florida Statutes

Alissa Slade

amslade@dos.state.fl.us

(850) 245-6357

<http://www.flheritage.com/grants/>

Division of Library

- Community Libraries in Caring

Libraries must be in counties or communities that have REDI designation in order to apply for this program.

- Library Services and Technology Act (LSTA) and Public Library Construction Grants

Libraries in REDI counties or communities may have their match requirements completely waived.

The State Library and Archives of Florida does not automatically grant a waiver of grant match; libraries must request waiver of the match requirements. In order to receive a waiver of match requirements, each application submitted must include a letter requesting such a waiver with their application pursuant to Section 288.0651, F.S.

Waiver of match does not apply to State Aid to Libraries Grants or the Library Cooperative Grants for Multitype Library Cooperatives.

Marian Deeney

mdeeney@dos.state.fl.us

(850) 245-6620

<http://dlis.dos.state.fl.us/bld/grants/>

For more information regarding Rural Economic Development Initiatives visit:

www.florida-redi.com

F. Rural Transit Assistance Program

Created in 1986 by the Federal Transit Administration, the Rural Transit Assistance Program (RTAP) is designed to provide technical assistance, training and technology exchange to rural and small urban areas. In Florida, the Public Transit Office of the Florida Department of Transportation (FDOT) administers the RTAP program. FDOT has retained the Center for Urban Transportation Research to manage the Florida RTAP Center and help address the training and technical assistance needs to Florida's small urban and rural transit systems.

www.floridartap.org



G. Community Development Block Grants (CDBG)-Small Cities Program

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended: 42 U.S.C.-5301 et seq. A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low or moderate-income, particularly residents of predominately low and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds.

The program, administered and funded by the United States Department of Housing and Urban Development, consists of two components: Entitlement - provides funds directly to urban areas and Small Cities (or State CDBG) - provides funds to the states for distribution to rural areas.

The Department of Community Affairs administers Florida's Small Cities Community Development Block Grant Program. This is a competitive grant program that awards funds to rural areas. Each year since 1983, Florida has received between 18 and 35 million dollars. One of the factors in the competitive process is the Community Wide Needs Score. This is a numerical representation of the needs of a community based on the following census data:

- Low and Moderate Income Population
- Number of Persons Below the Poverty Level
- Number of Housing Units with More than One Person Per Room

The program is an excellent opportunity for communities to obtain funds for projects that the community cannot otherwise afford. Further, it provides a means to implement projects that local governments may not have staff to complete. Popular examples of community projects include:

- Downtown Revitalization
- Water and Sewer Improvements
- Drainage Improvements
- Economic Development Activities
- Creating Jobs for Low and Moderate Income People
- Rehabilitation and Preservation of Housing
- Parks and Recreation Projects
- Street Improvements
- Project Requirements



To be eligible for funding, an activity must meet at least of the following national objectives:

Low-Moderate National Objective - at least 51 percent of the beneficiaries must be low and moderate income persons (total family income is at or below 80 percent of the area's median income)

Slum and Blight National Objective - the area must be a slum or blighted area as defined by state or local law

Urgent Needs National Objective - the activity must alleviate existing conditions which pose a serious and immediate threat to those living in the area and are 18 months or less in origin. The local government must demonstrate that it is unable to finance the activity on its own and that other funding is not available.

Funding Categories

The program gives the community the ability to determine which projects - with a focus on the following five categories - are most needed within the overall eligibility and scoring priorities. The Florida Legislature requires that each of the first four categories be allocated funding based on a percentage of the total amount received from the United States Department of Housing and Urban Development (subject to change):

- Housing (receives 20 percent)
- Neighborhood Revitalization (receives 40 percent)
- Commercial Revitalization (receives 10 percent)
- Economic Development (receives 30 percent)
- Section 108 Loan Guarantee Program (approximately \$160,000,000 in loan guarantees can be issued)

Eligible Applicants

The following communities are eligible to apply for funds:

- Non-entitlement cities with fewer than 50,000 residents
- Counties with fewer than 200,000 residents
- Cities that opt out of the urban entitlement program

Funding Requirements

Upon receipt of the award, communities must comply with specific recording obligations. Examples include:

- Procurement
- Record Keeping
- Wages
- Public Participation
- Acquisition and Relocation



- Protection of the Environment
- Civil Rights and Non-Discrimination
- Construction Standards
- Minority Business Participation
- Additional Information

Debbie Boyette

Program Specialist,

debbie.boyette@dca.state.fl.us

(850) 922-1883

<http://www.floridacommunitydevelopment.org/cdbg/>

H. Edward Byrne Memorial Justice Assistance Grant Program

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) is administered at the federal level by the U. S. Department of Justice. The JAG Program is a blend of the previous Byrne Formula and Local Law Enforcement Block Grant (LLEBG) Programs which allows states, tribes, and local governments to support a broad range of activities to prevent and control crime based on their own local needs and conditions.

Justice Assistance Grant (JAG) funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, public information, and information systems for criminal justice for any one or more of the following purpose areas:

- Law enforcement programs
- Prosecution and court programs
- Prevention and education programs
- Corrections and community corrections programs
- Drug treatment programs
- Planning, evaluation, and technology improvement programs.
- Crime victim and witness programs

The JAG formula includes a state allocation consisting of a minimum base allocation with the remaining amount determined on population and Part 1 violent crime statistics and a direct allocation to units of local government. Once the state allocation is calculated, 60% of the funding is awarded to the state and 40% to eligible units of local government. Units of local government receiving awards more than \$10,000 will receive the funds directly from U. S. Department of Justice (USDOJ). Awards to units of local government of \$10,000 or less will be passed through the state. State allocations also have a variable pass through requirement to locals, calculated by the Bureau of Justice Statistics from each state's crime expenditures.





FDLE has designated the 60% funding awarded to the State of Florida as JAG Countywide. The portion of the 40% funding, designated for units of local government receiving awards of \$10,000 or less, passed through the State of Florida will be referred to as the Florida JAG Direct. It is possible for a unit of government to receive funding under both JAG Countywide and JAG Direct.

Eligible applicants to receive sub grants from FDLE are considered as units of local government. "Units of local government" means any city, county, town, township, borough, parish, village, or other general-purpose political subdivision of a State and includes Native American Tribes that perform law enforcement functions as determined by the Secretary of the Interior.

Ph: (850) 617-1250

www.fdle.state.fl.us/Content/Grants/

I. State Housing Initiatives Partnership Program

Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. Depending on your income, you could be eligible for home repair or replacement, down payment assistance, rental housing assistance and other affordable housing assistance.

Valerie Bradley, SHIP Administrator

Financial Services

1769 East Moody Boulevard, Suite 307

Bunnell, FL 32110

(386) 313-4037

vbradley@flaglercounty.org

J. HOME Investment Partnerships Program

Administered by Florida Housing Finance Corporation, the HOME program encourages public, private and non-profit partnerships, and strengthens the abilities of the state as well as municipalities and community housing development organizations to design and implement innovative strategies for achieving adequate supplies of affordable housing throughout the state.

www.floridahousing.org

K. American Recovery and Reinvestment Act (ARRA) of 2009

The 2009 American Recovery and Reinvestment Act (also known as the Stimulus Package) is a Federal program administered by the Economic Development Administration (EDA) of the Department of Commerce, and other agencies such as the US Department of Agriculture (USDA), to provide grant funds to stimulate economic development and public infrastructure investment.





EDA Grants

Under this federal funding opportunity (FFO) announcement, EDA is soliciting applications for the EDA American Recovery Program under the auspices of the Public Works and Economic Development Act (PWEDA). Specifically, the FFO pertains to applications for funding under EDA's Public Works and Economic Adjustment Assistance programs only. Under this FFO, EDA will give priority consideration to those applications that will significantly benefit regions "that have experienced sudden and severe economic dislocation and job loss due to corporate restructuring," as stipulated under the Recovery Act.

The EDA provides financial assistance to distressed communities in both urban and rural regions. Such distress may exist in a variety of forms, including high levels of unemployment, low income levels, large concentrations of low-income families, significant declines in per capita income, large numbers (or high rates) of business failures, sudden major layoffs or plant closures, trade impacts, military base closures, natural or other major disasters, depletion of natural resources, reduced tax bases, or substantial loss of population because of the lack of employment opportunities.

Under the EDA American Recovery Program, EDA will help restore, replace and expand economic activity in regions that have experienced job loss due to corporate restructuring, and prioritize projects that will diversify the economic base and lead to a stronger, more globally competitive and resilient regional economy. EDA's economic development activities help create jobs by encouraging business inception and growth.

The application time is limited with final application deadlines expiring in 2011.

Additional Information:

Phillip Trader, Regional Coordinator

ptrader@eda.doc.gov

(404) 730-3017

Additional Programs Administered by the EDA:

- Global Climate Change Mitigation Incentive Fund
- Economic Adjustment Assistance Program
- Research and National Technical Assistance
- Local Technical Assistance
- Planning Program
- University Center Economic Development Program
- Trade Adjustment Assistance for Firms Program

<http://www.eda.gov/AboutEDA/Programs.xml>



L. USDA Grants

The USDA administers Rural Business Enterprise Grant (RBEG). Applicants eligible for RBEG funds are public bodies and private nonprofit corporations, such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. "Rural area" for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants. Applications will only be accepted from eligible entities.

In addition to meeting the requirements of the RBEG program, applicants must also comply with applicable provisions of the ARRA and any related regulations and guidance. For non-construction projects, this will include ARRA reporting requirements. For construction projects, this will include the ARRA reporting requirements as well as the Davis-Bacon and Buy America requirements. Type of Award: Grant. Grant Matching Funds: Not required. Fiscal Year Funds: FY 2009 and 2010 Total Funding: \$38.7 million. Number of Awards: Estimate 200. Average Award: \$99,000. Anticipated Award Date: Ongoing as projects are funded.

Additional Information:

USDA State Office:

(800) 670-6553

http://www.rurdev.usda.gov/recd_map.html

Ocala Area Office (Serves Flagler County)

2441 NE 3rd Street, Suite 204 – 1

Ocala, Florida 34470

(352) 732-7534

Fax: (352) 732-9728

E-Mail: roderick.quainton@fl.usda.gov

Additional Programs Administered by the USDA:

- Rural Business and Cooperatives
- Community Programs - Rural Utilities
- Community Programs - Rural Facilities
- Rural Housing - Single Family Programs
- Rural Housing - Multi-Family Programs
- Special Rural Development Initiatives

<http://www.rurdev.usda.gov/fl/Matrix.pdf>



M. Historic Preservation Grants (Small Matching Preservation Grants)

Grants are awarded annually for the restoration of historic structures, archaeological excavations, recording of the historic and archaeological sites, state historical markers and historic preservation education projects.

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection and rehabilitation of historic and archeological sites in Florida; to provide public information about these important resources; and to encourage historic preservation in smaller cities through the Florida Main Street Program.

Types of historic preservation projects that can be funded include Acquisition and Development projects (including excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); Survey and Planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans); and Community Education projects (such as walking tour brochures, educational programs for school children, videos and illustrating historic preservation principles, and Florida Historical Markers).

<http://www.flheritage.com/grants/categories/smallmatching.cfm>

N. Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping/hardscaping, crosswalks, etc.) roadway landscape improvements (SB 1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The grants are administered by the local FDOT Regional office in DeLand, Florida.

Additional Information:

Enhancement Funds (Hardscape)

Contact: Vince Vacchiano, Special projects Coordinator

FDOT District 5

(386) 943-5466

Enhancement Funds Application may be found online at

<http://www.dot.state.fl.us/emo/enhance/how.shtm>

Beautification Grants

Contact: Taleb Shams, Grant Coordinator

FDOT District 5

(386) 943-5377



Federal Discretionary Fund Grants

Contact: Greg Patterson, Federal Aid Coordinator

FDOT District 5

(386) 943-5441

O. Private Funding Sources

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Bunnell Community Redevelopment Agency.

Bank of America

The Bank of America (BOA) provides three philanthropic programs for the 45 markets in which they serve. The three programs include Neighborhood Builders, Local Heroes and Student Leadership.

Neighborhood Builders offers a \$200,000 grant for operating support for local non-profit organizations. The Local Heroes program is a \$5,000 grant for a heroes' choice charitable organization. Student Leadership is a program given to 5 qualified students to join in a week-long summit in Washington DC and an eight-week paid internship.

http://www.bankofamerica.com/foundation/index.cfm?template=fd_grantprograms

Florida Power and Light Community Investment Programs

Community Investments

Florida Power & Light Company is a responsible corporate citizen and good neighbor. FPL's company investments, community partnerships and employee giving help to improve the quality of life in the communities within its service area.

Core Giving Areas

FPL sponsors and donates to programs directly related to the company's four (4) business objectives (Listed below).

Education

Support energy-related projects or curriculum.

Environment

Preserve wildlife and natural resources and provide environmental education



Health and Human Services

Support the needs of our diverse customer base with a focus on seniors and low-income groups.

Community Development

Improve the quality of life and aesthetics in the communities throughout our service area and support affordable housing, arts and culture, economic development and government initiatives

Eligibility

Florida Power & Light Company provides charitable contributions for eligible requests from community organizations, local chambers of commerce, schools, universities and colleges.

Ineligible Requests

- Telephone solicitations and verbal requests
- Organizations outside of the FPL service area
- Individuals (school events, travel, conferences)
- Organizations that receive United Way funding
- Religious organizations
- Political and lobbying groups or candidates
- Endowment programs
- Discount or waiver the cost for the organization's electric service

Contact FPL at 1-800-226-3545 or e-mail via the below link.

<http://www.fpl.com/contact/index.shtml>



VII. CRA Action Plan

This Section includes the CRA Action Plan, which displays each project, the conceptual timeframe for the project, potential funding sources and relative cost. The CRA Action Plan includes all 62 projects distributed in an easy to follow format by the category of improvement type. The projects are prioritized within each improvement type grouping according to the vision workshop rankings.

Project/Activity	Source	Price Tag Range	Timeframe	Year 1 2011-2012	Year 2 2012-2013	Year 3 2013-2014	Year 4 2014-2015	Year 5 2015-2016	Year 6 2016-2017	Year 7 2017-2018	Year 8 2018-2019	Year 9 2019-2020	Year 10 2020-2021	Potential Grant Funding Source
Redevelopment, Cultural and Historic Preservation														
Reuse of the old Flagler County Courthouse	CRA Plan	\$55	Mid Term	X	X	X	X	X	X	X	X	X	X	DOS Special Category Grant
Provide Historic Preservation Grants/Loans	CRA Plan	\$55	Long Term											DOS Historical Resource Grant
Bunnell Branch Library Demo, Renovation or Relocation	CRA Plan	\$55555	Mid Term											DOS Library Construction Grants,
Mapping of Historical Elements (Original Plat, 1943 Aerial, Btz Locations and Vacancies)	Vision Workshop	\$	Short Term			X								DOS Historical Resource Grant
Reuse of the Old Hospital - Crossroads Business Center - Commercial Condominiums	CRA Plan	\$5555	Mid Term			X	X	X						OTTED Catalyst Site Project
Purchase and Rehab Vacant/Dilapidated Facilities/sites	CRA Plan	\$5555	Long Term				X	X	X	X				CDBG
Establish a Historic District	CRA Plan	\$5	Short Term											DOS Historical Resource Grant
Stephenson Survey Building Reuse - Cultural Facility	CRA Plan	\$55	Short Term				X	X	X	X				DOS Special Category or Cultural Facilities Grant
Reuse of the Old Hospital	CRA Plan	\$5555	Mid Term				X	X	X	X				OTTED Catalyst Site Project
Previously Identified Projects That Were Not Identified as Priorities														
Recreational/Park Amenities	CRA Plan	\$5555	Mid Term			X	X	X	X	X	X	X	X	CDBG & FRDAP
Land Banking and Site Assembly for Large Scale Redevelopment	CRA Plan	\$5555	Long Term				X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppy. Fund/REDI Rural Infrastructure Fund/EDA
Formalize State and Federal Brownfield programs for CRA	CRA Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Showcase Ready Projects	ED Plan	\$	Long Term		X									Existing City Staff/COB-CRA
Assist in Funding Environmental Remediation/Clean-up	CRA Plan	\$	Long Term				X	X	X	X	X	X	X	Brownfield Incentive if Area is Established
Streetscape														
General Streetscaping in Downtown	CRA Plan	\$5555	Short Term		X	X	X	X	X	X	X	X	X	Florida Highway Beautification Council (FHBC)
Landscape Moody Boulevard	CRA Plan	\$555	Mid Term		X	X	X	X	X	X	X	X	X	Florida Highway Beautification Council (FHBC)
Gateway Features (MUSE)	CRA Plan	\$55	Mid Term		X	X	X	X	X	X	X	X	X	Florida Highway Beautification Council (FHBC)
Pedestrian Amenities throughout the CRA	CRA Plan	\$5555	Mid Term				X	X	X	X	X	X	X	CDBG and safe routes to school
Transit and Transportation														
Free Downtown Trolley	CRA Plan	\$5555	Long Term							X	X	X	X	Rural Transit Assistance Program/Corporate Partnership
Previously Identified Projects That Were Not Identified as Priorities														
In Lieu Parking Program	CRA Plan	\$5	Mid Term						X	X	X	X	X	CDBG
Purchase Air Rights for Structured Parking	CRA Plan	\$5555	Long Term							X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppy. Fund/REDI Rural Infrastructure Fund/EDA
Utilities														
Sanitary Sewer Retrofits - Residential and Commercial	CRA Plan	\$5555	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG
Underground Overhead Utilities throughout Downtown	CRA Plan and ED Plan	\$5555	Long Term			X	X	X	X	X	X	X	X	CDBG
Regional Stormwater Pond	CRA Plan	\$555	Mid Term			X	X	X	X	X	X	X	X	OTTED Rural Infrastructure Fund
Previously Identified Projects That Were Not Identified as Priorities														
Deen Road Infrastructure Improvements	CRA Plan	\$5555	Mid Term					X	X	X	X	X	X	OTTED Rural Infrastructure Fund

Price Tag Range \$ - Lowest -> \$5555 - Highest

- DOS - Department of State
- SHIP - State Housing Initiatives Partnership Program
- HOME - Housing Investment Partnership Program
- RTAP - Rural Transit Assistance Program (administered by FDOT)
- DOHR - Division of Historical Resources
- USDA - United States Department of Agriculture
- FRDAP - Florida Recreation Development Assistance Program

- Acronyms
- FDOT - Florida Department of Transportation
- CDBG - Community Development Block Grant
- DCA - Department of Community Affairs
- CRA - Community Redevelopment Area
- ED - Economic Development
- OTTED - Governor's Office of Tourism, Trade and Economic Development
- REDI - Rural Economic Development Initiative

Project/Activity	Source	Price Tag Range	Timeline	Year 1 2011-2012	Year 2 2012-2013	Year 3 2013-2014	Year 4 2014-2015	Year 5 2015-2016	Year 6 2016-2017	Year 7 2017-2018	Year 8 2018-2019	Year 9 2019-2020	Year 10 2020-2021	Potential Grant Funding Source
Administrative														
CRA Director	CRA Plan	\$	On-going	X	X	X	X	X	X	X	X	X	X	Existing City Staff
CRA Director's Assistant	CRA Plan	\$	On-going	X	X	X	X	X	X	X	X	X	X	Existing City Staff
Consultants	CRA Plan	\$	As needed											Grants/Partnerships/City General Fund
Land Use and Urban Form														
Create Zoning Overlay-Initial Redevelopment District	CRA Plan and ED Plan	\$	Short Term		X									Existing City Staff/COB-CRA
Create Design Guidelines for CRA	Vision Workshop	\$	Short Term		X									DOS Historical Resource Grant
Amend Zoning Map - To Accommodate CRA Development Vision	CRA Plan and ED Plan	\$	Short Term	X										Existing City Staff/COB-CRA
Amend FLUM	ED Plan	\$	Short Term	X										Existing City Staff/COB-CRA
Business Development and Grant Programs														
Seek Potential Outside Funding Sources	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Commercial Incentives (Loans, Grants & Cash Incentives)	CRA Plan	\$\$\$	Mid Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program
Automotive Row Facade Improvements	CRA Plan	\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Complete CRA Visioning Plan	ED Plan	\$	Short Term	X										COB-CRA/REDI-Regional Rural Development Grants
Flagler Central Commerce Park	Vision Workshop	\$\$\$	Long Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppy. Fund/REDI Rural Infrastructure Fund/EDA
Monthly Farmer's Market	ED Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	USDA Farmer's Market Promotion Program
Recruit Businesses and Developers to CRA	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	CDBG Commercial Revitalization/REDI Rural Job Tax Credit Program/REDI Florida Oppy. Fund/REDI Rural Infrastructure Fund/EDA
Commercial Facade Program	CRA Plan	\$\$\$	Mid Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Previously Identified Projects That Were Not Identified as Priorities														
Seek Public/Private Partnerships	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Financial Incentives Program	CRA Plan	\$\$\$	Mid Term						X	X	X	X	X	CRA-COB/EDA/OT/REDI Florida Oppy Fund/REDI Rural Infrastructure Fund/REDI Local Government Distressed Matching Grant
Transfer of Development Rights	CRA Plan	\$	Mid Term							X	X	X	X	Existing City Staff/COB-CRA
Interest Subsidies on Loans for Property Improvements	CRA Plan	\$\$\$	Mid Term							X	X	X	X	TIF/ED/AREDI Revolving Loan/City
Develop Marketing Plan	CRA Plan	\$	Short Term			X								COB-CRA/DCA HOME Program or CDBG Neighborhood Improvement program
Utilize CRA Bonding Capacity	CRA Plan	\$	Long Term						X	X	X	X	X	TIF/ED/AREDI Revolving Loan/City
Develop a Coalition of Financial Institutions	CRA Plan	\$	Short Term		X									TIF/ED/AREDI Revolving Loan/City
Attract People to Downtown	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Enhance Voluntary Code Enforcement Programs	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	Existing City Staff/Corporate Partnerships/COB-CRA
Enhance Community Policing Efforts	CRA Plan	\$	Short Term	X	X	X	X	X	X	X	X	X	X	FDLE Grant programs Edward Byrne Memorial Justice Assistance Grant Program (JAG) / U. S. Department of Justice.
Previously Identified Projects That Were Not Identified as Priorities														
Signage Improvements - Business Signs	CRA Plan	\$\$\$	Short Term				X	X	X	X	X	X	X	CDBG
Wayfinding and Directional Signage Program	CRA Plan	\$\$\$	Short Term				X	X	X	X	X	X	X	FDOT Gateway Enhancement Grant
Public Art Display Program	CRA Plan	\$\$\$	Short Term				X	X	X	X	X	X	X	DOS Cultural Affairs General Support Grant
Affordable Housing and Housing Programs														
Residential Rehabilitation Program	CRA Plan	\$\$\$\$	Mid Term			X	X	X	X	X	X	X	X	SHIP HOME programs
Assist the Housing Authority with redeveloping dilapidated housing	CRA Plan and ED Plan	\$\$\$\$	Mid Term				X	X	X	X	X	X	X	HOME Program/Flagler County/USDA Rural Development program-Rural Housing Grant/Rural Housing Rehabilitation
South Side Residential Incentives	CRA Plan	\$\$\$	Mid Term						X	X	X	X	X	DCA HOME program or CDBG Neighborhood Revitalization
Previously Identified Projects That Were Not Identified as Priorities														
Assist Homeowners with Energy Efficient Retrofits	ED Plan	\$\$\$\$	Mid Term					X	X	X	X	X	X	Florida Rea. Retrofit Program
Ad Valorem Tax Subsidy for Displaced Resident	CRA Plan	\$\$\$	Mid Term											Existing City Staff/COB-CRA/Referendum Req.
Mortgage Subsidy to assist homebuyers	CRA Plan	\$\$\$	Mid Term										X	US HUD HRRP Program/Flagler County/DCF Homeless Prevention and Rapid Rehousing Grants/through Volusia/Flagler CoC Housing Coalition/USDA Rural Development program-Rural Housing Grant/Rural Direct Loan- Sec 502 Loan/Rural Repair and Rehabilitation
Credit Repair Program	CRA Plan	\$	Long Term											USDA-Rural Development Program
Infill & New Housing Program - Recruit Home Builders	CRA Plan	\$	Short Term				X	X	X	X	X	X	X	USDA-Rural Development Program
Role Model Residential Recruitment Program - Recruit Role Models through mortgage incentives	CRA Plan	\$\$\$	Long Term											USDA-Rural Development Program



VIII. CRA Conceptual Vision Plan

The CRA Conceptual Vision Plan provides a graphic representation of the existing community assets, cultural resources and proposed programs and improvements that are detailed in the CRA Action Plan. The Conceptual Vision Plan shows the general geographic location of the proposed improvements in the CRA. The Conceptual Vision Plan is to be used in a similar fashion as a 'campaign-map' enabling the Bunnell CRA administrators to graphically visualize the entire CRA and the relative position, impact and influence that the proposed programs and activities will have upon the built environment and existing community resources and assets. Simply put the Conceptual Vision Plan will enable the Bunnell CRA Administrator to graphically track, and convey to the public and to CRA stakeholders on a map of the CRA area, 'what has been done' and 'what remains to be done'.

Gateways

The installation of gateway features identifying the boundaries of the City of Bunnell are useful in order to establish a visual theme and identity of the area. The gateway features let you know when 'you have arrived' in Bunnell. The Conceptual Vision Plan shows the proposed locations of the Gateway features along the roadways and primary points of entry to the City.

Streetscape Improvements

Streetscape improvements have been identified in the CRA Action Plan as one of the priorities of the CRA. Streetscape projects provide a physical example of the City's commitment to invest in its public realm and also provides a visual example of the desired quality and theme expected from subsequent corridor development within the redevelopment area. Streetscape improvements may include roadway resurfacing, sidewalk and crosswalk improvements, and landscaping improvements to enhance the overall appearance and safety of the roadway corridor. Appendix E: Downtown Design Components presents more detailed design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and different areas of the Downtown Bunnell CRA. Appendix E shows proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. The City and CRA are actively pursuing and have been awarded grant funding for SR 100 and US 1 streetscape projects. The Conceptual Vision Plan shows the locations of the active Streetscape projects that the City and the CRA are currently working on (US 1 and SR 100) and also shows the proposed streetscape improvements location along Court Street.

Commerce Parkway Extension and the Commerce Park Development Area

The Commerce Parkway extension will connect SR 100 and US 1 along the eastern side of the Bunnell CRA and downtown Bunnell. The associated Flagler Central Commerce Park, located at various sites along the serpentine roadway, anticipates 1 million square feet of non-residential (commercial and industrial) development and assorted residential development. The continued development of the Flagler Central Commerce Park will create



job opportunities for Bunnell residents, create an increased demand for goods and services from companies that are located within the Bunnell CRA and will also be a source of future Tax Increment Fund revenues for CRA related projects and programs. The yellow areas shown on the Conceptual Vision Plan show the developable areas within the Flagler Central Commerce Park. The City and CRA have been, and will continue to be, active supporters and development partners for this project.

Railroad Street Pedestrian Plaza

Increasing opportunities for private sector investment and developing community activities and destinations within the Downtown Bunnell area are the objectives for seeking to redevelop the Railroad Street area as a walkable pedestrian plaza. This area has a unique visual and historic appeal. It is located in the center of Downtown Bunnell and is represented on the Conceptual Vision Plan by the purple shaded area. A range of potential activities and uses have been proposed and discussed at previous CRA Committee meetings, and other public meetings, that include art shows, special events, car shows, restaurant and café development and the future development of boutique retail facilities. Appendix E: Downtown Design Components presents more detailed design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and for different areas of the Downtown Bunnell CRA. These components show how civic improvements can foster a walkable environment. Appendix E shows proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. Creating a walkable environment and potentially utilizing temporary street closures to accommodate larger events and activities are also options for enabling increased utilization of this area. The redevelopment of the Railroad Street Area would enable the CRA to address several of the priority projects identified at the Community Visioning Workshop including attracting people to Downtown Bunnell, establishing a Farmers Market and recruiting retail and commercial development to Downtown Bunnell.

Jack Clegg Park

Historic Flagler County resident and one of Bunnell's prominent historic residents, Jack Clegg donated the land and historic residence to Flagler County for utilization as a park. In cooperation with the Flagler County School Board, the Flagler County Arts League (FCAL) and the City of Bunnell CRA this area will be utilized as a park and the home of the FCAL and the associated arts programs. The Bunnell CRA is scheduled received a \$1.8M grant to establish the *K-8 Art to Park* project in coordination with Flagler County School Board and the Flagler County Arts League (FCAL). The development of this site, and the adjacent Joann B. King Park through the K-8 Art to Park program will provide additional cultural programs and recreational activities to Bunnell Elementary students, residents and visitors.

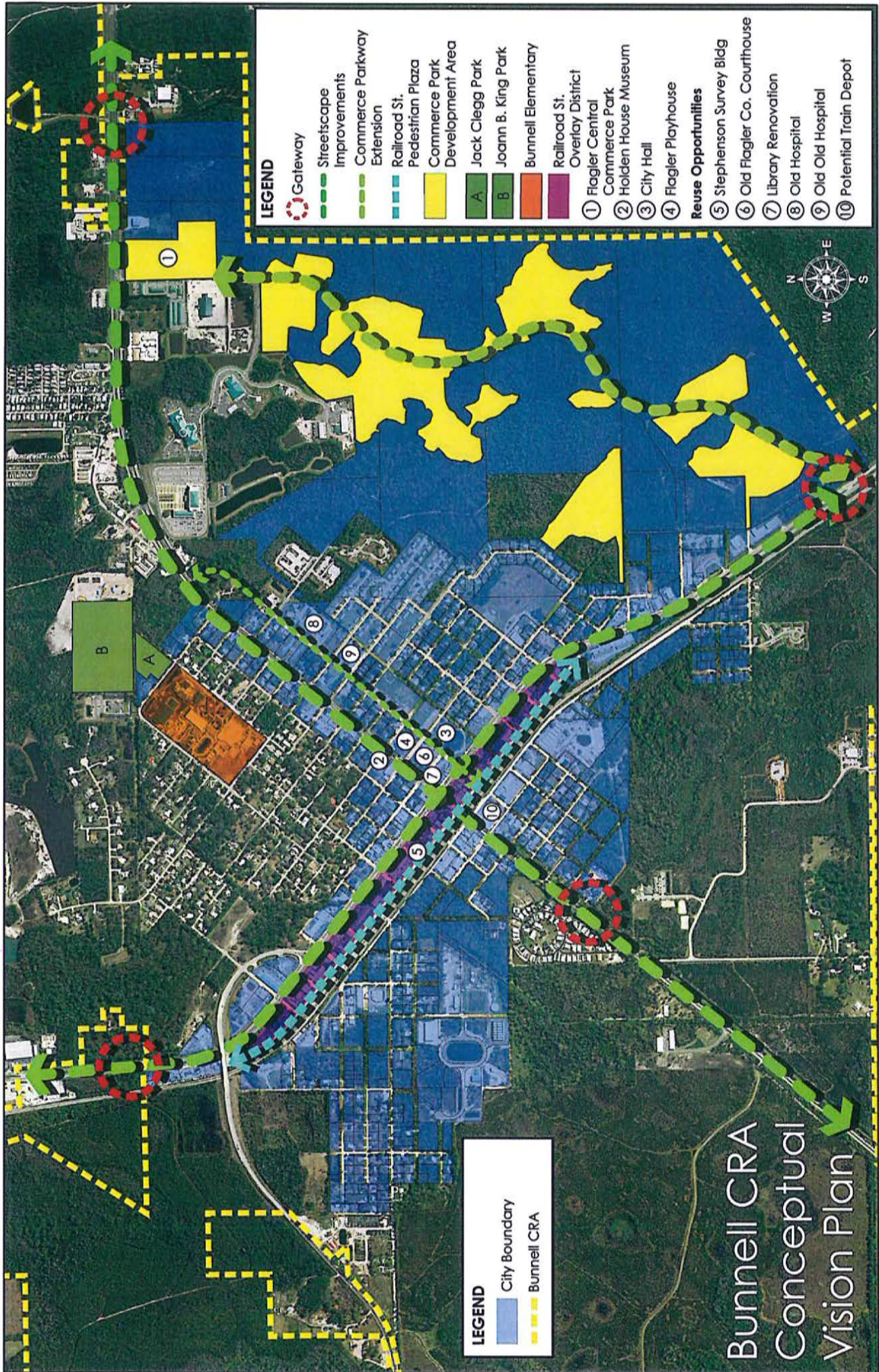


Existing Community Resources and Points of Interest

The Conceptual Vision Plan also shows the locations of several of Bunnell's community resources that are to be found within the Bunnell CRA. These include the aforementioned nascent Flagler Central Commerce Park, the beautiful Holden House Museum, the renovated Bunnell City Hall and the vibrant Flagler Playhouse. These community resources and points of interest are shown on the Conceptual Vision Plan to identify their location in the CRA and their proximity to other community resources and planned community improvements. These resources represent some of the initial destination points, activity centers and points of interest within the Bunnell CRA. It is essential that City and CRA recognize the contribution that these resources currently provide and the additional cumulative effect they will provide when combined with the development of additional points of interest and activity generators by the CRA and the City of Bunnell. Appendix E: Downtown Design Components, presents design concepts and components, prepared by the City of Bunnell. Appendix E shows existing community resources and the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements.

Reuse Opportunities

The City of Bunnell and the CRA have successfully completed several reuse and renovation projects including the Holden House Museum, the City Hall building and the Flagler Playhouse facility. The City and the CRA have identified several additional opportunities for reusing and redeveloping properties and buildings located within the CRA. Appendix E: Downtown Design Components presents design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and for different areas of the Downtown Bunnell CRA. These components show potential future land uses and reuse opportunities. Appendix E also shows the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. The purpose of revitalizing and reusing these sites includes the historic preservation of culturally significant structures, redeveloping underutilized facilities and also stimulating private sector investment in the Downtown Bunnell area. The CRA has identified several buildings for potential redevelopment and reuse including the historic Stephenson Survey Building, the Old Flagler Courthouse, the Bunnell branch of the Flagler County Library system, the Old Hospital building, the old Train Depot building and, the facility known as the Old, Old Hospital. These reuse opportunities sites are shown on the Conceptual Vision Plan and in Appendix E to present their proximity to other community resources and planned community improvements.



LEGEND

- Gateway
- Streetscape Improvements
- Commerce Parkway Extension
- Railroad St. Pedestrian Plaza
- Commerce Park Development Area
- Jack Clegg Park
- Joann B. King Park
- Bunnell Elementary
- Railroad St. Overlay District
- Flagler Central Commerce Park
- Holden House Museum
- City Hall
- Flagler Playhouse
- Reuse Opportunities**
- Stephenson Survey Bldg
- Old Flagler Co. Courthouse
- Library Renovation
- Old Hospital
- Old Old Hospital
- Potential Train Depot

- LEGEND**
- City Boundary
 - Bunnell CRA

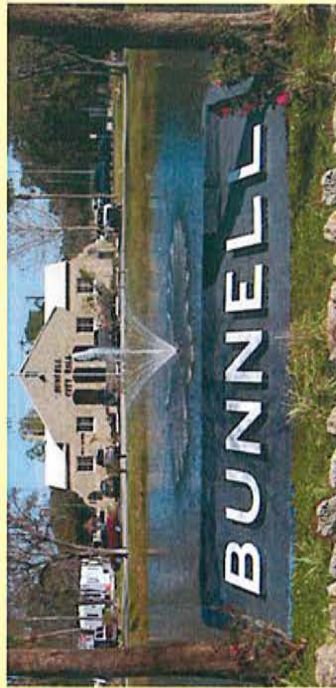
**Bunnell CRA
Conceptual
Vision Plan**



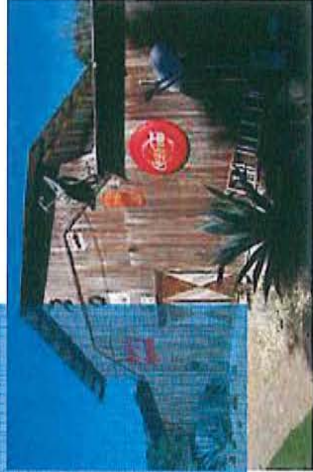
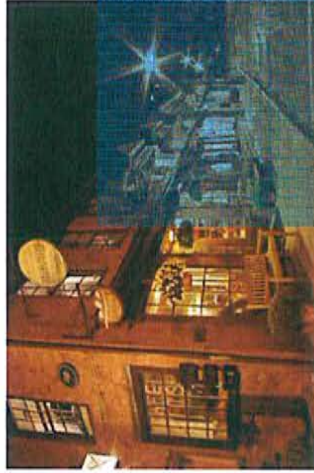


IX. Appendix A: Visioning Workshop Presentation

City of Bunnell CRA Master Plan



Visioning Workshop
February 1, 2011



Today's Agenda

1. Background Bunnell's Community Redevelopment Agency
2. Accomplishments to Date
3. Future Funded Projects
4. Summary of Previous Community Visioning Exercises
5. Identified Priorities from CRA and Economic Development Plans
6. Proposed activities and projects for the Bunnell Redevelopment Area

7. Prioritize Previously Identified Projects



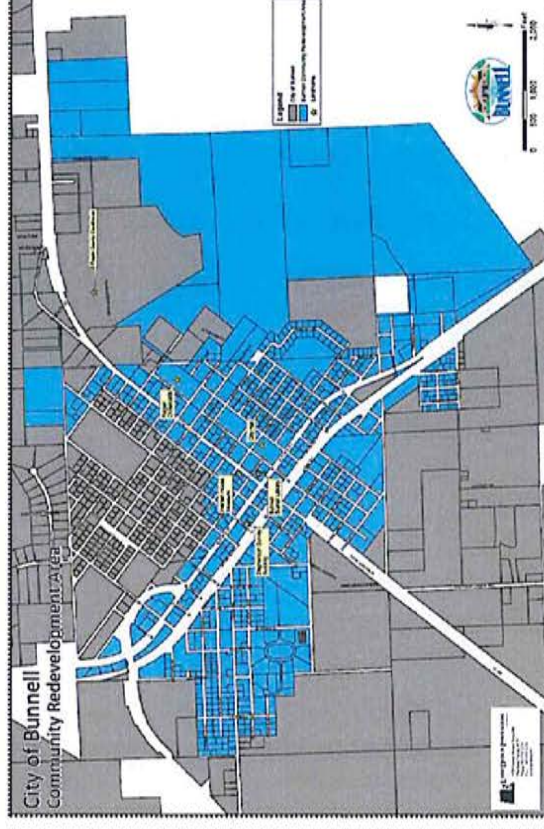
Background of Bunnell CRA



Background

What is the Bunnell Community Redevelopment Area (CRA)?

- Formed in 2006, to address deteriorating conditions in the Downtown
- Focused on a specific geographic area, the Downtown area
- Approximate size: 800 acres



Background

What does a Community Redevelopment Agency (CRA) do?

- Enables a community to identify projects and programs to address specific challenges or problems;
- Creates Annual Budgets and Work Plans; and
- Utilizes Tax Increment Funds (TIF) for projects or programs



Background

What are Tax Increment Funds (TIF)?

- Property Tax revenue collected within a certain area (CRA);
- Tax revenue collected in excess of Base Year Value goes to a special trust fund;
- TIF Fund grows slowly at first (5–10 years), long-term growth is large (11–30 years); and
- TIF funds can only be spent in the CRA area.

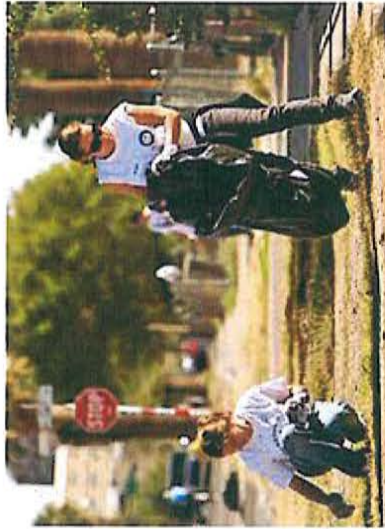


Background

- 2006 Public Meetings
 - Visual Preference Survey
 - Workshops
- 2006 Base Year Established
- 2007 Blight Study Completed
- 2007 CRA Plan Completed
- 2007 Boards Established
 - CRA Board (City Commission)
 - CRA Advisory Board
- 2009 Legal Challenge by the County
 - Ruling: 2006 is Base Year

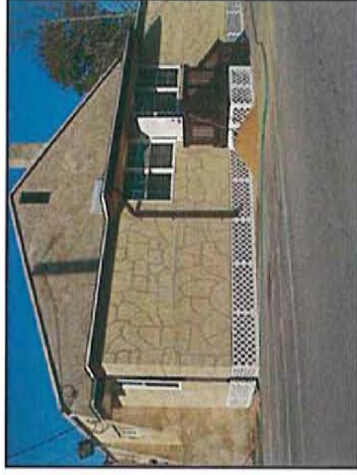


CRA Accomplishments



CRA Accomplishments

- *Old City Hall Renovation*
 - Dated improvements renovated
 - Monument Sign Refurbished
 - Interior Renovation



AFTER



BEFORE



AFTER



BEFORE



CRA Accomplishments

- *Habitat for Humanity Buildings Renovation*

- Exterior Renovation
- Interior Renovation



CRA Accomplishments

- *Beautify Bunnell*
- Started April 2010
- Volunteer based Clean Up
- ¾ ton of Garbage picked up



CRA Accomplishments

- *Public Awareness Campaign*
- RADIO Spots (1550 AM, 106.3 FM)
- WNZF-Saturday Mornings
- 30 Second Public Service Announcements (PSAs)
- WNZF.com
- Newsletters in Utility Bills
- Meeting Announcements



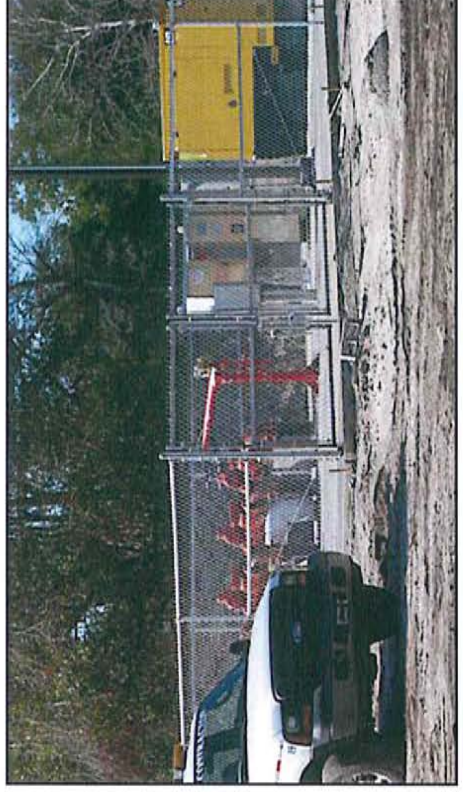
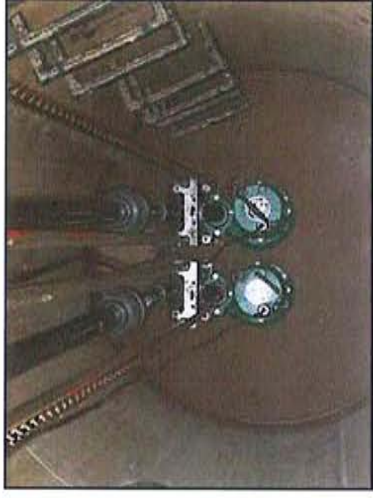
CRA Accomplishments

- *Historic Structure Survey*
- Identified historic structures throughout Bunnell
 - Residential
 - Non-residential
- Survey paid for with grant funds
 - 211 newly surveyed properties
 - 73 survey updates



CRA Accomplishments

- *Anderson Street Lift Station*
 - Addresses system leakage, infiltration
 - Improved community health and safety
 - Funded by CDBG Grant \$800K

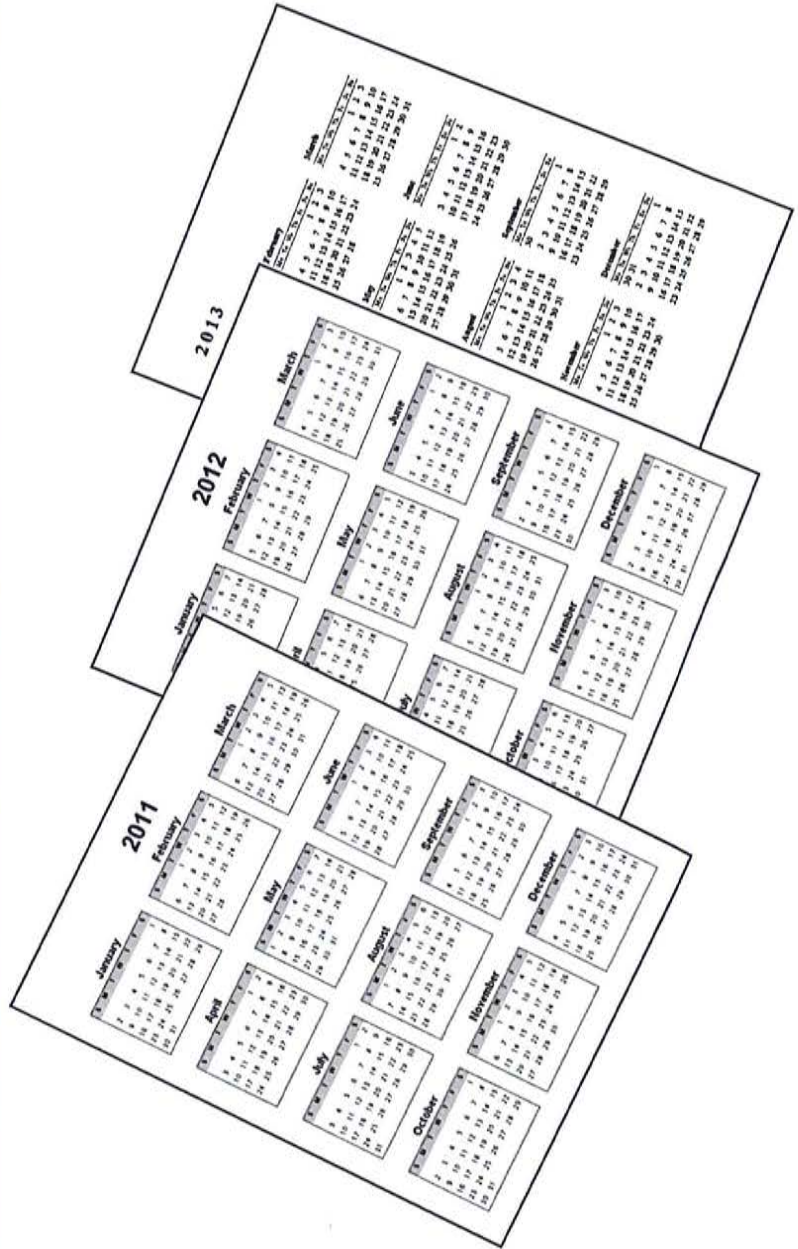


CRA Accomplishments

- *Community Gateways*
- Identifies City Boundaries
- Establishes Visual Theme
- Future Gateway Enhancements are funded



Future CRA Projects (Funded)



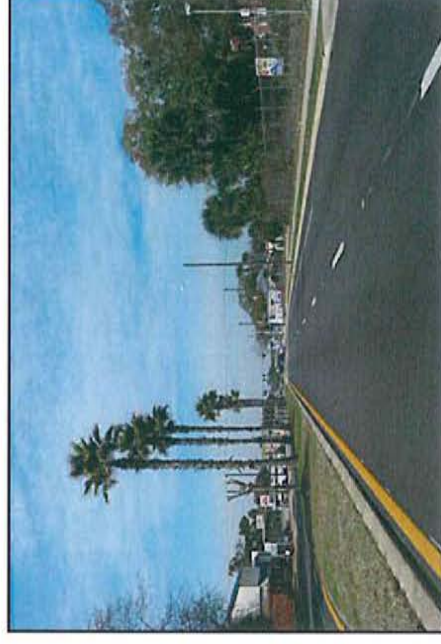
Future Funded CRA Projects

- 2011-12 SR-100 Median Upgrades
- 2011-12 Sidewalk Connections
 - US-1 Northbound (Advanced Auto to Royal Palms)
 - SR-100 Eastbound (Coastal Center to Belle Terre)
- 2012-2013 Gateway Enhancements



Future Funded CRA Projects

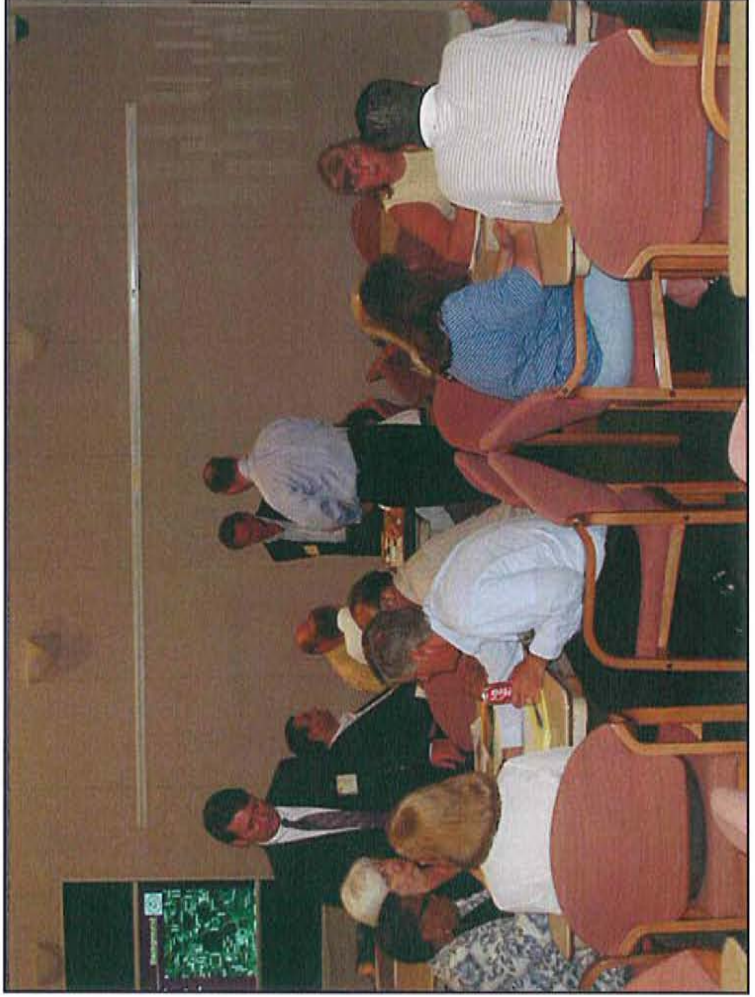
- 2012-2013 Railroad Street upgrade & sidewalks (PD&E)
- 2012-2013 SR-100 & US 1 Streetscape and Median Upgrades
- 2014-2015 Bunnell K-8 Art to Park Project



BH
BELLOMO
HERBERT
AND COMPANY, INC.

JLD LAND DESIGN INNOVATIONS
Integrated

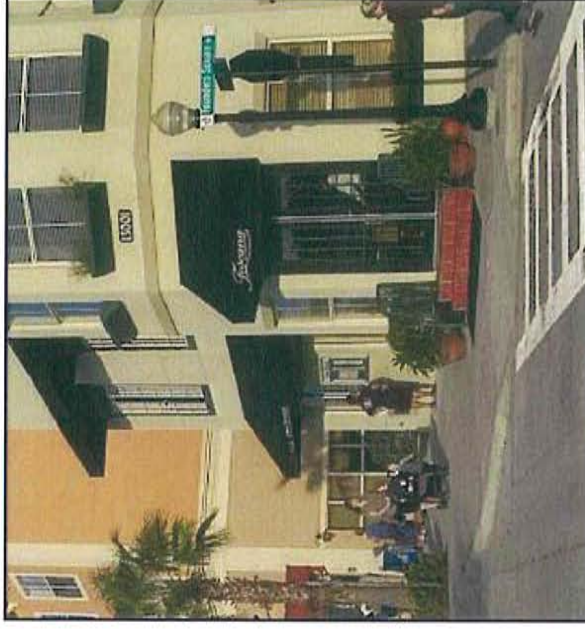
Previous Visioning Activities



Previous Community Visioning Activities

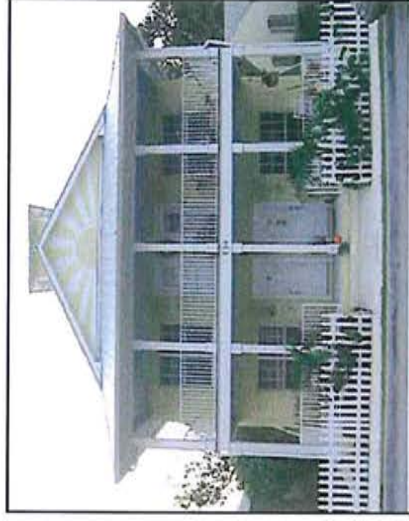
2006 Visual Preference Survey

- Residential
- Commercial
- Streetscape Design
- Parking
- Signage

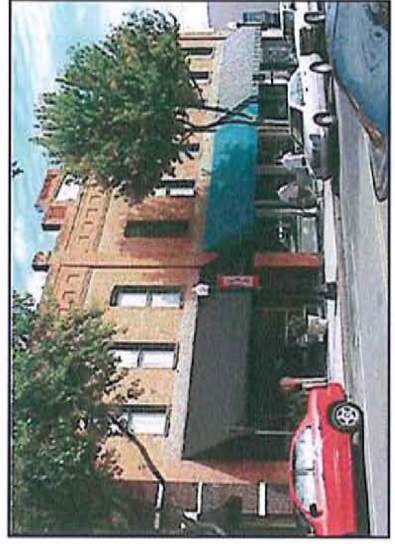
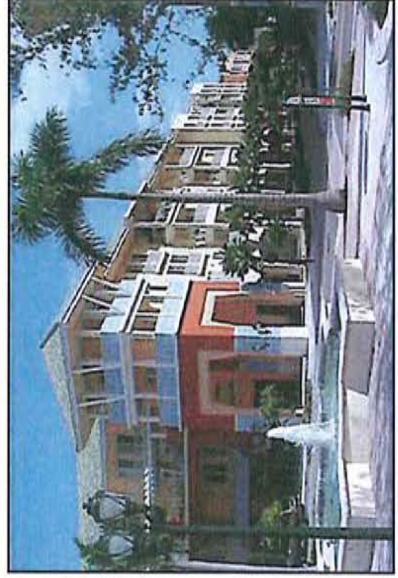


Visual Preference Survey

Identified Residential Preferences



Identified Commercial Preferences



Visual Preference Survey

Identified Streetscape Preferences



Identified Parking Preferences



Visual Preference Survey

Identified Signage Preferences



Objectives of Previous Plans



Community Redevelopment Agency Objectives

2007 CRA Plan

- Coordinate with Flagler County Housing Authority
- Coordinate with Private Investors and Financial Institutions
- Follow the Goals Established in the CRA Plan
- Seek Funding Sources other than TIF funds

Community Redevelopment Agency Objectives

- Purchase Vacant/Abandoned Properties
- Pursue “Quick Victory” Projects
- Pursue Public/Private Partnerships
- Rehabilitate Historical Properties
- Encourage an integrated system of Pedestrian Circulation, Open Space and Parks



Community Redevelopment Agency Objectives

- Provide and Support Efficient Parking Designs and Systems
- Encourage Efficient, Timely and Cost Effective Infrastructure (Water, Sewer & Drainage)
- Participate in Environmental Clean Up
- Encourage New Housing Construction and Rehabilitation of Existing Units
- Provide Housing Opportunities to City and CRA Residents



Community Redevelopment Agency Objectives

- Encourage Local Preference to City Vendors (Builders, Real Estate Entities, Contractors, etc)
- Strive to Increase the Ad Valorem Value within the CRA
- Through Coordination with Neighborhood Based Organizations the CRA shall Provide Housing Opportunities to All Income Levels
- Annual Improvement Programs

Community Redevelopment Agency Objectives

- Create a Safer Environment in Downtown
- Work with Citizen Groups and School Board to Identify Opportunities for Improved Educational Facilities
- Implement a Program to Help Remove Financial Obstacles that May Prevent Redevelopment Activities
- Coordinate with all City Departments to Achieve a Higher Quality of Life within the CRA



Economic Development Plan Objectives

- Facilitate a Visioning Process
- Collaborate with City Departments to Implement the Strategies from the Visioning Process
- Update the Future Land Use and Zoning Maps to Achieve the CRA Vision

Economic Development Plan Objectives

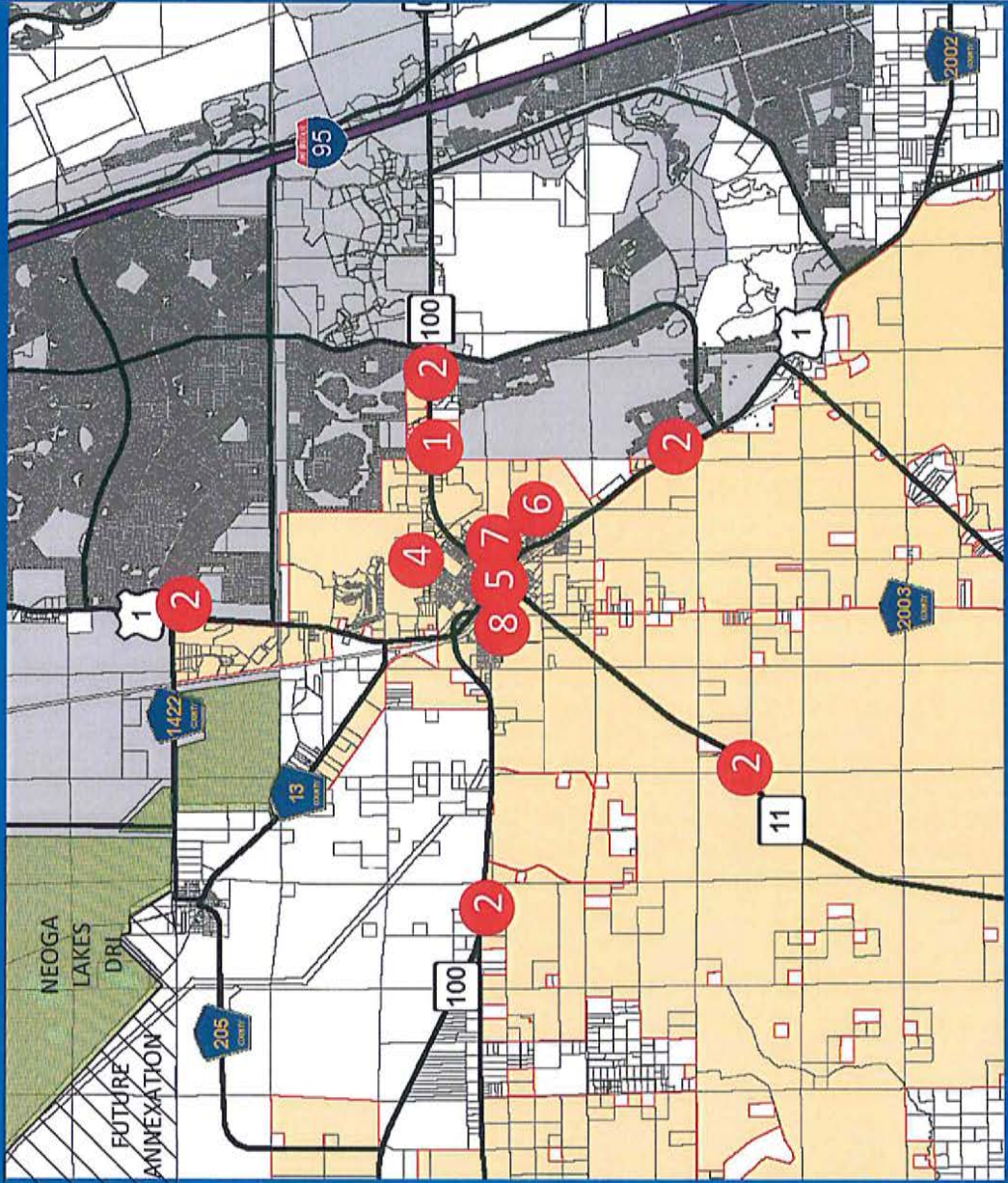
- Develop a Zoning District to Encourage Infill
 - Draft in August 2011
 - Present to CRA in September 2011
 - Present to Planning Board in October 2011
 - Adopt in November 2011
- Begin Hosting a Farmer's Market by September 2011
- Identify "Non-Shovel Ready" Properties in CRA



Future Projects



Future Projects



Funded

1. State Road 100 Median Landscaping \$588,000
2. Gateway Enhancement \$98,000
3. SR 100 & U.S. 1 Streetscape/Median Upgrades \$735,000
4. K-8 Art to Park project \$1.8 M

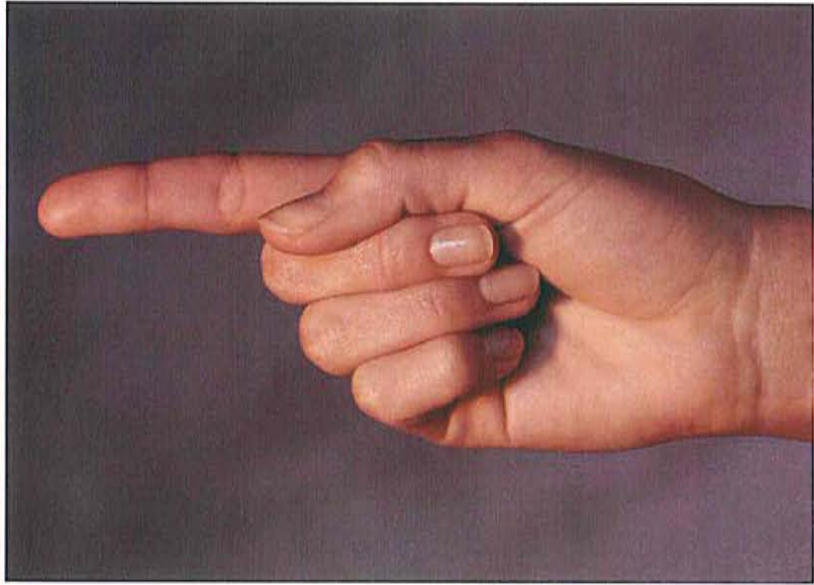
Misc. Utility & Infrastructure Projects

Unfunded

5. Downtown Streetscape Project \$1.6 M
6. Carver Sports Complex
7. New City Hall \$2 M
8. Railroad Depot \$2.2M
9. Railroad Street Upgrade \$9.2 M

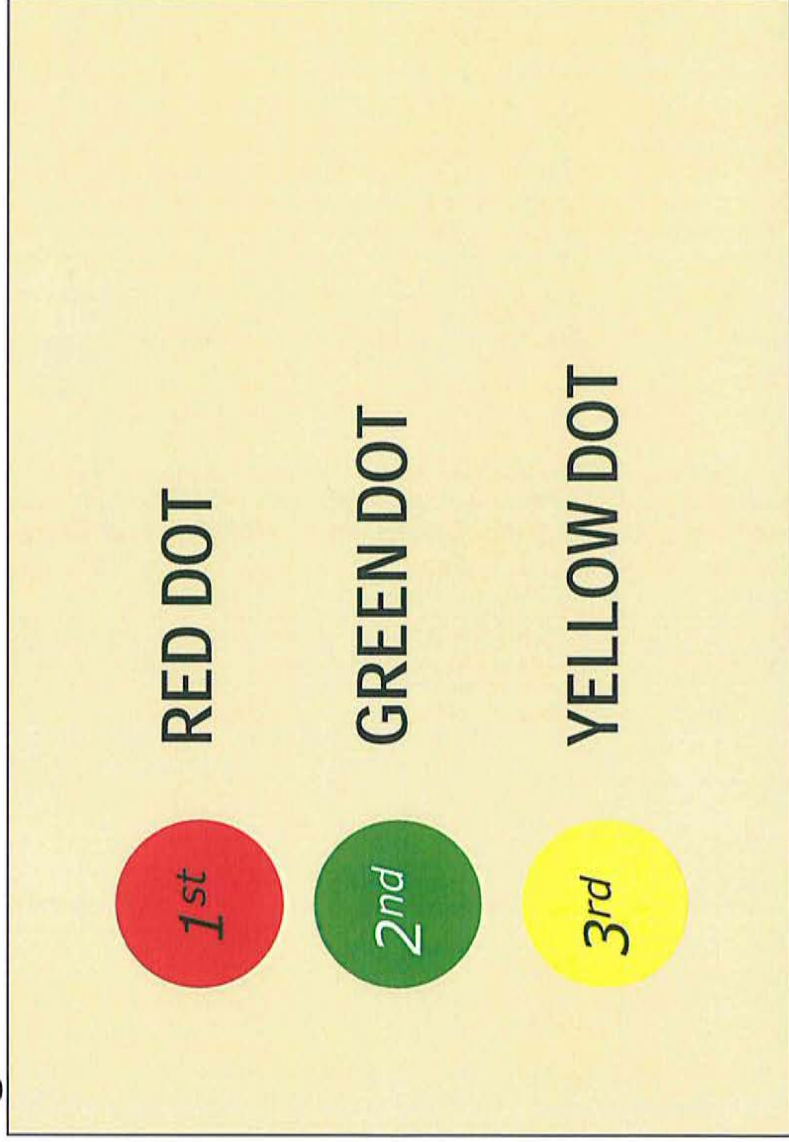
Recent Policy Changes

Prioritytization Activity



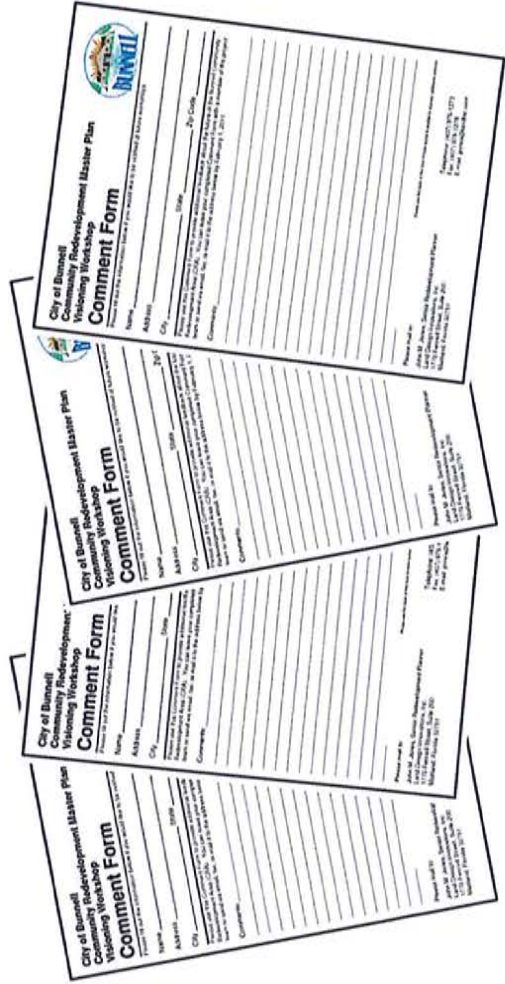
Prioritization Activity

- Each workshop participant will be given three (3) colored dots to prioritize the projects listed on the big sheets....



Comment Forms

If you are unable to stay for the whole workshop, have additional comments, or know someone who was unable to attend but would like to participate, please take one of the Comment Forms, located at the front table.



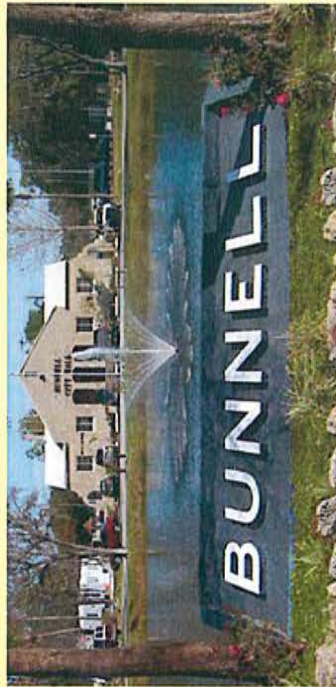
What's Next?

Comments and input received tonight will be used
when revising the update of the Bunnell CRA
Redevelopment Master Plan.

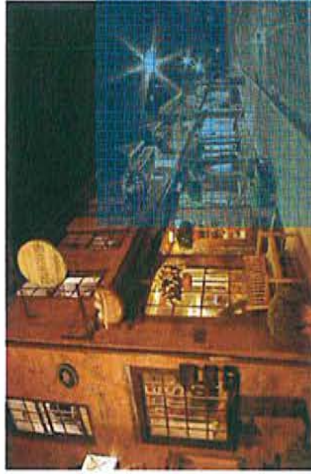
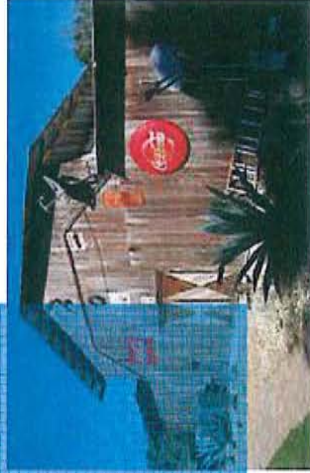
THANK YOU FOR YOUR INPUT!



City of Bunnell CRA Master Plan



Visioning Workshop
February 1, 2011





X. Appendix B: Prioritized Project Rankings

Project/Activity	Priority Scores			Tally	Rank	Price Tag Range
	1	2	3			
Seek Potential Outside Funding Sources	9	1	4	52	1	\$
Commercial Incentives (Loans, Grants & Cash Incentives)	4	5	2	37	2	\$\$\$
Attract People to Downtown	4	3	2	31	3	\$
Reuse of the old Flagler County Courthouse	3	2		21	4	\$\$\$
Sanitary Sewer Retrofits - Residential and Commercial	1	5	1	21	4	\$\$\$\$\$
Provide Historic Preservation Grants/Loans	2	2	2	18	5	\$\$\$
CRA Director	3			15	6	\$
Enhance Voluntary Code Enforcement Programs	2	1	2	15	6	\$\$
Underground Overhead Utilities throughout Downtown	1	2	3	14	7	\$\$\$\$\$
Residential Rehabilitation Program	2	1		13	8	\$\$\$
Create Zoning Overlay-Infill/Redevelopment District	1	2	1	12	9	\$
Regional Stormwater Pond	1	1	3	11	10	\$\$\$
Amend Zoning Map -To Accommodate CRA Vision	2			10	11	\$
Automotive Row Façade Improvements	1	1	2	10	11	\$\$\$
General Streetscaping in Downtown	1	1	2	10	11	\$\$\$\$\$
Flagler Central Commerce Park	2			10	11	\$\$\$
Monthly Farmer's Market		2	2	8	12	\$\$
Complete CRA Visioning Plan		2	1	7	13	\$
Recruit Businesses and Developers to CRA		1	4	7	13	\$\$
Bunnell Branch Library Demo, Renovation or Relocation		2		6	14	\$\$\$\$\$
Commercial Façade Program	1			5	15	\$\$\$
Create Design Guidelines for CRA	1			5	15	\$\$
Mapping of Historical Elements (Original Plat, 1943 Aerial, Biz Locations and	1			5	15	\$
Assist the Housing Authority with redeveloping dilapidated housing		1	1	4	16	\$\$\$
Landscape Moody Boulevard		1	1	4	16	\$\$\$\$\$
CRA Director's Assistant		1		3	17	\$
Enhance Community Policing Efforts		1		3	17	\$\$
Reuse of the Old Hospital - Crossroads Business Center - Commercial		1		3	17	\$\$\$\$\$
Purchase and Rehab Vacant/Dilapidated Facilities/sites		1		3	17	\$\$\$
Gateway Feature (N,S,E)		1		3	17	\$\$\$
Consultants			1	1	18	\$
South Side Residential Incentives			1	1	18	\$\$\$
Establish a Historic District			1	1	18	\$\$
Stephenson Survey Building Reuse - Cultural Facility			1	1	18	\$\$\$
Reuse of the Old Old Hospital			1	1	18	\$\$\$\$\$
Free Downtown Trolley			1	1	18	\$\$\$\$\$
Amend FLUM				0	DNR	\$
Seek Public/Private Partnerships				0	DNR	\$
Financial Incentives Program				0	DNR	\$\$\$
Transfer of Development Rights				0	DNR	\$
Interest Subsidies on Loans for Property Improvements				0	DNR	\$\$\$
Develop Marketing Plan				0	DNR	\$\$
Utilize CRA Bonding Capacity				0	DNR	\$
Develop a Coalition of Financial Institutions				0	DNR	\$
Signage Improvements - Business Signs				0	DNR	\$\$\$
Wayfinding and Directional Signage Program				0	DNR	\$\$\$\$\$
Public Art Display Program				0	DNR	\$\$\$\$\$
Assist Homeowners with Energy Efficient Retrofits				0	DNR	\$\$\$\$\$
Ad Valorem Tax Subsidy for Displaced Resident				0	DNR	\$\$\$
Mortgage Subsidy to assist Homebuyers				0	DNR	\$\$\$
Credit Repair Program				0	DNR	\$\$
Infill & New Housing Program - Recruit Home Builders				0	DNR	\$\$
Role Model Residential Recruitment Program - Recruit Role Models through				0	DNR	\$\$\$
Recreational/Park Amenities				0	DNR	\$\$\$\$\$
Land Banking and Site Assembly for Large Scale Redevelopment				0	DNR	\$\$\$\$\$
Formalize State and Federal Brownfield programs for CRA				0	DNR	\$
Shovel Ready Projects				0	DNR	\$
Assist in Funding Environmental Remediation/Clean-up				0	DNR	\$\$
Pedestrian Amenities throughout the CRA				0	DNR	\$\$\$\$\$
In Lieu Parking Program				0	DNR	\$\$
Purchase Air Rights for Structured Parking				0	DNR	\$\$\$\$\$
Deen Road Infrastructure Improvements				0	DNR	\$\$\$\$\$

DNR = Did Not Rank

Scoring: 1st Choice = 5 points, 2nd Choice = 3 points, & 3rd Choice = 1 point





XI. Appendix C: Workshop Comment Form

City of Bunnell Community Redevelopment Master Plan Visioning Workshop **Comment Form**



Please fill out the information below if you would like to be notified of future workshops.

Name _____

Address _____

City _____ State _____ Zip Code _____

Please use this Comment Form to provide additional feedback about the future of the Bunnell Community Redevelopment Area (CRA). You can leave your completed Comment Form with a member of the project team or send via email, fax, or mail it to the address below by February 8, 2011.

Comments: _____

Please use the back of this form if more space is needed to express additional opinions.

Please mail to:

John M. Jones, Senior Redevelopment Planner
Land Design Innovations, Inc.
1770 Fennell Street, Suite 200
Maitland, Florida 32751

Telephone: (407) 975-1273
Fax: (407) 975-1278
E-mail: jjones@landbiz.com





XII. Appendix D: Workshop Sign-In Sheets

City of Bunnell CRA Visioning Workshop MEETING ROSTER Tuesday, February 1, 2011				
Name	Address	City/State/Zip	Phone Number	E-mail
Johy Sabal	2551 N. State St	Bunnell FL	437-5565	
Lois Ogle	3111 Kilgus Ct	Orange Park FL	547-4179	ctof@orange.org
Chris Dougherty	1770 Fenwick St	Maitland FL	407-9751373	cdougherty@landbiz.com
Steven E. James	11 Franklin Ave	Palm Bay FL	386-445-2486	steven@sejames.com
Fluents Edmonson	807 N. ANDERSON ST	BUNNELL	386-437-3953	fluentsedmonson@aol.com
Reed Atkinson	241 Old Oak Ln	Bunnell	524-7102	reed@atg.com
Lindsay Biehl	205 N. ANDERSON	BUNNELL	386-793-3161	alb@bunnell.com
Sean Ruiz	2779 E. Mead	Bunnell	386-383-5177	sean.ruiz@psaweb.com
Ann Simmons	2120 N. State St	Bunnell	386-437-7511	asimmons@bunnellcity.com
Cherie Hildebrand	6 Royal Leaf Ln	Palm Bay FL	386-4617	cherie.hildebrand@bunnellcity.com
John Bunker				john.bunker@bunnellcity.com
Tommy Mitrow				
Leann Crain-Roddy	1009 Wadsworth	Bunnell FL	437-9111	lcrain@bunnellcity.com
Mike Brad		Bunnell		
John Skeels	504 W. Cherry	Bunnell	437-8483	
Dawn Skeels	"	"	"	
Mark Skeels	Love Ave	Bunnell		
John Skiffington	123 Lincoln	DeFuria Beach	257-2571	skiffington@skiffington.com
Terri Mink		St. Augustine	437-7516	tmink@bunnellcity.com

City of Bunnell CRA Visioning Workshop MEETING ROSTER Tuesday, February 1, 2011				
Name	Address	City/State/Zip	Phone Number	E-mail
UJ THORPE	P.O. Box 105	BUNNELL 32110	586-1347	
BARBARA HAMKINS	5030 CHERRY ST	BUNNELL 32110		
CAIT COPE		VALMONT COAST		
WALTER HAWKINS	2105 RAILROAD ST	BUNNELL 32110	503-0072	
Dana Flaherty	2105 Railroad St	Bunnell, 32110	503-0072	
MARK LANGLOIS	2322 N STATE	Bunnell, 32110	313-6550	
Kathleen Mathen	6070 Cherry St	Bunnell 32110	386-793720	kathleenmathen@bunnellcity.com
SKYLA G. CLARK	15 COAST VISTA	P.C. 32122	503-3090	R.Clark@bunnellcity.com
NAJIA HALL	1405 E. Mead	BUNNELL 32110	503-4052	ask@bunnellcity.com
Travis Peterson			627-9696	travis@bunnellcity.com
Tom Mathen	6070 Cherry St			
DAN DAVIS				

City of Bunnell CRA Visioning Workshop MEETING ROSTER Tuesday, February 1, 2011				
Name	Address	City/State/Zip	Phone Number	E-mail
JOHN W. JONES	LD1	MAITLAND 407	975-1273	jones@landbiz.com
Matt Maggione	14775 Old St. Augustine Rd, Jacksonville FL 32258	FL 32258	904-265-3323	maggione@etainc.com
Les Alford	14775 Old St. Augustine Rd, Jacksonville FL 32258	FL 32258	904-265-3158	alford@etainc.com
John T. Jones	P.O. BOX 426	AVONDALE FL	386-487-4440	
John S. Smith	301 E. P. W. St 300	Orlando FL 32801	321-436-4766	gschmitt@bunnellcity.com
MICK WILBERTSON	1000 E Mead	Bunnell FL 32110	437-2307	
Alan S. Andrews	307 Mead	Bunnell FL 32110	386-398-8867	pet@bunnellcity.com
Markward K. Jones	702 E. Booe St	Bunnell FL 32110	386-518-3352	HA
John T. Jones	1003 E Mead	Bunnell FL	(386) 635-8446	etobeds@bunnellcity.com
Christine Bledsoe	P.O. Box 2315	Bunnell FL	386-437-1268	



Additional Visioning Workshop Participants (Not Listed on Sign-In Logs)

Doug Baxter, Executive Director, Flagler County Chamber

Glen Herbert, Bellomo Herbert

Mike Barr, Vice-Chair, Bunnell CRA Committee

Emanuel Roberts, Executive Director, North East Florida Community Action Agency

Mari Molina, Executive Director, Flagler Cats

City of Bunnell Staff: Armando Martinez, City Manager; Bill Green, Utilities Director; Jim Hatfield, Public Works Director; Angela Hamilton, Assistant to CRA Director and Grants Coordinator; and, Judi Stetson, CRA Director and Special Projects Manager.



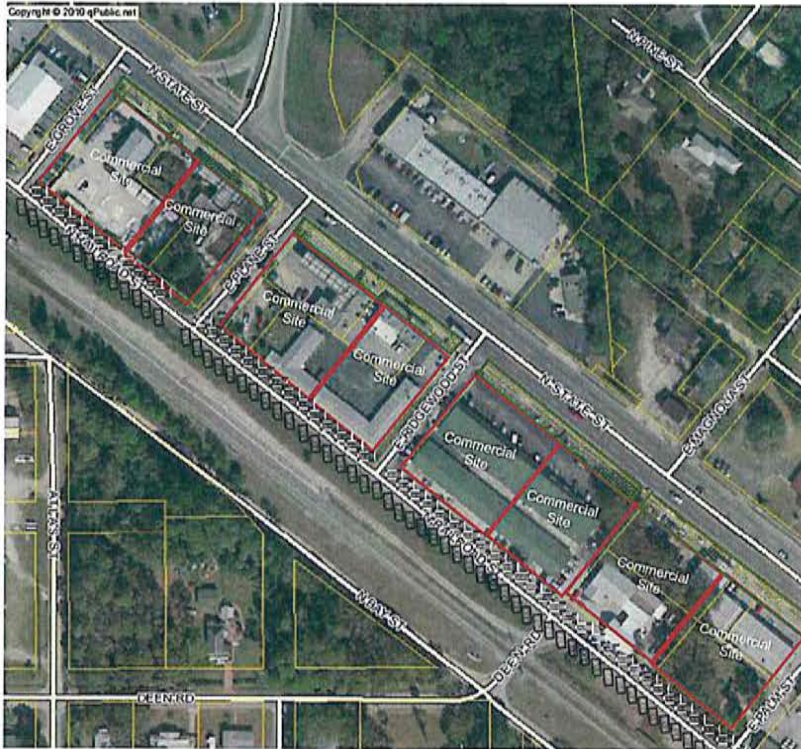
XIII. Appendix E: Downtown Design Components

The following slides graphically present, in greater detail, design concepts and components generally presented on the Conceptual Vision Plan. These design concepts and components were prepared by the City of Bunnell for different areas of the Downtown Bunnell CRA. These areas include the Railroad Street area, the State Street area and portions of the downtown near the intersections of SR-100 (Moody Boulevard) and State Street and SR-100 (Moody Boulevard) and Railroad Street. These components show potential future land uses and the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements.

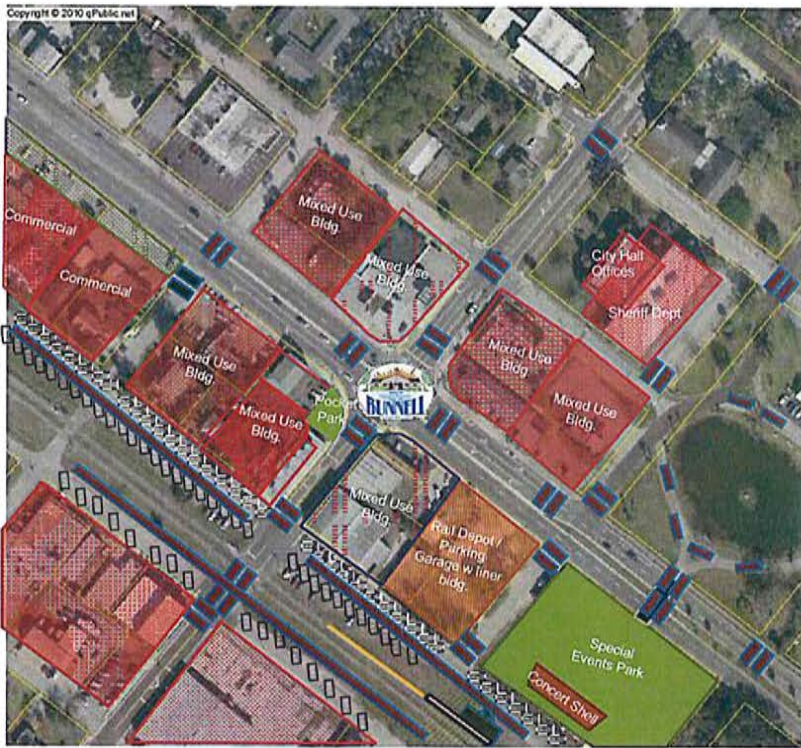


**Bunnell
Future CRA
Downtown
Design**





Bunnell
Future CRA
Downtown
Design



Bunnell
Future CRA
Downtown
Design

Table:

	Crosswalk
	Pavers
	Parking
	Road
	RR Depot
	Platform



XIV. Appendix F: Establishing Documents

RESOLUTION 2007-04

A RESOLUTION OF THE CITY COMMISSION OF CITY OF BUNNELL, FLORIDA ACCEPTING A "FINDING OF NECESSITY" REPORT FOR THE BUNNELL COMMUNITY REDEVELOPMENT AREA; DECLARING CERTAIN AREAS AS SLUM OR BLIGHTED AS DEFINED IN SECTION 163.340, FLORIDA STATUTE; DECLARING THE REBUILDING, REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH AREAS AS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF CITY OF BUNNELL, FLORIDA, UNDER SECTION 163.335 AND 163.355, FLORIDA STATUTES; DIRECTING THE CITY MANAGER TO INITIATE THE PREPARATION OF A PLAN FOR REDEVELOPMENT FOR ADOPTION IN ACCORDANCE WITH 163 PART III, FLORIDA STATUTES FOR THE BUNNELL COMMUNITY REDEVELOPMENT AREA.

WHEREAS, the City of Bunnell, Florida has retained Strategic Development Initiatives, a consulting firm specializing in community redevelopment, to prepare a finding of necessity report with respect to redevelopment; and

WHEREAS, Strategic Development Initiatives has prepared a "Finding of Necessity" report for the Bunnell Community Redevelopment Area dated April 2007; and

WHEREAS, the City Commission has considered expert testimony by Strategic Development Initiatives concerning the existence of slum and blighted areas within the City in accordance with the Finding of Necessity report; and

WHEREAS, the City Commission hereby finds that one or more slum or blighted areas, as defined in Section 163.340 Florida Statutes exists within the City boundaries; and

WHEREAS the City Commission hereby finds that rebuilding, rehabilitation, conservation and redevelopment of said slum and blighted areas is necessary and is in the interest of the public health, safety, morals and welfare of the residents of the City of Bunnell, Florida, pursuant to the provisions of Section 163.335 and 163.355 Florida Statutes; and

WHEREAS, the City Commission hereby finds that said slum and blighted areas are appropriate for redevelopment.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. That the City Commission of the City of Bunnell accepts the "Finding of Necessity" report for the Bunnell Community Redevelopment Area dated April 2007, attached hereto as Exhibit "A" and made an integral part hereof.

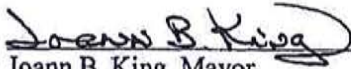
Section 2. That the rebuilding, rehabilitation, conservation and redevelopment of the Bunnell Community Redevelopment Area as provided in the Community Redevelopment Act of 1969, Chapter 69-305, Laws of Florida, Codified as Chapter 163, Part III, Florida Statutes is necessary and in the interest of the public health, safety, morals and welfare of the residents of the City of Bunnell, Florida pursuant to the provisions of Section 163.335 and 163.355, Florida Statutes.

Section 3. That the Bunnell Community Redevelopment Area is hereby found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 4. That the City Manager initiate the preparation of a plan for redevelopment for adoption in accordance with Sections 163.360 thru 163.365, Florida Statutes.

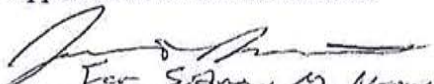
Section 5. That this Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED by the City of Bunnell, Florida this 20th day of March 2007.


Joann B. King, Mayor

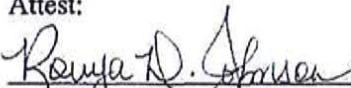
3-20-07
Date

Approved as to Form & Content:


For Sidney M. Nowell
Sidney M. Nowell, City Attorney

3-20-07
Date

Attest:


Ronya D. Johnson, City Clerk

3-20-07
Date

Seal:

Section 3. Redevelopment Plan The City Commission authorizes the Community Redevelopment Agency Board to prepare, or have prepared, a community redevelopment plan and to submit such plan to the City Commission for final approval.

Section 4. This Resolution shall take effect immediately upon its approval.

Section 5. PASSED AND ADOPTED by the City of Bunnell, Florida this 17th day of April 2007.

CITY COMMISSION, City of Bunnell, Florida.

By:

Joann B. King Date 4/17-07
Joann B. King, Mayor

Approved for form and content by:

Sidney Nowell Date 4/17/07
Sidney Nowell, City Attorney

Attest:

Ronyal D. Johnson Date 04/07/07
Ronyal D. Johnson, City Clerk

Seal:

For Recording Purposes Only:

RESOLUTION 2007-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, DECLARING THE CITY COMMISSION OF THE CITY OF BUNNELL TO BE THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS FOR THE CITY OF BUNNELL, FLORIDA AS PROVIDED FOR IN SECTION 163.357, FLORIDA STATUTES; PROVIDING FOR THE PREPARATION OF A REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part III, Florida Statutes, provides for community redevelopment by the creation of a community redevelopment agency if certain conditions of slum or blight exist, as defined in Section 163.340, Florida Statutes; and

WHEREAS, the City Commission adopted Resolution 2007-04 on March 20, 2007, providing a Finding of Necessity declaring that a blighted area, as defined in Section 163.340, Florida Statutes, exists within the City's boundaries; and

WHEREAS, the City Commission further declared in Resolution 2007-04 that the rehabilitation, conservation, 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 of Bunnell; and

WHEREAS, the City Commission finds that there is a need for a community redevelopment agency to carry out community redevelopment in the City; and

WHEREAS, Section 163.357, Florida Statutes, provides for the City's governing body to declare itself to be the Community Redevelopment Agency Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. **Recitals** The foregoing recitals are true and correct.

Section 2. **Created.** The City Commission is hereby declared to be the Community Redevelopment Agency Board of Commissioners for the City of Bunnell, Florida Community Redevelopment Agency for the purposes of the Community Redevelopment Act, Chapter 163, Part III, Florida Statutes.

RESOLUTION 2007-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; ADOPTING THE BUNNELL COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as chapter 163, part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on cities and counties; and

WHEREAS, on March 20, 2007 the City Commission of City of Bunnell adopted Resolution 2007-04, declaring the Bunnell Redevelopment Area to be a slum or blighted area, determining that it is necessary to redevelop the area and to establish a community redevelopment agency to redevelop the area, in accordance with Chapter 163, Part III, Florida Statutes, and delegating certain powers conferred upon the City Commission as the governing body of City of Bunnell by Chapter 163, Part III, Florida Statutes, with regard to the Bunnell Redevelopment Area, so that either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

WHEREAS, the City Commission has found that there is a need for a community redevelopment agency within the City to carry out the purpose of Chapter 163, Part III, Florida Statutes and, on May 1, 2007, created the Bunnell Community Redevelopment Agency (CRA) by Resolution 2007-10; and

WHEREAS, pursuant to requirements of Section 163.360, Florida Statutes, the CRA prepared the Bunnell Community Redevelopment Plan (hereafter referred to as the Plan), received and considered comments concerning the conformity of the Plan with the City of Bunnell Comprehensive Plan, accepted the plan, transmitted the plan to the City Commission and gave proper notice of the public hearing on the proposed redevelopment plan; and

WHEREAS, pursuant to Section 163.346, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

WHEREAS, the Bunnell Redevelopment Plan is annexed to this Resolution as Appendix 1, the Notice of Public Hearing is annexed as Appendix 2, and the Notice to Taxing Authorities is annexed as Appendix 3; and

WHEREAS, the City Commission has, at this meeting, conducted a public hearing on the proposed redevelopment plan with respect to the findings, conclusions, and other matters set forth in these recitals and the body of this Resolution; and

WHEREAS, the City Commission of the City of Bunnell has determined that it is in the public interest to adopt the Bunnell Community Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF CITY OF BUNNELL, FLORIDA:

Section 1. The recitals in the "Whereas" clauses are true and correct, and incorporated into this Resolution.

Section 2. The City Commission accepts the delivery of the Bunnell Community Redevelopment Plan.

Section 3. The City Commission finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of City of Bunnell to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.
2. The Bunnell Community Redevelopment Plan is consistent with, and conforms to, the City of Bunnell Comprehensive Plan.
3. It is the CRA's goal and intent to increase the affordable housing stock in the community redevelopment area. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.
4. The Bunnell Community Redevelopment plan will afford maximum opportunity, consistent with the needs of the Bunnell Redevelopment Area for the rehabilitation or redevelopment of the residential and commercial properties in the community redevelopment area by private enterprise.

Section 4. The Bunnell Community Redevelopment Plan complies with the requirements of Section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act and the delegation of authority by the City Commission of the City of Bunnell.

Section 5. The Bunnell Community Redevelopment Plan is hereby adopted. The plan is designated as the official redevelopment plan for the Bunnell Redevelopment Area, and it is the intent of the City Commission that the plan be implemented expeditiously.


Section 6. This Resolution shall take effect immediately upon approval. The Bunnell Redevelopment Plan shall be in full force and effect upon approval by the City Commission.

APPROVED this 5th day of June 2007.

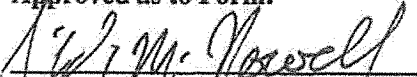
CITY OF BUNNELL, FLORIDA

ATTEST:


Ronya Johnson, City Clerk


Joann B. King, Mayor

Approved as to Form:


Sidney M. Nowell, City Attorney

Seal:

ORDINANCE 2007-28

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA, RELATING TO REDEVELOPMENT; CREATING THE BUNNELL REDEVELOPMENT TRUST FUND TO FINANCE THE BUNNELL REDEVELOPMENT PLAN; PROVIDING FOR APPROPRIATION OF TAX INCREMENT REVENUES; EXPENDITURES OF FUNDS IN THE TRUST; DELEGATING AUTHORITY TO THE BUNNELL COMMUNITY REDEVELOPMENT AGENCY TO ADMINISTER THE TRUST FUNDS; REQUIRING ANNUAL INDEPENDENT FINANCIAL AUDITS OF THE FUND; PROVIDING FOR SEVERABILITY, ORDINANCES IN CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the powers granted by Chapter 163, part III, Florida Statutes, as amended, and Resolution 2007-10 adopted by the City of Bunnell Commission which established the Bunnell Community Redevelopment Area and created the Bunnell Community Redevelopment Agency; and Resolution 2007-15 adopted by the City of Bunnell Commission which approved the Bunnell Community Redevelopment Plan; and

WHEREAS, the City of Bunnell Commission desires to create the Bunnell Redevelopment Trust fund, pursuant to Section 163.387, Florida Statutes; and

WHEREAS, pursuant to Section 163.346, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

SECTION 1. The Bunnell Redevelopment Trust Fund is created pursuant to section 163.387, Florida Statutes.

SECTION 2. The funds allocated to, and deposited into, the Bunnell Redevelopment Trust Fund are appropriated to the Bunnell Community Redevelopment Agency (CRA) for the purposes authorized by section 163.387(6), Florida Statutes. The CRA shall utilize the funds and the income earned by the fund for financing or refinancing the implementation of the Bunnell Redevelopment Plan, as more particularly described in Section 6 of this Ordinance.

SECTION 3. The annual funding of the Bunnell Redevelopment Trust Fund shall be in an amount not less than the increment in the income, proceeds, revenues, and funds of each taxing authority derived from, or held in connection with, the undertaking and carrying out of community redevelopment under Section 163.387 Florida Statutes.

SECTION 4. The obligation to fund the Bunnell Redevelopment Trust Fund shall continue until all loans, advances, and indebtedness, if any, and interest, of the CRA incurred as the result of implementing and administering the community redevelopment plan have been paid, but only to the extent that the tax increment described in Section 3 of this Ordinance accrues.

SECTION 5. Monies in the Bunnell Redevelopment Trust Fund may be expended from time to time for the following purposes, when directly related to financing or refinancing redevelopment in the Bunnell Community Redevelopment Area, pursuant to the community redevelopment plan.

1. Administrative and overhead expenses necessary or incidental to the implementation of the community redevelopment plan.
2. Expenses of redevelopment implementation, planning, surveys, and financial analysis, including the reimbursement of the City of Bunnell or the CRA for any expenses incurred before the community redevelopment plan was approved and adopted.
3. The acquisition of real property in the Bunnell Redevelopment area.
4. The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in section 163.370, Florida Statutes.
5. The repayment of principal and interest, or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
6. All expenses incidental to, or connected with, the issuance, sale, redemption, retirement, or purchase of CRA bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the Ordinance or Resolution authorizing the obligations.
7. Any redevelopment activities allowed by Chapter 163, part III, Florida Statutes, and prescribed in the adopted Community Redevelopment Plan.

SECTION 6. There shall be an independent financial audit of the Bunnell Redevelopment Trust Fund each fiscal year and a report of the audit. The audit report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during the fiscal year, and the amount of principal and interest paid during the year on any indebtedness which is secured by the pledge of increment revenues, and the remaining amount of indebtedness. The CRA shall provide a copy of each audit report to the State Auditor General's Office and other political entities as required by statute.

SECTION 7. The Bunnell CRA is directed to develop and provide expert redevelopment training for its Advisory Board members, and promulgate by-laws for prompt and effective administration of the Bunnell Redevelopment Trust Fund, including the establishment and the maintenance of books and records and the adoption of procedures for the expeditious utilization of funds for their allocated purposes.

SECTION 8. If any section, clause sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 9. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are repealed.

SECTION 10. This Ordinance shall take effect immediately at the time of its passage.

First Reading: on this 5th day of June 2007.

Second and Final Reading: adopted on this 19th day of June 2007.

CITY COMMISSION, City of Bunnell, Florida.

By:

Joann B. King Date 06-19-07
Joann B. King, Mayor

Approved for form and content by:

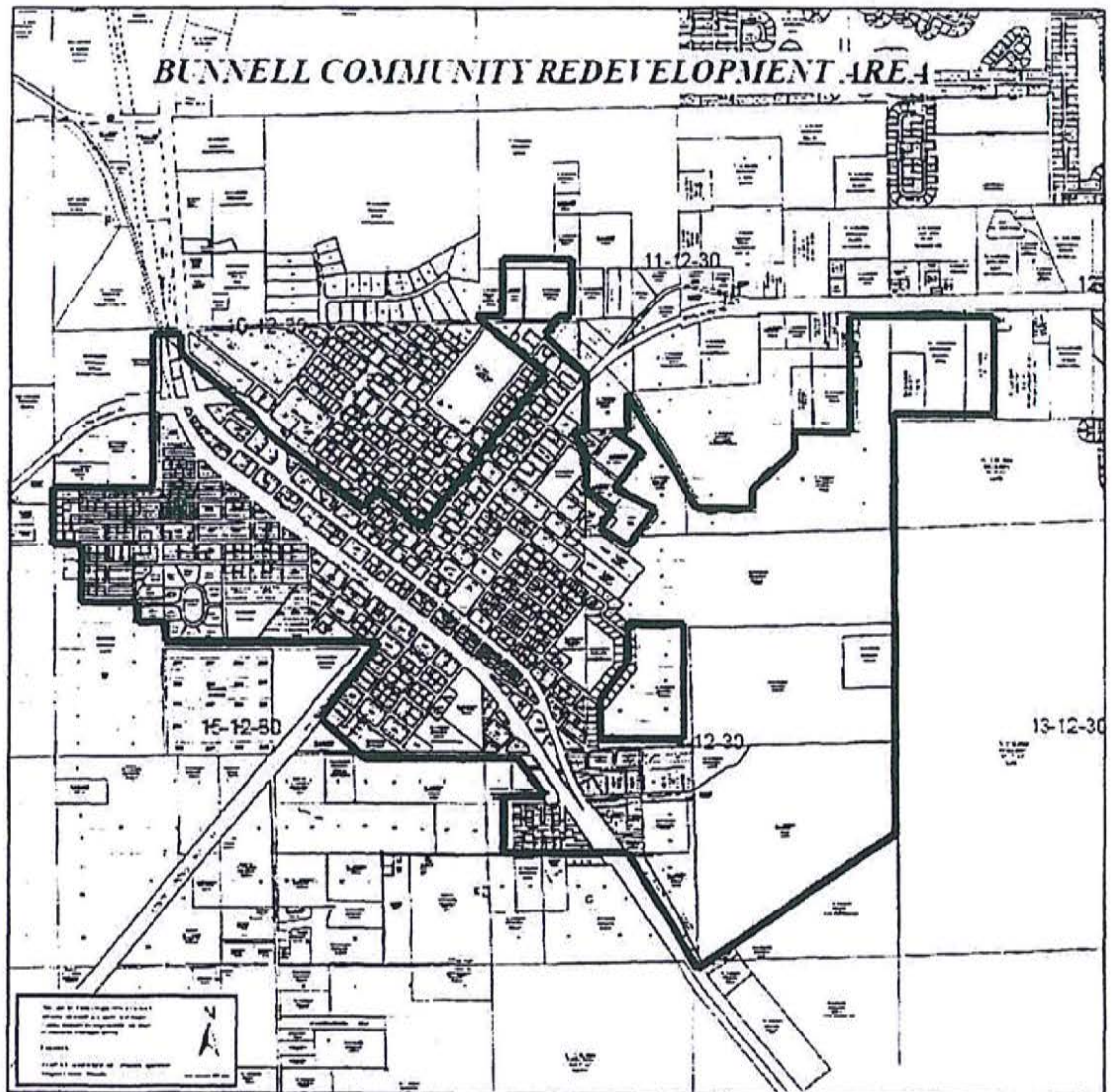
Sidney M. Nowell Date 6-19-07
Sidney M. Nowell, City Attorney

Attest:

Ronya D. Johnson Date 06/19/07
Ronya D. Johnson, City Clerk

Seal:
Ordinance 2007-28
City of Bunnell, FL

Ordinance 2007-28





XV. Appendix G: CRA Legal Description

SECTION 2
LEGAL BOUNDARY MAP OF BUNNELL COMMUNITY
REDEVELOPMENT AREA

LEGAL BOUNDARY MAP

As is customary, and established by precedence, an official map generated by a recognized government entity shall serve as the legal description for the boundaries of the Bunnell CRA. The map provided by Flagler County and incorporated into this document shall fulfill the requirement as stated in Section 163, Part III, *Florida Statutes*.

It is the intent that all exterior borders of this map are to include all public rights of way that are tangent to the external envelope of the Community Redevelopment Area boundaries. This official map shall be attested to by Don DeLaney, President of SDI, Inc. It should be noted that Mr. DeLaney has been accepted as an expert witness by numerous court proceedings in the realm of redevelopment and Section 163, Part III, *Florida Statutes*.

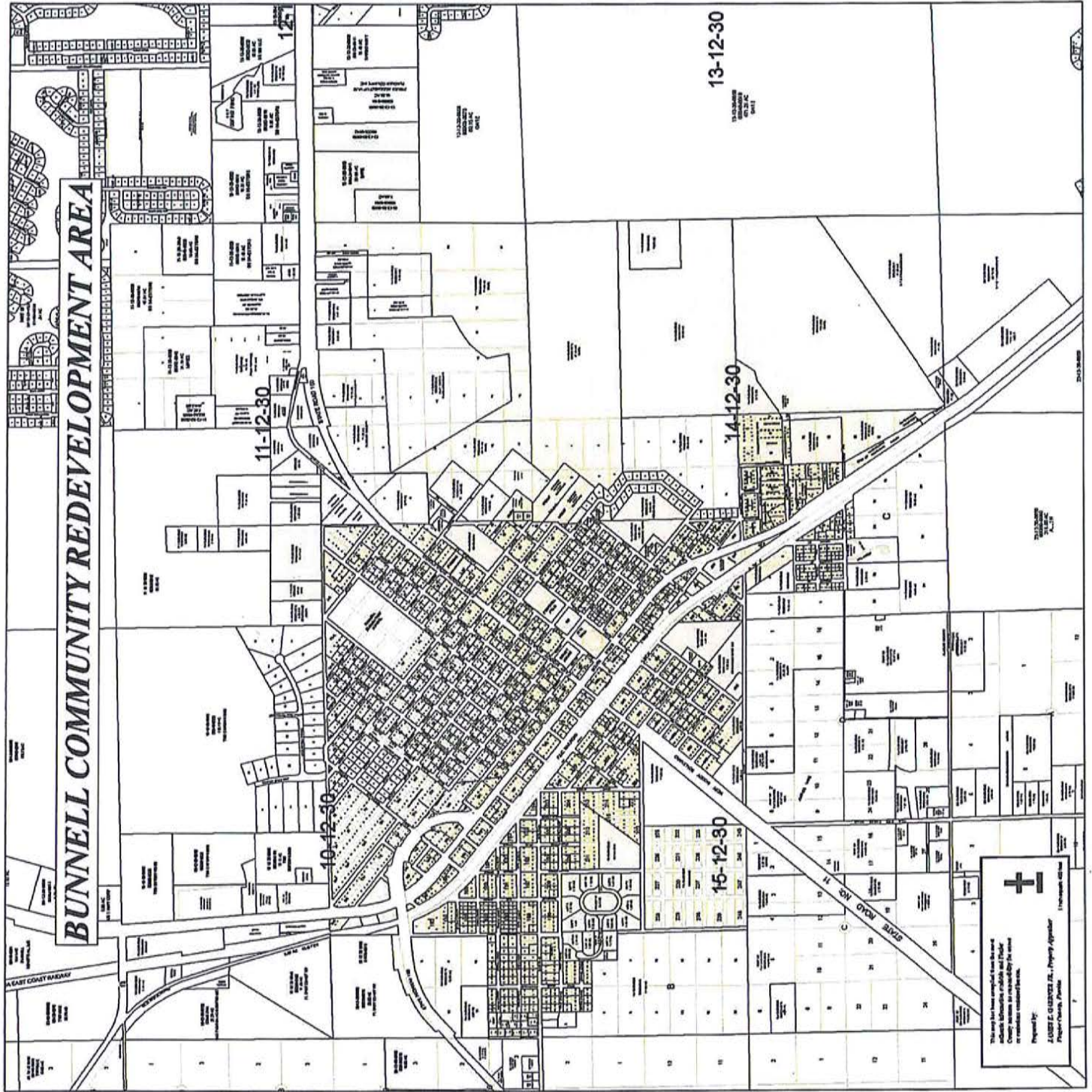
Attested to by:

Don DeLaney

Date

(Map on the following page provided by City of Bunnell)

BUNNELL COMMUNITY REDEVELOPMENT AREA



THESE PLATS HAVE BEEN PREPARED BY THE
COUNTY ENGINEER AND THE COUNTY CLERK
IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 190, F.S., AND THE
PROVISIONS OF THE
PROPERTY APPRAISAL
ACT, CHAPTER 193, F.S.

Prepared by:
JAMES E. GILBERT, JR., Property Appraiser
Piper, Church, Perdue
Tallahassee, Florida

EXHIBIT A

PROPOSED
CRA DISTRICT

LEGAL DESCRIPTION

All of blocks 16, 19, 32, 33, 38, 39, 55, 56, 63, 64, 84, 85, 95, 96, 121, 122, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 148, 149, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 169, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 250, 251, 252, 253, 254, 255, 265 and 265 of "Colony Park" as recorded in Map Book 5, pages 41 and 42 of the Public Records of Flagler County, Florida, all being a part of Sections 10, 11, 14 and 15, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida.

FINDING OF NECESSITY

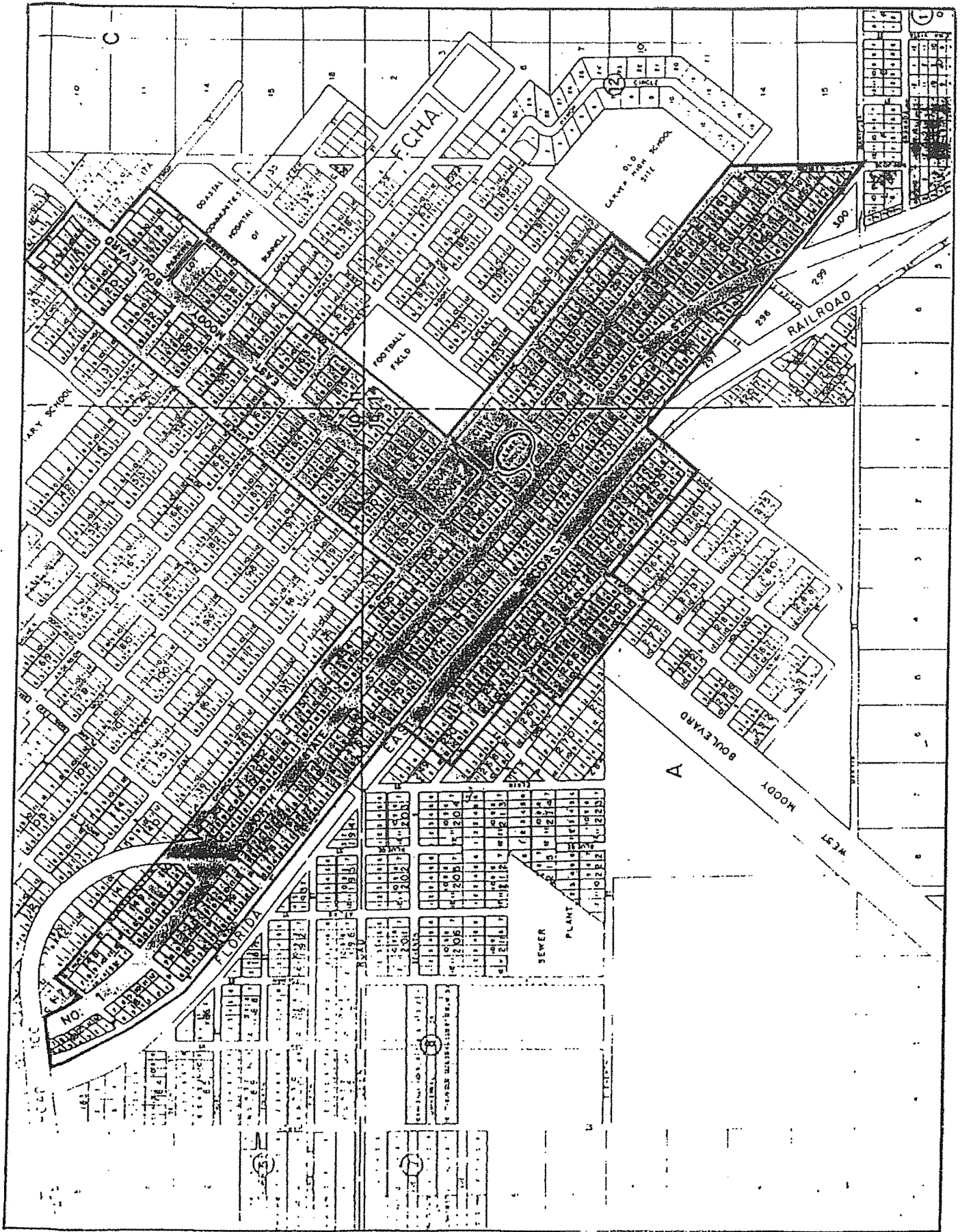


Figure 1 The Study Area

CITY COMMISSION & CRA BOARD AGENDA CHECKLIST
AGENDA refers to Agenda sheet only. AGENDA PACKAGE refers to entire package.

Name of Meeting: _____ Date: _____ Time: _____

Before beginning, remember these things:

- Remove paperwork from last meetings' notebooks, keeping "Public Copy" to put into the Agenda File.
- If you are making two-sided copies and using paper with three holes, be sure the paper is inserted into the copy machine with the holes on the left.
- If you are making one-sided copies and using paper with three holes, be sure the paper is inserted into the copy machine with the holes on the right.
- Pay attention when there are colored maps. Make nine copies of the entire Agenda Item paperwork, including the maps, *being careful that you don't duplex a map to the other side of one of the previous documents*. This way you can run color copies of the maps to replace the black/white copies.
To duplex maps (or anything else) so the pages will turn like a book: print out the entire file one-sided. Set the copy machine for one-sided to two-sided copying. Insert the one-sided copies in the copier bottom-first. Punch holes at the top of the pages to insert into books.
- You are making nine copies for: Dan Davis, Chief Martinez, Mr. Nowell, the Public Copy (this copy is the one you should keep after the meeting to put in the Agenda File), Mayor Robinson, Vice Mayor Crain-Brady, Commissioner Flynt, Commissioner Henry and Commissioner Tucker.

Start:

- Copy the Agenda items as you receive them and put them on the Agenda. Run off (9) duplexed copies of everything but the Staff Report. Make only one copy of the Staff Report and put all nine copies of the Agenda Item into the folder for that item, and put the one copy of the Staff Report clipped to the outside of the folder.
- Once you are certain that you have all items, you can number the Staff Reports and print out (9) copies.
- Insert all items into the books under the corresponding item number.
- Take one completed Agenda and scan it. No more than 70 – 80 pages per scan file.
- Email the scanned Agenda to Dan Davis to download onto the website. He will advise when this is complete.
- Make two color copies of the Agenda document itself.
- One color Agenda is posted to the board at City Hall.
- One color Agenda is posted to the board at the GSB.
- Make twenty black/white duplexed copies of the Agenda document for front office and table at Meeting.
- Once Dan has advised that the Agenda Packet is on the website, create a hyperlink and send to Commission Email, Department Heads Email and Distribution Email.

After the meeting:

- Review the Minutes and Agenda for items requiring action after the meeting, per Dan's Instruction Sheet.
- Separate the audio file into files no larger than 60 minutes.
- Put one set on the Shared Drive under "Commission Audio Files" one set in my file and one set with the Electronic Agenda folder.
- Complete Minutes. One electronic copy in my file, one in minutes file on desktop and one in Dan's folder under "City Clerk" under "unapproved Minutes".
- Put original Minutes in folder to be approved at the next Commission Meeting.
- Put a scanned copy of the Agenda Packet into the agenda file for that meeting.